WND associates
planning + urban design

02 April 2018

City Clerk
Scarborough Community Council
150 Borough Drive, Floor 3
Toronto, ON M1P 4N7

Attention: **Terry Wertepny, Administrator**
Scarborough Community Council

Dear Mr. Wertepny,

RE: **Zoning By-law Amendment**
Ward 41- Scarborough-Rouge River
City Initiated
Application File No. 18 118356 EPS 00 OZ
58 Glen Watford Drive-Xia Lin and Hauiwei Wang
66 Glen Watford Drive-Danna Jiang
WND File No. 18.533

We are the planning consultant to the owners of 58 and 66 Glen Watford Drive, two of the properties affected by the above-noted proposed zoning by-law amendment.

We have reviewed the City staff report, dated March 7, 2018, which is the subject of the statutory meeting on April 4, 2018.

The City staff report recommends amendments to the recently Ontario Municipal Board ("OMB") approved sections of Zoning By-law 569-2013, specifically dealing with the minimum frontage and minimum lot area provisions as set out in the by-law to effectively reinstate provisions of the Agincourt Community Zoning By-law 10076 which date back more than 55 years.

The City adopted the new Comprehensive Zoning By-law (569-2013) in May 2013. At that time, the enacted zoning by-law was considered to conform to the City of Toronto Official Plan and would have been considered to be consistent with and in conformity with the Provincial Policy Statement 2005, as amended, and the Provincial Growth Plan for the Greater Golden Horseshoe.

The OMB approval of the zoning, now proposed to be amended, was dated September 13, 2016. At that time, as with all planning decisions, the OMB approval would need to have addressed the conformity to the City of Toronto Official Plan, and the Provincial Policy Statement (2014 in this case) and the Provincial Growth Plan. The evidence of the City at the hearing leading to the OMB decision was that the by-law sections to be approved accomplished conformity with these documents.

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The staff report refers to a further amendment to the City's Official Plan (OPA 320), approved in part by the OMB in December 2017, suggesting these amendments form the policy basis to support the proposed zoning amendments now before the City.

In our view, under the new "tests" for amendments to the zoning by-law resulting from the recent Provincial change to the *Planning Act*, it is incumbent on the proponent (including the municipality) to demonstrate that the existing by-laws do not conform to or implement the PPS 2014 and the Growth Plan. On the historical record of the City's position leading to the OMB decision to approve the existing zoning, it is our view that this test can not be met.

On the merits of the proposed amendments, we would note the following:

- the current zoning standard for lot frontage and area results in the use of the lots for one single detached dwelling only, a use and built form consistent with and compatible with other lots in the area subject to the amendment; and,

- the zone standards in all respects remain unchanged (yards, height, setbacks, etc.) which will ensure a compatible relationship between and among the single detached lots in the area of the proposed amendment andsince approval of the Agincourt Community Zoning By-law in 1962 there have been numerous policy changes to the former City of Scarborough Official Plan, the Metropolitan Toronto Official Plan, the City of Toronto Official Plan, Provincial Policy Statements, and multiple amendments to the Growth Plan all directed to bring planning into a more contemporary state, allowing for modest intensification while promoting compatible forms and density of development.

The proposed amendment is clearly directed to recent applications to the Committee of Adjustment seeking to create new lots in an area of relatively large lots. Those applications should be dealt with on their merits, and not subjected to an assessment against a zoning amendment brought on specifically to provide another test for the assessment of those proposals.

We hereby request formal notice of the passing or refusal of the proposed Zoning By-law Amendment subject to this letter.

Your cooperation is appreciated.

Yours very truly,

WND associates
planning + urban design

Robert A. Dragicevic, MCIP, RPP
Senior Principal

Part 2
NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE
FENCES AS SHOWN
SURVEY PREPARED FOR: ALFRED SZETO

Benchmark:
CITY OF TORONTO BM. No. 5375, ELEVATION = 179.668

Integration
BEARINGS AND COORDINATES ARE UTM GRID DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY GPS-RTN OBSERVATIONS IN UTM ZONE 10, NAD83-CSRS (2010.0), AND ARE REFERRRED TO THE CENTRAL MERIDIAN OF THE ZONE (79°30'W LONGITUDE)

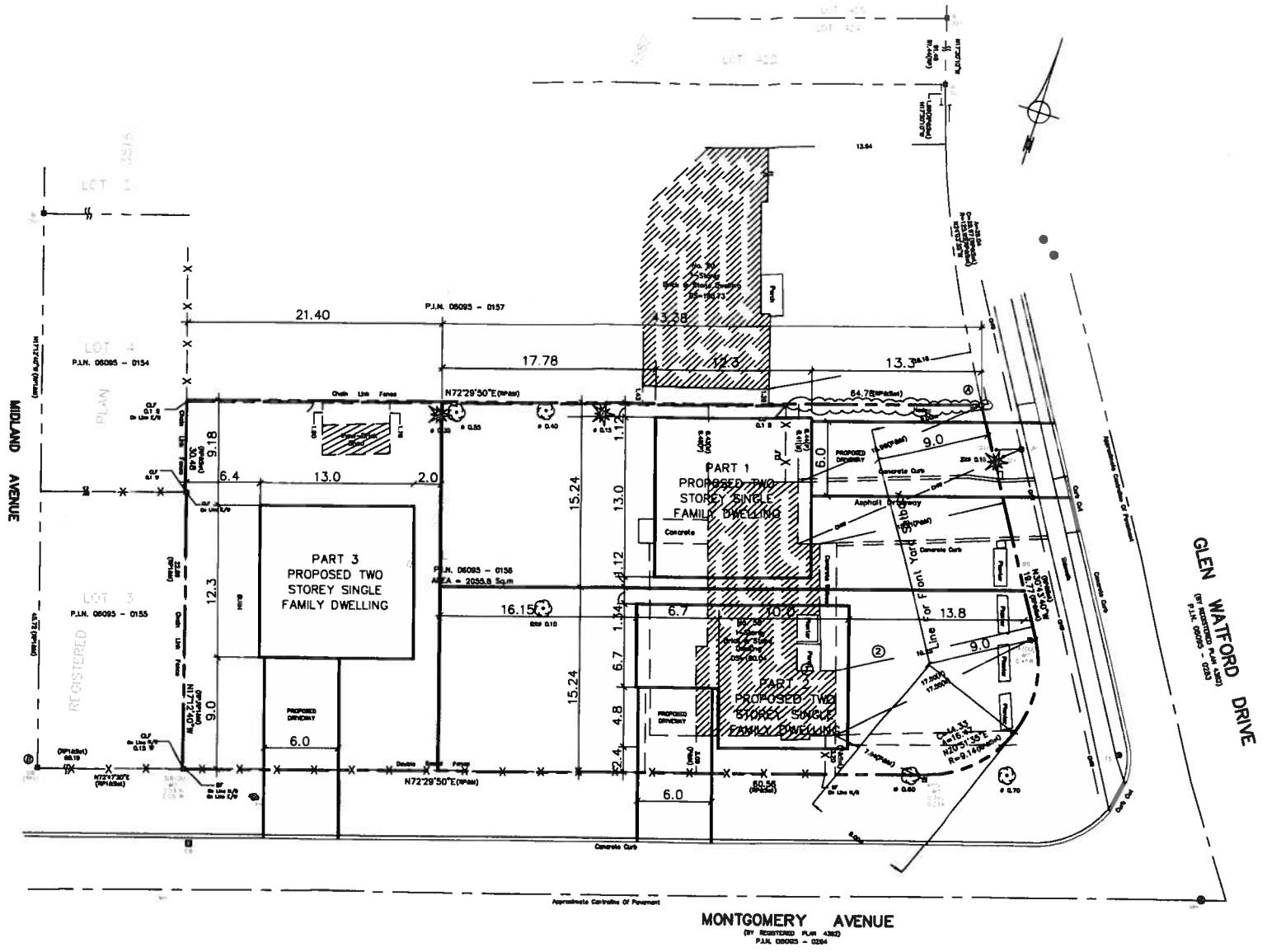
DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.9998818

FOR BEARING COMPARISON, A COUNTER-CLOCKWISE ROTATION OF 0°48'40" WAS APPLIED TO BEARINGS SHOWN ON PLANS LISTED IN THE LEGEND

COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SEC. 14(2) OF O. REG. 216/10. COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

Observed Reference Points

POINT	NORTHING	EASTING
A	4850214.82	322563.67
B	4850145.75	322444.82



PROPOSED SITE PLAN

58 GLEN WATFORD DRIVE	REQUIRED CITY-WIDE ZONNING BY-LAW 569-2013	REQUIRED AGINCOURT COMMUNITY BY-LAW 10076	PROPOSED PART 1	PROPOSED PART 2	PROPOSED PART 3
REAR YARD 7.5 M OR 25% OF LOT DEPTH	MIN. 11.30 M		17.78 M		
	MIN. 11.80 M			16.5 M	
	MIN. 7.62 M				9.18 M
REAR YARD 7.5 M + 50% OF LOT DEPTH GREATER THAN 33.5 M		MIN. 13.34 M	15.7 M		
		MIN. 14.4 M		16.5 M	
		MIN. 7.5 M			9.18 M
BUILDING HEIGHT FROM ESTABLISHED GRADE TO HIGHEST RIDGE OF SLOPED ROOF	MAX. 9.0 M	MAX. 9.0 M	9.0 M	9.0 M	9.0 M
NUMBER OF STOREYS	MAX. 2	-	2	2	2
HEIGHT OF GROUND FLOOR ABOVE EXISTING GRADE	MAX. 1.2 M		0.45 M	0.45 M	0.45 M
DRIVE WAY WIDTH	MAX. 6.0 M	MAX. 6.0 M	6.0 M	6.0 M	6.0 M
% OF LANDSCAPING AREA IN FRONT YARD	MIN. 60%	MIN. 60%	80%	100%	71%
% OF SOFT LANDSCAPING IN FRONT YARD LANDSCAPING AREA	MIN. 75%	MIN. 75%	80%	80%	80%

58 GLEN WATFORD DRIVE	REQUIRED CITY-WIDE ZONNING BY-LAW 569-2013	REQUIRED AGINCOURT COMMUNITY BY-LAW 10076	PROPOSED PART 1	PROPOSED PART 2	PROPOSED PART 3
LOT AREA	MIN. 360 SM.	-	689.2 SM.	714.4 SM.	652.2 SM.
LOT FRONTAGE	MIN. 12.0 M	-	15.24 M	12.5 M	21.4 M
GROUND FLOOR AREA WITHOUT GARAGE			115 SM.	115 SM.	115 SM.
SECOND FLOOR			160 SM.	160 SM.	160 SM.
GROSS FLOOR AREA	MAX. 279 SM.	MAX. 279 SM.	275 SM.	275 SM.	275 SM.
	MAX. 50% OF LOT AREA	MAX. 50% OF LOT AREA	39.90 %	38.49 %	42.16 %
FOOT PRINT			160 SM.	160 SM.	160 SM.
LOT COVERAGE (FOOT PRINT / LOT AREA)	MAX. 33% OF LOT AREA	MAX. 33% OF LOT AREA	23.2%	22.3%	24.5%
BUILDING LENGTH FRONT WALL TO REAR WALL ALONG CENTRE LINE OF LOT	MAX. 17.0 M	-	12.3 M	16.7 M	12.3 M
BUILDING DEPTH FROM FRONT YARD SET BACK TO REAR MAIN WALL	MAX. 19.0 M	-	18.8 M	19.0 M	12.3 M
LOT DEPTH FROM LOT LINE TO REAR LOT LINE ALONG CENTRE LINE OF LOT	-	-	45.18 M	47.38 M	30.48 M
FRONT YARD SET BACK	MIN. 9.0 M	MIN. 9.0 M	14.2 M	11.2 M	9.0 M
SIDE YARD SET BACK (LEFT SIDE)	0.9 M	MIN. 0.9 M	1.12 M		6.4 M
SIDE YARD SET BACK (RIGHT SIDE)	0.9 M	MIN. 0.9 M	1.12 M	1.34 M	2.0 M
SIDE YARD SET BACK (FLANKAGE)	2.4 M	MIN. 2.4 M		2.4 M	

SURVEYOR'S REAL PROPERTY REPOR
PLAN OF LOT 420
REGISTERED PLAN 43
CITY OF TORON
(FORMERLY CITY OF SCARBOR
SCALE 1:200
0 1 2 3 4 5 10
© COPYRIGHT
ertl surveyors 2016
Ontario Land Surveyors

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN
CAN BE CONVERTED TO FEET BY DIVIDING

Legend
IB	DENOTES	SURVEY MONUMENT FOU
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
IP	DENOTES	IRON PIPE
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
RP	DENOTES	REGISTERED PLAN 4382
RP1	DENOTES	REGISTERED PLAN 3815
P	DENOTES	SURVEY BY WILDE, BROD DATED NOVEMBER 1st, 1
CLF	DENOTES	CHAIN LINK FENCE
BF	DENOTES	BOARD FENCE
M	DENOTES	MEASURED
DS	DENOTES	DOOR SILL ELEVATION
UP	DENOTES	UTILITY POLE
MH	DENOTES	MAINTENANCE HOLE
OHW	DENOTES	OVERHEAD WIRES
CB	DENOTES	CATCH BASIN
FH	DENOTES	FIRE HYDRANT
TS	DENOTES	TRAFFIC SIGN
BB	DENOTES	BELL BOX
	DENOTES	DECIDUOUS TREE WITH T
	DENOTES	CONIFEROUS TREE WITH
N/S/E/W	DENOTES	NORTH/SOUTH/EAST/WE

ertl surve
Ontario Land S
www.es-ols.
1234 REID STREET, UNIT 10, RICHMON
TELEPHONE (905) 731-7834 FAX (905)731-7852
DRAWING : 16524-58 GLEN WATFORD DRIVE-TB
CALC. BY CL, DRAWN BY T.RAJA, CHE

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION

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CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ALL DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWING.

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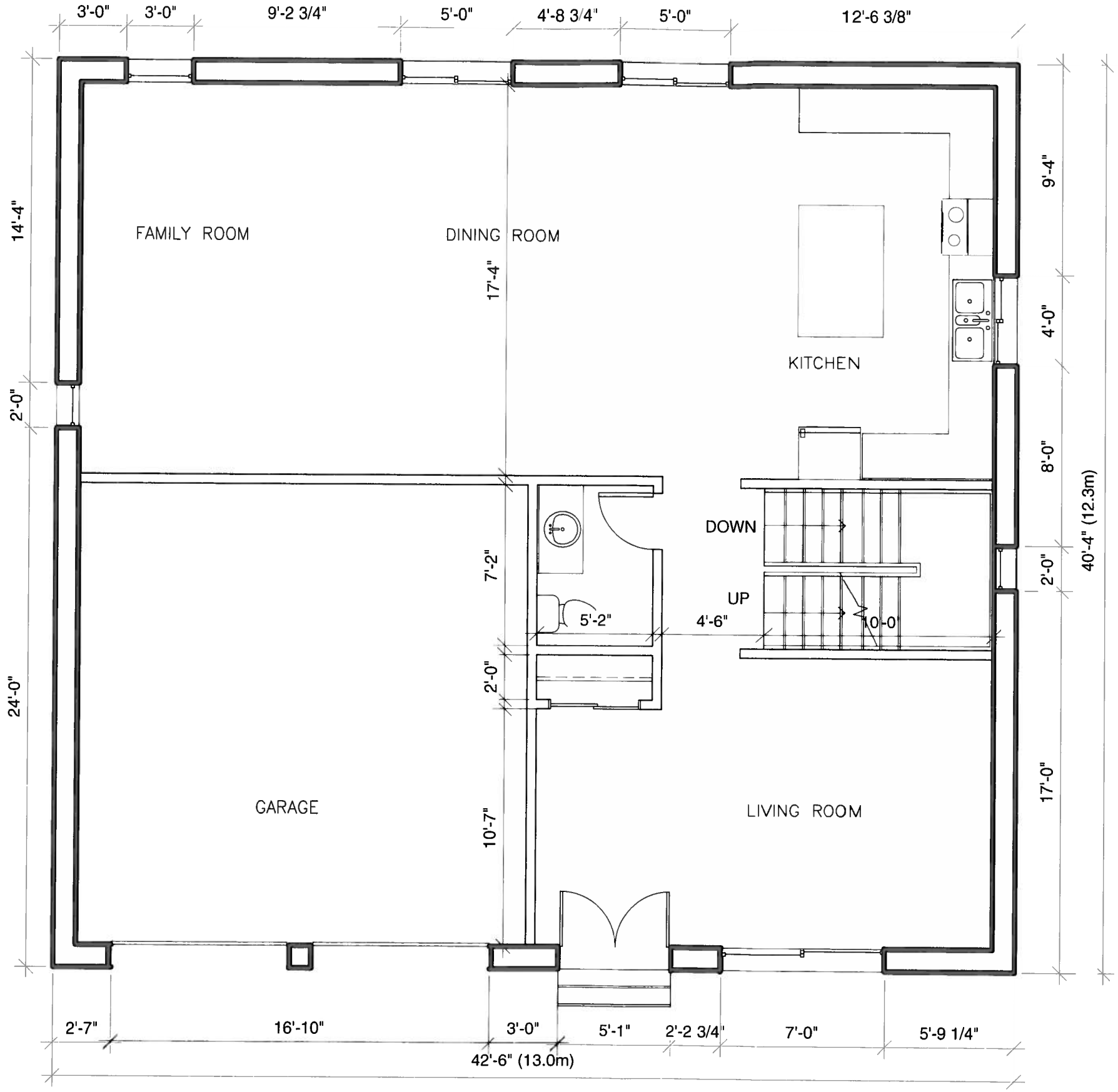
Project Name:
PROPOSED 2-STOERYS
SINGLE FAMILY DWELLING
58 GLEN WATFORD DRIVE
TORONTO, ONTARIO

DRAWING TITLE:
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN FOR PART 1 & 3

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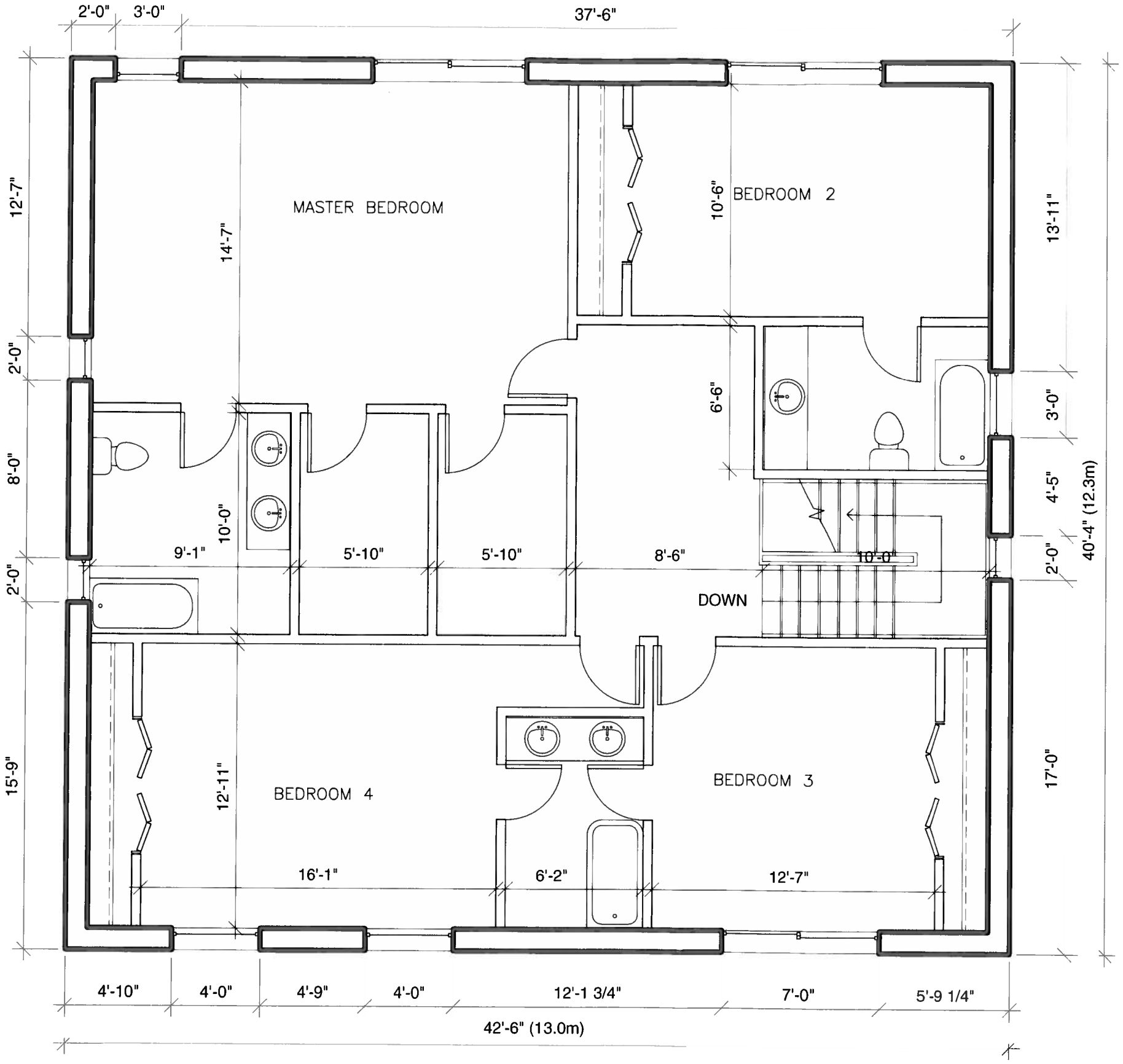
PART 1 & 3 PROPOSED FLOOR PLA



PROPOSED SECOND FLOOR PLAN FOR PART1 & 3

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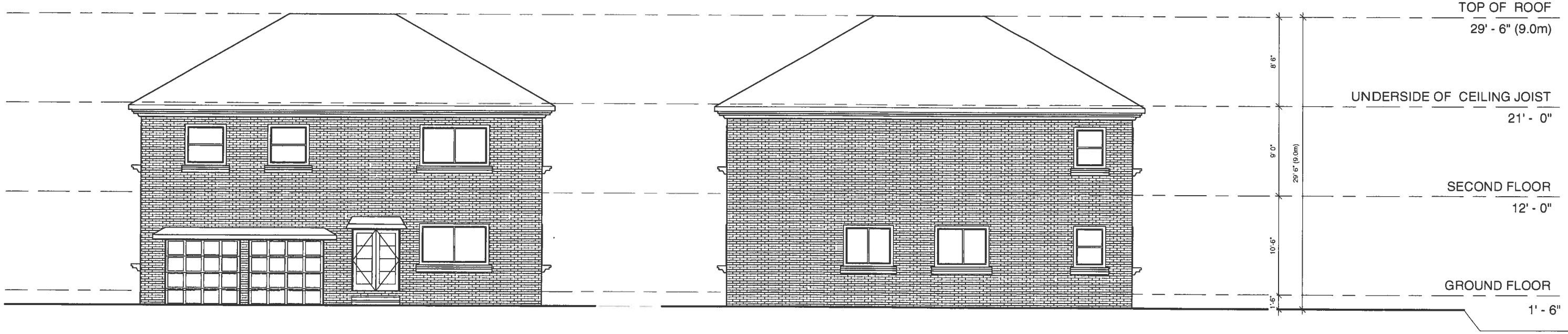

PROPOSED FRONT ELEVATION

FOR PART 1 & 3

PROPOSED REAR ELEVATION

FOR PART 1 & 3

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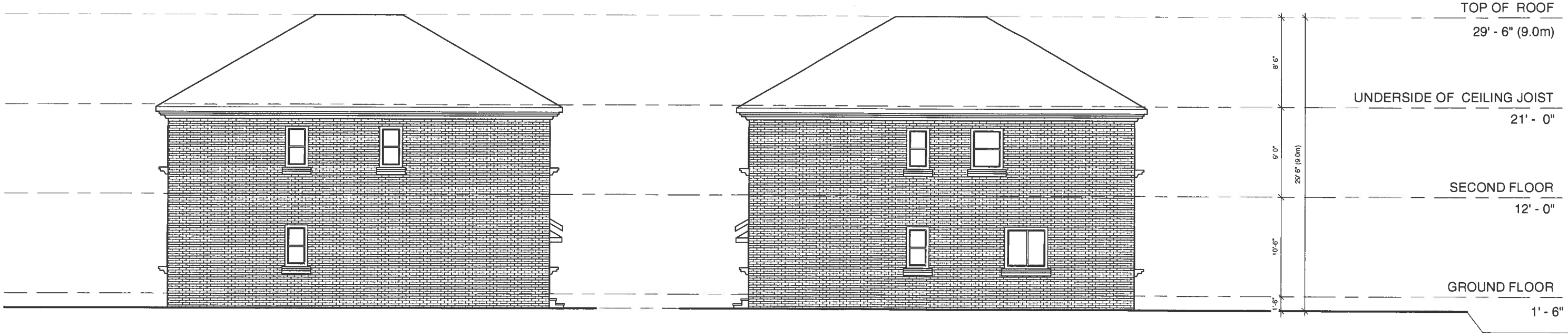

PROPOSED SIDE ELEVATION
FOR PART 1 & 3

PROPOSED SIDE ELEVATION
FOR PART 1 & 3

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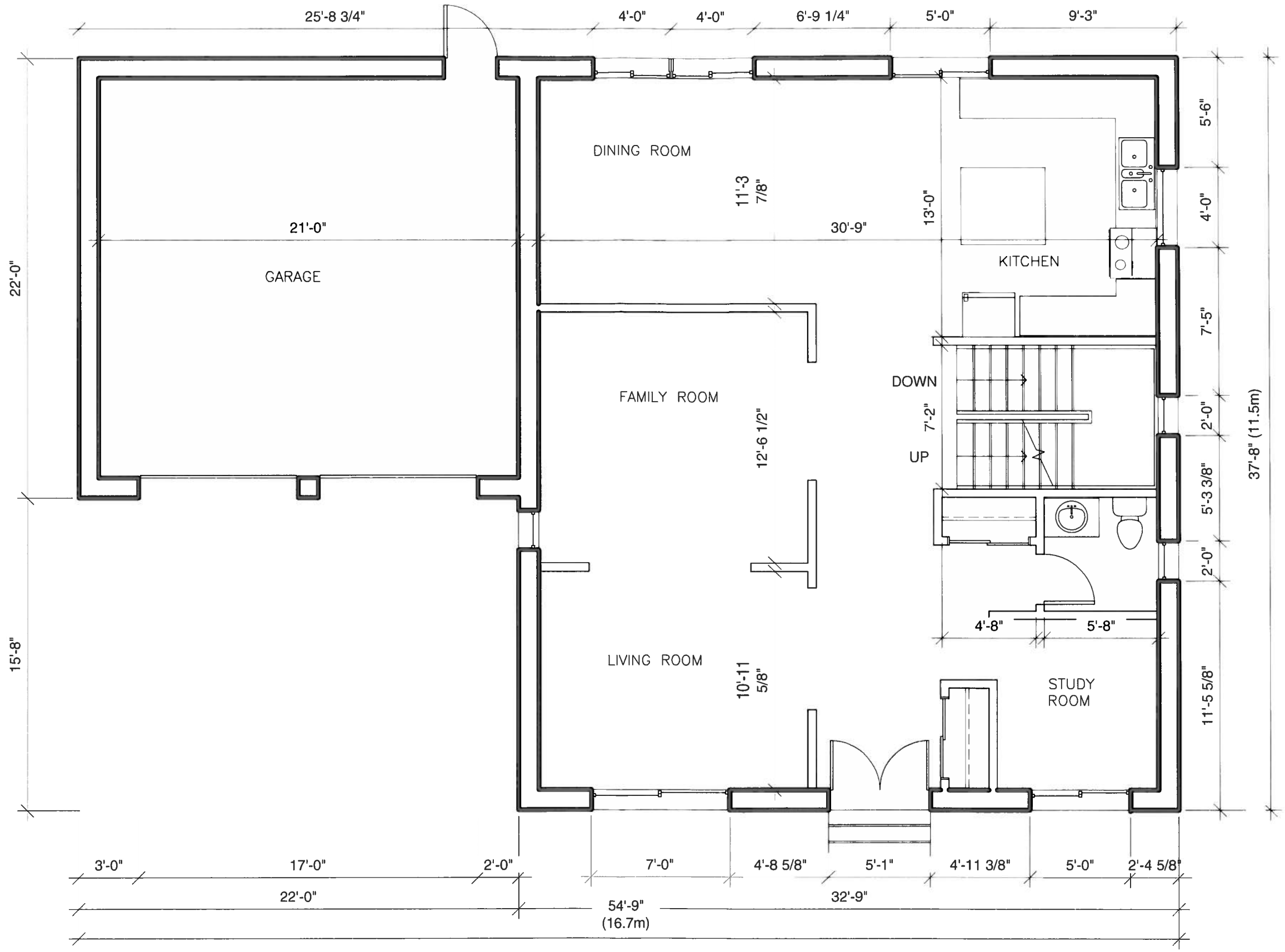

PROPOSED GROUND FLOOR PLAN FOR PART2

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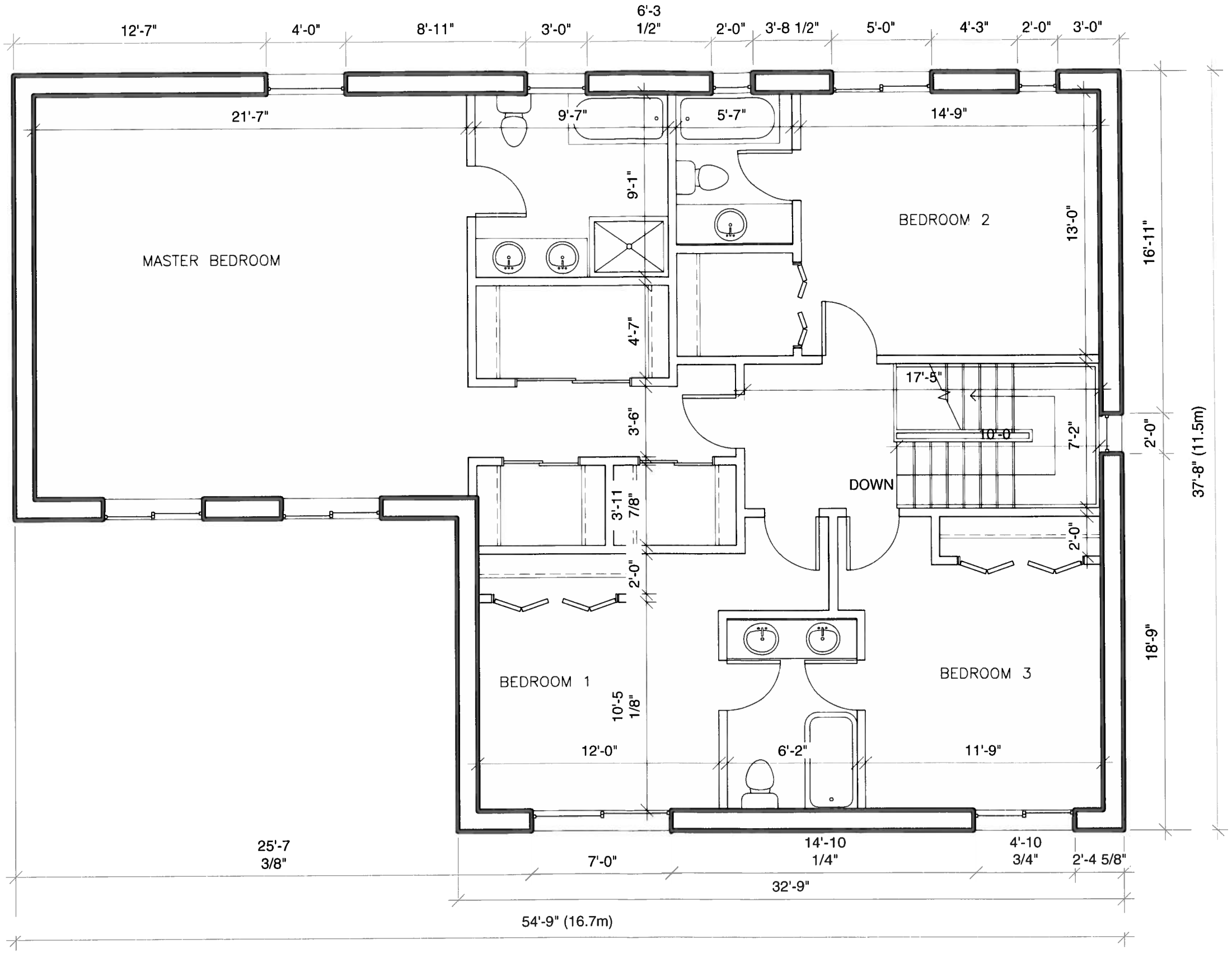
PART 2 PROPOSED FLOOR PLAN



PROPOSED SECOND FLOOR PLAN FOR PART2

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DRAWING TITLE:
PART 2 PROPOSED FLOOR PLAN



PROPOSED FRONT ELEVATION
FOR PART 2

PROPOSED REAR ELEVATION
FOR PART 2

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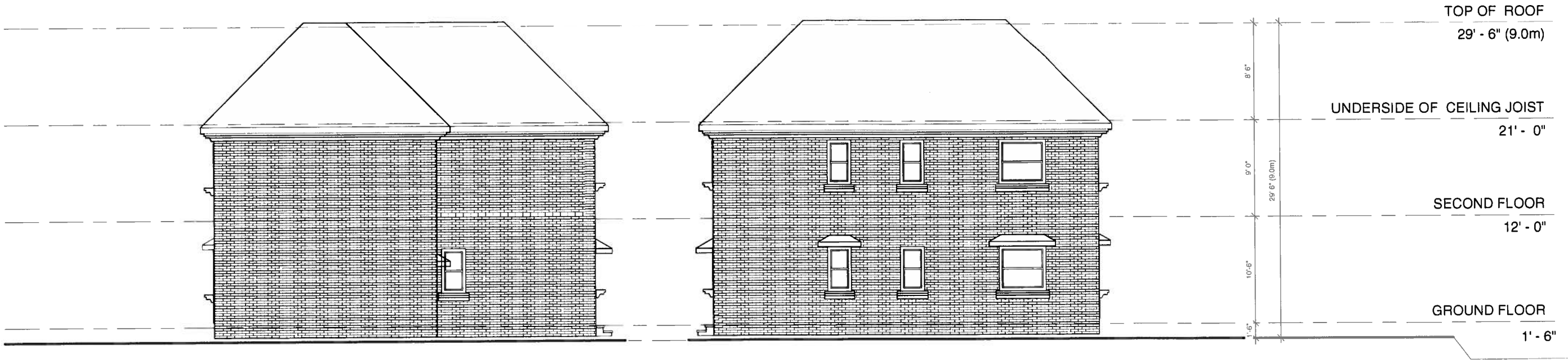

PROPOSED SIDE ELEVATION
FOR PART 2

PROPOSED SIDE ELEVATION
FRONTING ONTO MONTGOMERY AVENUE FOR PART 2

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