



REPORT FOR ACTION

598 and 596 R Rushton Road – Zoning By-law Amendment Application – Request for Direction Report

Date: March 29, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 – Toronto - St. Paul's

Planning Application Number: 17 266727 STE 21 OZ

SUMMARY

On November 24, 2017 an application to amend the Zoning By-law was submitted to permit the conversion and enlargement of an existing vacant building on a lot fronting a public laneway at 596 R Rushton Road into a detached house. The proposed dwelling is two-storeys and 6.82 metres in height. A parking pad for one vehicle and an amenity space is proposed to be located on a portion of 598 Rushton Road. The existing single detached house at 598 Rushton Road will be maintained.

On March 29, 2018 the applicant appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT), citing City Council's failure to make a decision within the allotted time in the *Planning Act*. A pre-hearing conference was held on January 9, 2019 and a second pre-hearing conference is scheduled for June 14, 2019.

The proposal is appropriate for the site and compatible with the surrounding area. The proposed development is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and conforms to the Toronto Official Plan.

The purpose of this report is to seek City Council's direction with respect to the position of the City at the LPAT. This report recommends that City Council direct the City Solicitor, together with appropriate City staff, to support the proposal at the LPAT.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with Planning staff and other appropriate staff to attend the Local Planning Appeal Tribunal (LPAT) hearing in support of Zoning By-law Amendment Application File Number 17 266727 STE 21 OZ, at 598 and 596 R Rushton Road, provided all conditions listed below are satisfied to the City's satisfaction.
2. In the event that the LPAT allows the appeal in whole or in part, City Council direct the City Solicitor to request the LPAT to withhold its Order on the Zoning By-law Amendment until the City Solicitor confirms that:
 - a. The owner has submitted revised engineering drawings to the satisfaction of the Manager of Development Engineering.
 - b. The owner has provided documentation to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, to demonstrate that:
 1. An easement has been secured in favour of the subject site, for the purposes of municipal servicing and site access; and
 2. A consent to sever the subject site in accordance with the drawings dated February 14, 2019 has been approved.
 - c. The owner has made a payment of \$1,749.00 to the General Manager of Parks, Forestry and Recreation as a cash payment in lieu of the replacement of three trees; and
 - d. The final form of the Zoning By-law Amendment is to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

APPLICATION BACKGROUND

A pre-application meeting was held on date July 27, 2017 with the applicant to discuss complete application submission requirements.

The current application was submitted on November 24, 2017 and was deemed incomplete on January 11, 2018 because the application did not include a Landscape Plan. A revised site plan detailing proposed landscaping was ultimately submitted.

On March 29, 2018, the applicant appealed the application to the LPAT citing City Council's failure to make a decision on the application within the prescribed timelines of the *Planning Act*. A pre-hearing conference took place on January 9, 2019. Following the first pre-hearing conference, revised plans were submitted on February 15, 2019 that addressed comments from Community Planning and Development Engineering.

A community consultation meeting took place on February 20, 2019.

A second pre-hearing conference is scheduled for June 14, 2019.

ISSUE BACKGROUND

Proposal

The application proposes to convert an existing single-storey vacant industrial building at 596 R Rushton Road into a 2-storey (6.82 metre) 4-bedroom dwelling. A 101 square metre second floor addition to the existing building is proposed, for a total gross floor area of 221 square metres. The single detached 2.5-storey house at 598 Rushton Road will be maintained with no changes to the building.

A separate Consent application is required to add land from 598 Rushton Road to 596 R Ruston Road reconfiguring the property line between the properties. The Consent application is also necessary in order to create an easement from Rushton Road to accommodate pedestrian access and servicing to 596 R Rushton Road.

The proposal through the Consent application, proposes to convey a 96.0 square metre portion of the land at the rear of 598 Rushton Road and add it to the existing lot at 596 R Rushton Road to provide outdoor amenity space and a parking space for the proposed laneway dwelling. The existing lot area of 596 R Rushton Road will increase from 171.5 to 267.5 square metres and the lot area for 598 Rushton Road will decrease from 474 square metres to 378.8 square metres. The proposed density for 596 R Ruston Road is 0.98 times the area of the lot; and for 598 Rushton Road is 0.48 times the area of the lot.

An easement is proposed along the south lot line of 598 Rushton Road to accommodate servicing and a pedestrian walkway from the public right-of-way on Rushton Road to the proposed expanded lot at 596 R Rushton Road.

The applicant has proposed to widen the laneway by 0.67 metre along the west lot line of 596 R Rushton Road in order to achieve the required 2.5 metres setback from the centre of the public lane.

Vehicular access is provided via the public laneway. Two parking spaces are proposed for each property perpendicular to the public laneway. Pedestrian access is provided by the public laneway, and by the walkway through 598 Rushton Road.

Access to the proposed dwelling at 596 R Rushton Road is obtained from a door off the public laneway and a door from the proposed outdoor amenity space leading to the proposed pedestrian walkway.

The proposed dwelling at 596 R Rushton Road would use the pedestrian walkway to bring solid waste out for curbside pick-up on Rushton Road.

The existing ground floor setback of 0.0 metres along the east and west lot lines of the building at 596 R Rushton Road would be maintained. The existing 0.09 metre ground floor setback along the south lot line will be retained. The Consent application is required to create a new north side lot setback from the proposed building of 4.35 metres at the ground floor.

The new second storey is proposed to step back 3.0 metres from the east side of the building, with windows angled north east to mitigate privacy impacts on neighbouring properties. Windows are proposed at the second storey on the north elevation with a 4.35 metre setback to the future property line. At the second storey the setback to the existing property line varies from 0.0 to 1.3 metres at the south.

The minimum separation distance between the proposed dwelling and the dwellings at 594 and 596 Rushton Road is approximately 23 metres.

Site and Surrounding Area

The subject site is comprised of two properties 598 Rushton Road and 596 R Rushton Road.

598 Ruston Road is a rectangular lot that has a 9.0 metre frontage along Rushton Road and a depth of 54.7 metres with a lot area of 159.8 square metres. There is a parking pad at the front of the house that can accommodate one parking space. Immediately to the rear of this property is the existing vacant building at 596 R Rushton Road.

The property at 596 R Rushton Road fronts on an L-shaped, two-way public laneway that begins at Arlington Avenue, north of Vaughan Road, and exits onto Rushton Road. This public laneway currently provides the only access to the property. The square laneway property has a frontage of 12.9 metres along the

laneway and a lot area of 171.5 square metres. The laneway property is situated at the rear of an existing residential property at 596 Rushton Road.

An existing single storey building is currently on the 596 R Rushton Road property and was previously used for industrial purposes as Provincial Butchers Machinery Company Ltd. from approximately 1946 to 2007. The existing building has a floor area of 129.8 square metres and a height of 2.94 metres. The existing setback along the western lot line is 1.37 metres, and there are no significant setbacks on the remaining lot lines. The remainder of the site (41.7 square metres) is paved surface area used for parking.

Land uses surrounding the subject site at 598 and 596 R Rushton Road are as follows:

North: 600 Rushton Road is directly north of the site. This property includes a 2.5 storey dwelling fronting onto Rushton Road. Similar dwelling types are located further north.

South: 592 Rushton Road borders the south lot line, with a 2.5 storey dwelling fronting onto Rushton Road. Vaughan Road is located to the south of this area, with a mix of low-rise residential and commercial uses.

East: The intersection of Rushton Road and Windley Avenue.

West: A public laneway. Opposite this laneway is a 2-storey non-residential building used for storage purposes.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

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The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;

- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;

- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

The Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application.

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The site is located on lands shown as *Neighbourhoods* on Land Use Map 17 of the Official Plan. Toronto's *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Section 4.1 of the Official Plan contains policies to guide investment and development in *Neighbourhoods*, which includes residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses,

as well as interspersed walk-up apartments that are no higher than four storeys and respect and reinforce the existing physical character of the neighbourhood.

Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as an industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. Due to the site configuration and orientation, it is not always possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites in *Neighbourhoods*.

Policy 4.1.9, states that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation will:

- Have heights, massing and scale that are respectful of those permitted by zoning for nearby residential properties, while taking into account the existing form of development on the infill property;
- Have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by zoning for adjacent residential properties, while taking into account the existing form of development on the infill property;
- Provide adequate privacy, sunlight and sky view for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- Front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- Provide safe, accessible pedestrian walkways from public streets; and
- Locate, screen and wherever possible enclose service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and on residences.

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context.

Section 3.2.1 contains policies that help guide the provision of a range of housing across Toronto, directing that a full range of housing, in terms of form, tenure and affordability, will be provided across the City and within *Neighbourhoods*, to meet the current and future needs of residents.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning

Under the City-wide Zoning By-law 569-2013, the site is zoned Residential Detached - RD (f12.0; a370; d0.4).

This zoning permits a detached dwelling with a minimum lot frontage of 12 metres, a minimum lot area of 370 metres, and a maximum density of 0.4 Floor Space Index (FSI). The maximum permitted height 11 metres. Zoning By-law 569-2103 also requires that all buildings are on lots that abut a street and all buildings have watermains and sewers available to service the building.

The site is located in the former municipality of York which is subject to the York Zoning By-law 1-83, as amended by By-law 3623-97. Based on these By-laws the site is zoned Residential (R1). This zoning permits a detached house, a second suite in a detached house and other low-rise residential and non-residential uses. For residential uses a minimum lot frontage of 12 metres; a maximum height of 11 metres; a minimum lot area of 370 square metres; and a maximum FSI of 0.6 times the area of the lot, is permitted.

Zoning By-law 1-83 requires that all buildings abut a street and that all buildings have watermains and sewers available to service the building.

The City's Zoning By-law 569-2013 may be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Site Plan Control

The proposed development is not subject to Site Plan Control under City of Toronto By-law 774-2012.

Reasons for Application

The Zoning By-law amendment application is required because the proposed development at 596 R Rushton Road, among other matters, exceeds the maximum density and does not meet the minimum lot area permitted by the applicable Zoning By-laws.

The application is also required because 596 R Rushton Road has no frontage along a public street and therefore cannot meet the Zoning By-law's requirements for watermain and sewer servicing from a public street and other provisions relating to the frontage along a public street.

The Zoning By-law amendment application is required for 598 Rushton Road as the proposed reduced lot area (through a required future Consent application) results in a lot that exceeds the maximum permitted FSI.

Application Submission Requirements

The following reports/studies were submitted in support of the application:

1. Architectural and Landscape Plans
2. Civil and Utilities Plans
3. Servicing Report
4. Stormwater Management Report
5. Planning Rationale
6. Survey Plans
7. Public Consultation Strategy
8. Arborist Report and Tree Protection Plan

The application material referenced above can be accessed from the City's Application Information Centre using the following link:

<http://app.toronto.ca/DevelopmentApplications/mapSearchSetup.do?action=init>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

Community Consultation

A community consultation meeting was held on February 20, 2019 at the Oakwood Village Library. Ten residents attended. Feedback on the proposal included concerns regarding the precedent that the proposed building may have on the neighbourhood character regarding future applications for laneway houses.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issues Background section of this report.

Staff have determined that the proposal has regard to the *Planning Act* is consistent with the PPS and conforms to the Growth Plan as follows:

Section 2 of the *Planning Act* sets out matters of Provincial interests, including:

- (p) the appropriate location of growth; and
- (r) the promotion of built form that,

- (i) is well designed; and
- (ii) encourages a sense of place.

The subject site is currently occupied by a vacant industrial building located in a *Neighbourhoods* designation and is appropriate to be redeveloped into a residential use. The application proposes a well-designed compact built form that is respectful of the in-force zoning permission for neighbouring properties and provides adequate privacy, sunlight and sky view for both new and existing residents by means of appropriate setbacks, stepbacks and building separation distances.

The PPS (2014) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. The application addresses this policy of healthy, livable and safe communities by accommodating a residential use to meet long-term needs, facilitating residential intensification and redevelopment, and providing for new housing that would effectively use land, resources, infrastructure and public services, and support the use of public transit.

Policy 1.1.1.b) states that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential uses. The proposed development achieves this by redeveloping a former industrial building into a compact residential dwelling along a public laneway.

Policy 1.1.3.3 directs planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The proposed development addresses this policy by proposing a development that is compatible with its existing context and on a parcel of land zoned for residential use.

Policy 1.4.3 directs planning authorities to provide a range of housing types and densities to meet projected requirements of current and future residents. This policy directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, and all forms of residential intensification, and redevelopment where existing and planned infrastructure can accommodate projected needs. The proposed development addresses this policy by providing a compact housing type on a parcel of land that is introducing for new residential uses.

Policy 4.7 – Implementation and Interpretation of the PPS states that the municipal Official Plan is "the most important vehicle for implementation" of the PPS and that "comprehensive, integrated and long-term planning is best

achieved through official plans". The application addresses this policy by adhering to the Official Plan policies.

This proposal is consistent with the PPS and addresses all the above noted policies, with contextually appropriate intensification that makes efficient use of an underutilized parcel of land and existing services.

The proposal provides for new residential uses and introduces a compact housing type into an area where the predominant housing stock is low-rise dwellings. The proposal achieves the Official Plan's objective by providing a compact built form that is compatible with its existing context.

The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan.

Section 2.2.1.3(c) directs municipalities to undertake integrated planning to manage forecasted growth by supporting an urban form that optimizes infrastructure to support the achievement of complete communities through a more compact built form.

Section 2.2.1.4(c) echoes the guiding principles noted above by supporting complete communities that provide a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.

Section 2.2.4.4(b) directs municipalities to develop a strategy to achieve minimum intensification target and intensification throughout delineated built-up areas, which will identify the appropriate type and scale of development and transition of built form to adjacent areas.

Section 2.2.6.2 directs that municipalities support complete communities by planning for the range and mix of housing options and densities of the existing housing stock and planning to diversify and increase density of the overall housing stock across the municipality.

The proposal conforms to the Growth Plan by directing growth to an appropriate settlement area, and making efficient use of land, existing services and infrastructure. The proposal supports the achievement of complete communities by adding to the range and mix of housing in this neighbourhood by providing a compact housing type and introducing new residential uses on the subject site. The proposal diversifies the housing stock of the area which is predominantly low-rise dwellings.

Land Use

The proposed development is located in an area designated *Neighbourhoods* on Map 17 of the Toronto Official Plan. The residential use proposed in the development is permitted in areas designated *Neighbourhoods* and by the applicable Zoning By-laws. Therefore, the proposed land use is acceptable.

The proposed development proposal requires a Consent application to obtain approval to convey land from 598 Rushton Road and create an easement along the southern lot line of 598 Rushton Road to provide frontage onto Rushton Road. The easement is required to obtain servicing from Rushton Road and create a pedestrian walkway.

Height, Massing and Site Organization

The Official Plan's Built Form policies direct new development to be designed to fit with its existing and/or planned context, frame and support adjacent streets, parks and open spaces, and limit its impact on neighbouring streets, parks and properties.

The existing lot at 596 R Rushton Road is unique in the neighbourhood as there is only one other lot on the public laneway with no frontage on the main street. In this way, it varies from the local lot pattern. However, the existing and proposed built form, in terms of height, massing and scale, is similar to and consistent with other buildings abutting the laneway.

The compact design addresses privacy concerns by: angling windows away from neighbouring rear yards; proposing small windows or windows high to the ceiling; and stepping back the second floor massing which increases building separation distances to neighbouring properties along Rushton Road.

The applicant submitted revised plans that satisfy Community Planning's concerns regarding vehicular parking for both dwellings and the servicing of 596 R Rushton Road.

Vehicular and pedestrian access is proposed from the public laneway. Solid waste and bicycle storage is located inside the proposed laneway dwelling. The owner is proposing to convey a portion of 598 Rushton Road in order to provide an outdoor amenity space and parking space for 596 R Rushton Road.

Staff are of the opinion that the proposed height, massing and layout are acceptable for the development and fits within the surrounding built form context.

Servicing

The applicant submitted a Functional Servicing Report and Stormwater Management Report. The objectives of these reports is to identify the municipal

servicing and stormwater management requirements for this development and to demonstrate how each service would be accommodated by existing infrastructure.

The applicant submitted revised engineering plans and servicing reports that revised and clarified a number of issues regarding the servicing of the site.

Engineering and Construction Services staff have reviewed both the Functional Servicing and Stormwater Management Reports and have accepted the findings of both that the development can be accommodated by existing infrastructure with the requirement that a Consent application be submitted and an approval obtained in order to create an easement to provide frontage to Rushton Road and access for servicing.

Landscaping

The applicant submitted a revised site plan that shows proposed landscaping along the laneway to "green" the entrance of the dwelling. A sodded yard is also proposed. Staff are satisfied with the proposed landscaping.

Laneway Widening

A 0.98 metres wide lane widening along the west property lines of 598 and 596 R Rushton Road is required to satisfy the requirement of a 5.0 metres wide lane. The widening is incorporated into the submitted plans and is acceptable to staff.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).

The applicant proposes to remove one tree protected under the provisions of the Private Tree By-law, which would require three replacement trees to be planted or a cash in lieu payment of \$1,749.00.

As staff have determined that this laneway property is not an appropriate growing environment for large growing shade trees, the applicant is required to pay the cash in lieu amount detailed above.

Conclusion

The revised proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan *Neighbourhoods*, and Built Form policies.

Staff are of the opinion that the revised proposal is consistent with the PPS (2014) and conforms to the Growth Plan (2017) and conforms to the Official Plan.

Staff are recommending that City Council direct the City Solicitor and other City staff to attend the LPAT to support the revised proposed development and appeal of the Zoning By-law Amendment application.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Data / Drawings

Attachment 1(a): Application Data Sheet – 596 R Rushton Road
Attachment 1 (b): Application Data Sheet – 598 Rushton Road
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan
Attachment 6: Elevation - East
Attachment 7: Elevation - North
Attachment 8: Elevation - South
Attachment 9: Elevation - West

Attachment 1(a): Application Data Sheet – 596 R Rushton Road

Municipal Address: 596 R Rushton Road
 Date Received: November 24, 2017
 Application Number: 17 266727 STE 21 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment to facilitate the conversion and expansion of an existing, vacant building for the purpose of a single family dwelling unit by: severing and registering an easement over 598 Rushton Road to provide outdoor amenity space, servicing and access for 596 R Rushton Road.

Applicant: Erza Braves
 Architect: 5468796 Architecture Inc.
 Owner: Segraves Holdings Inc.

Existing Planning Controls

Official Plan Designation: Neighbourhoods

Zoning: RD (f12.0; a370; d0.4)

Heritage Designation: No

Height Limit: 11 m

Site Plan Control Area: Y

Project Information

Site Area (sq m): 171.5

Frontage (m): 19 (along laneway)

Depth (m): 16

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	129.8	120	120	120
Residential GFA (sq m):	0		101	101
Non-Residential GFA (sq m):	129.0	0	0	0
Total GFA (sq m):			221	221
Height – Storeys	1	1	2	2
Height – Metres			6.82	6.82
Lot Coverage Ratio (%): 52.3		Floor Space Index: 0.98		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	0	0	1	1
Condominium:				
Total Units:				1

Total Residential Units by Size

	Rooms Bachelor	1 bedroom	2 bedroom	3+ bedroom
Retained:				
Proposed:				1
Total Units:				1

Parking and Loading

Parking Spaces: 1 Bicycle Parking Spaces: 0 Loading Docks: 0

Attachment 1(b): Application Data Sheet – 598 Rushton Road

Municipal Address: 598 Rushton Road
 Date Received: November 24, 2017
 Application Number: 17 266727 STE 21 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment to facilitate the conversion and expansion of an existing, vacant building for the purpose of a single family dwelling unit by: severing and registering an easement over 598 Rushton Road to provide outdoor amenity space, servicing and access for 596 R Rushton Road.

Applicant: Erza Braves
 Architect: 5468796 Architecture Inc.
 Owner: Segraves Holdings Inc.

Existing Planning Controls

Official Plan Designation: Neighbourhoods

Zoning: RD (f12.0; a370; d0.4)

Heritage Designation: No

Height Limit: 11 m

Site Plan Control Area: Y

Project Information

Site Area (sq m): 400.6

Frontage (m): 9 Depth (m): 53.4

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	90	90	0	90
Residential GFA (sq m):	101	101	0	191
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):			0	191
Height – Storeys	2.5	2.5	0	2.5
Lot Coverage Ratio (%): 22.3		Floor Space Index: 0.48		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1	1	0	1
Condominium:				
Total Units:				1

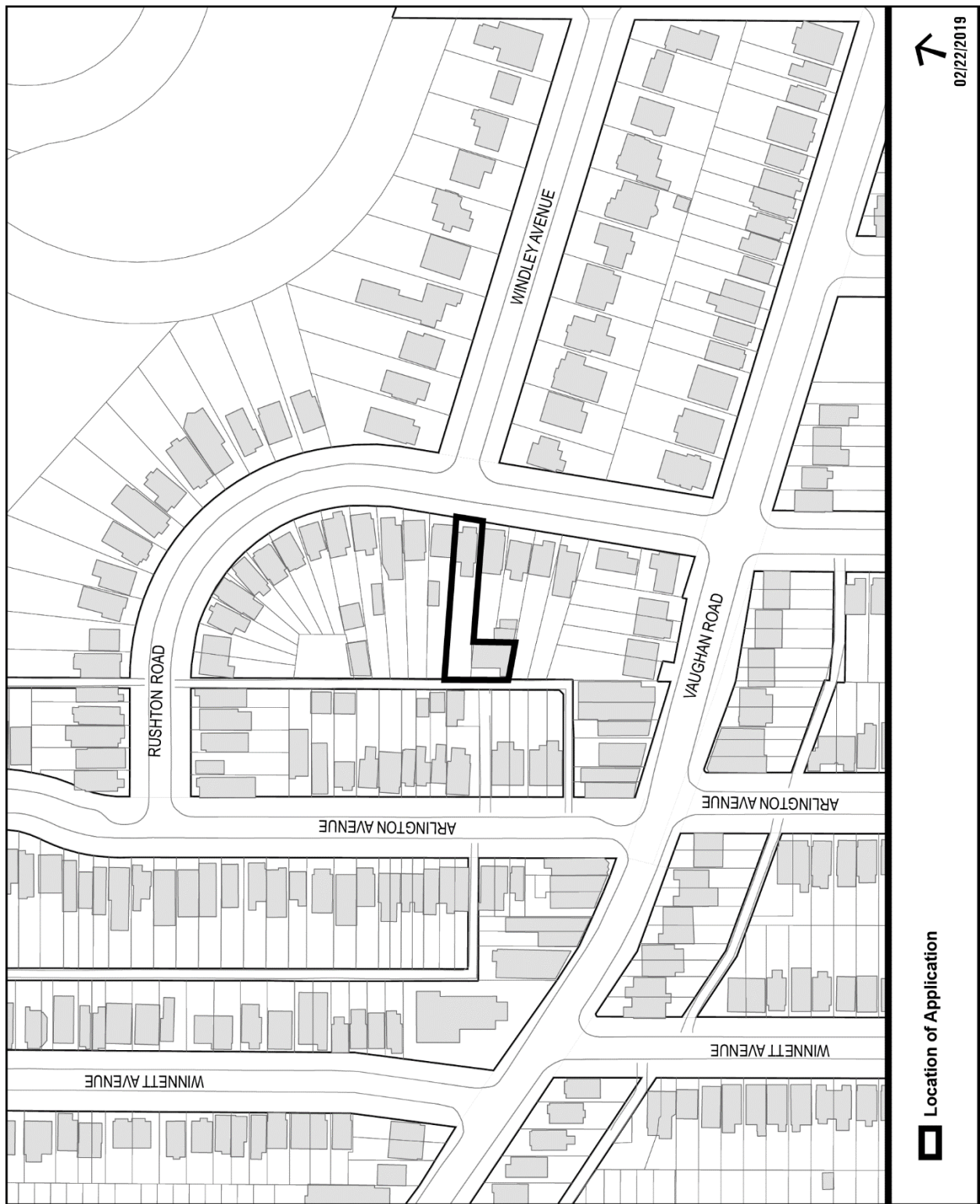
Total Residential Units by Size

	Rooms Bachelor	1 bedroom	2 bedroom	3+ bedroom
Retained:				1
Proposed:				0
Total Units:				1

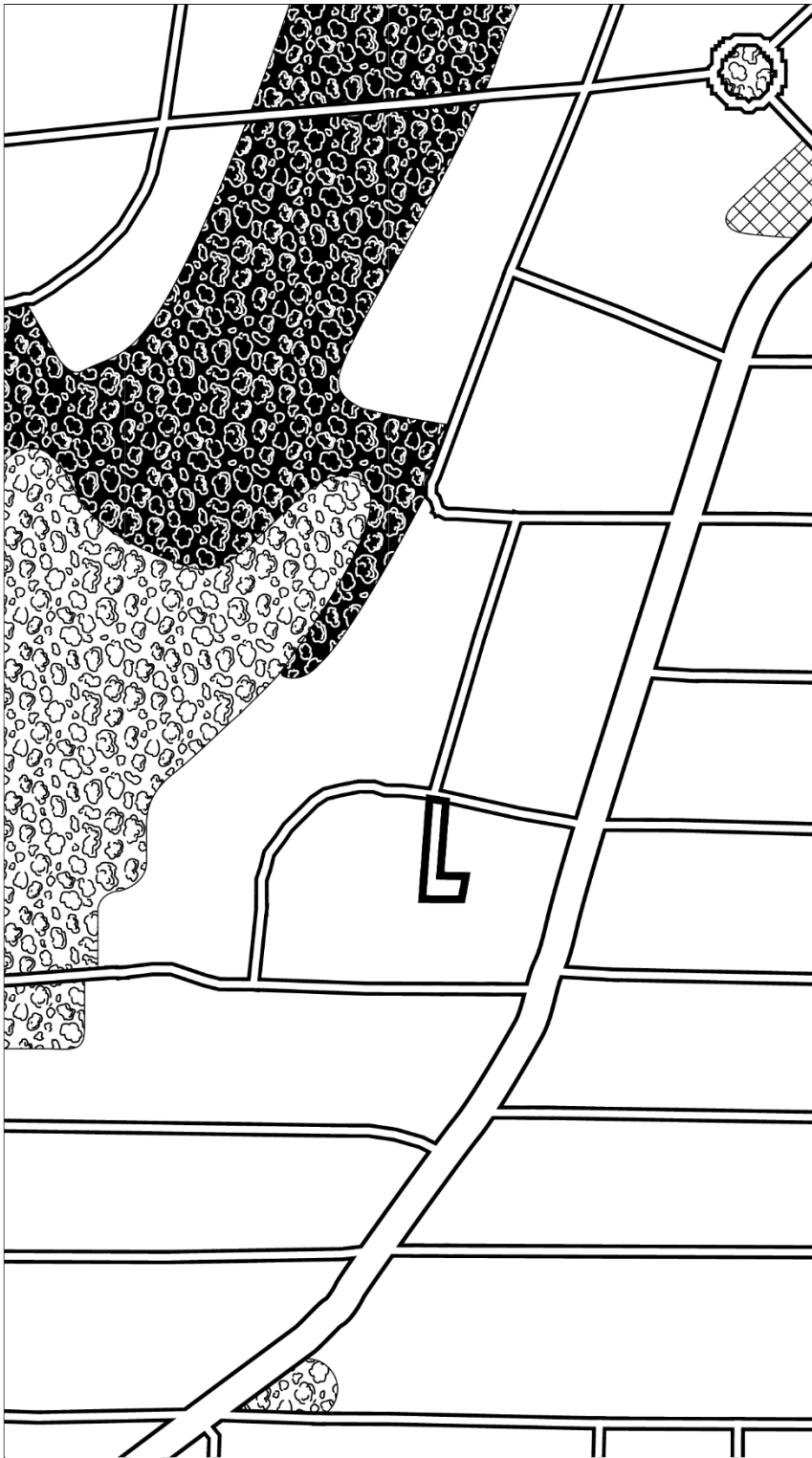
Parking and Loading

Parking Spaces: 1 Bicycle Parking Spaces: 0 Loading Docks: 0

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



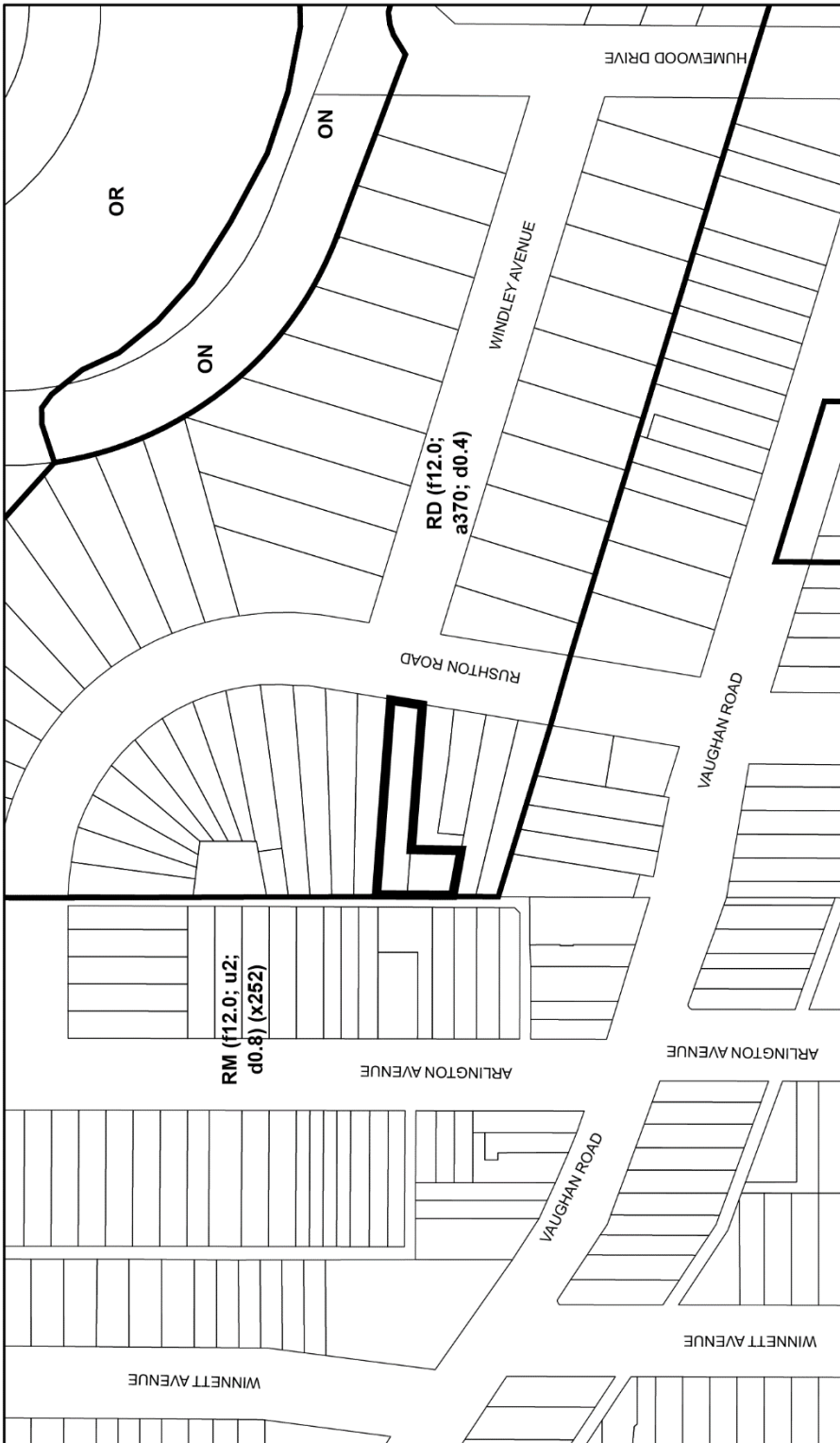
598 and 596R Rushton Road

Toronto
Official Plan Land Use Map

File # 17 266727 STE 21 0Z



Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

598 and 596R Rushton Road

File # 17 266727 STE 21 0Z

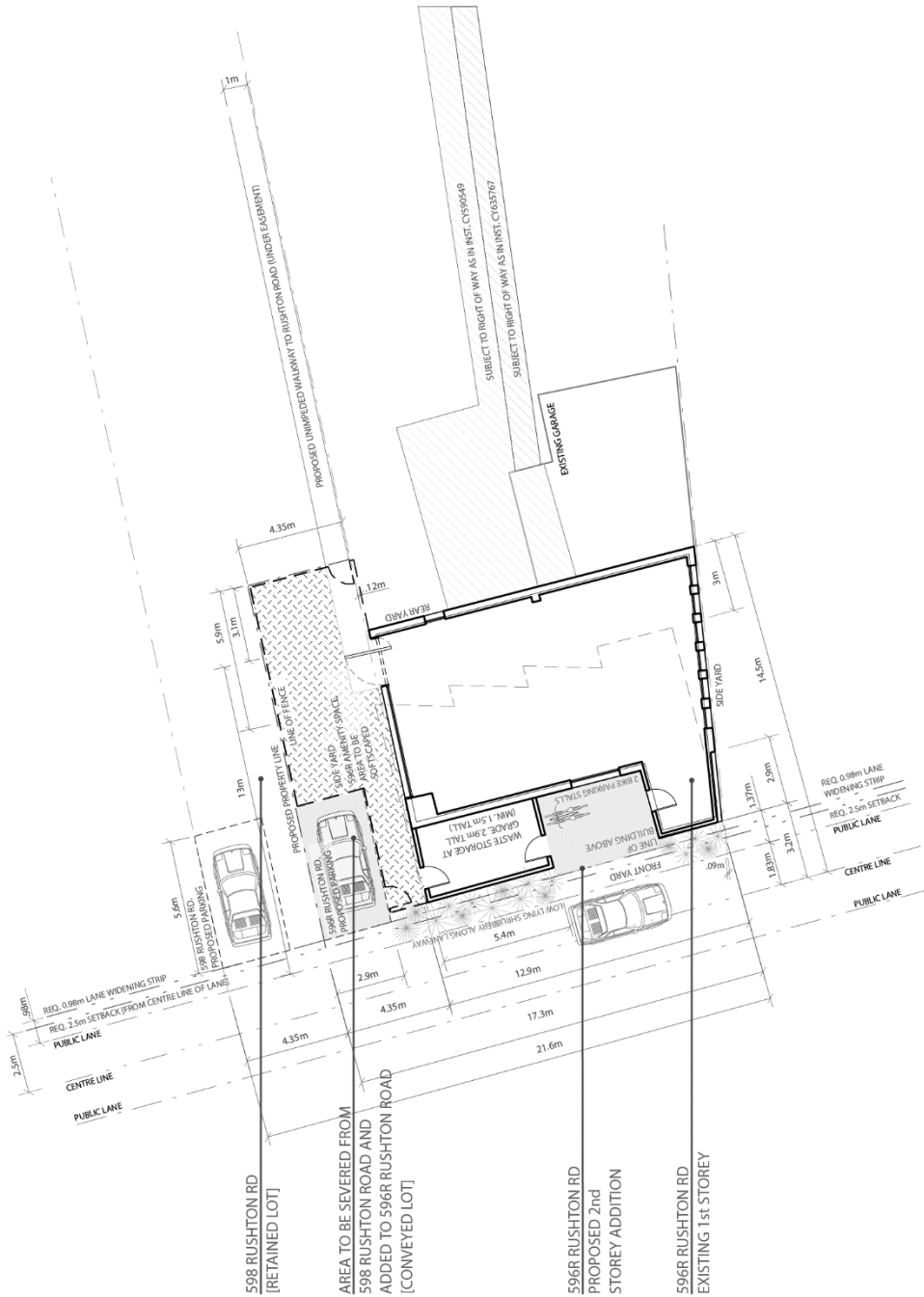


ON Open Space Natural
OR Open Space Recreation



Not to Scale
Extracted: 02/25/2019

Attachment 5: Site Plan



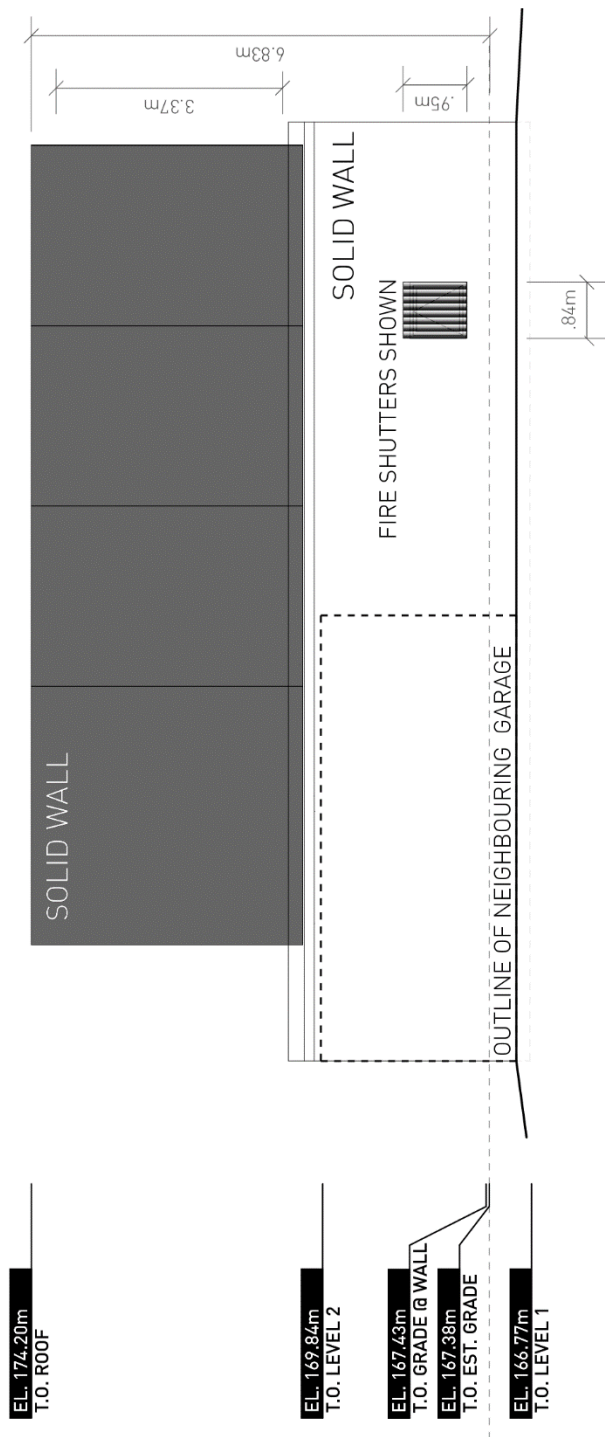
598 and 596R Rushton Road

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 02/22/2019

File # 17 266727 STE 21 0Z

Attachment 6: Elevation - East



East Elevation

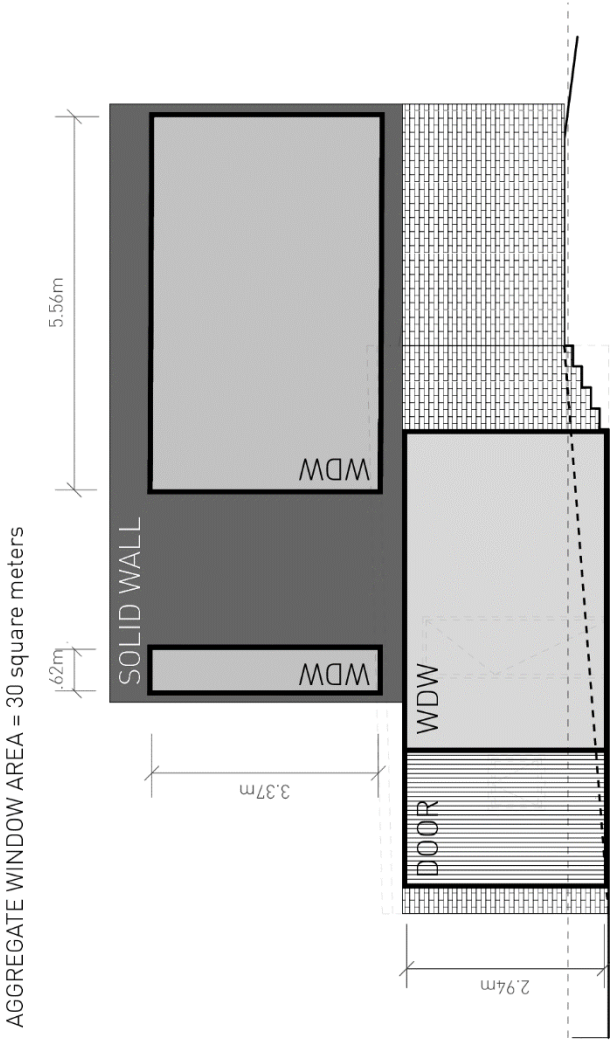
Applicant's Submitted Drawing

Not to Scale
02/22/2019

598 and 596R Rushton Road

File # 17 266727 STE 21 0Z

Attachment 7: Elevation – North



North Elevation

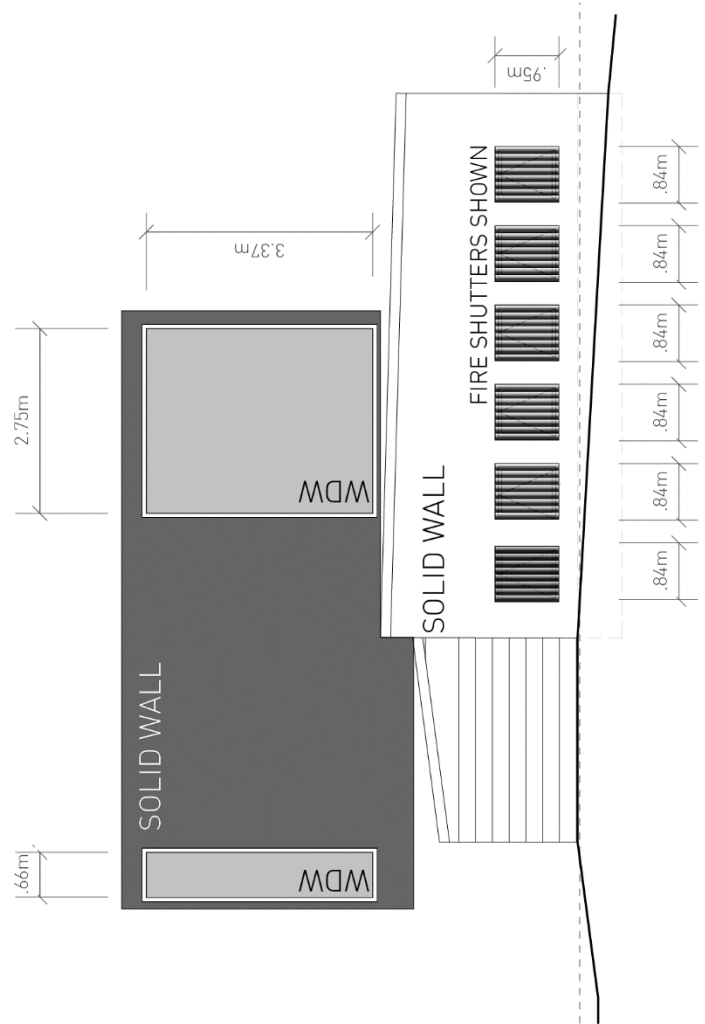
Applicant's Submitted Drawing

Not to Scale
02/22/2019

598 and 596R Rushton Road

File # 17 266727 STE 21 0Z

Attachment 8: Elevation – South



South Elevation

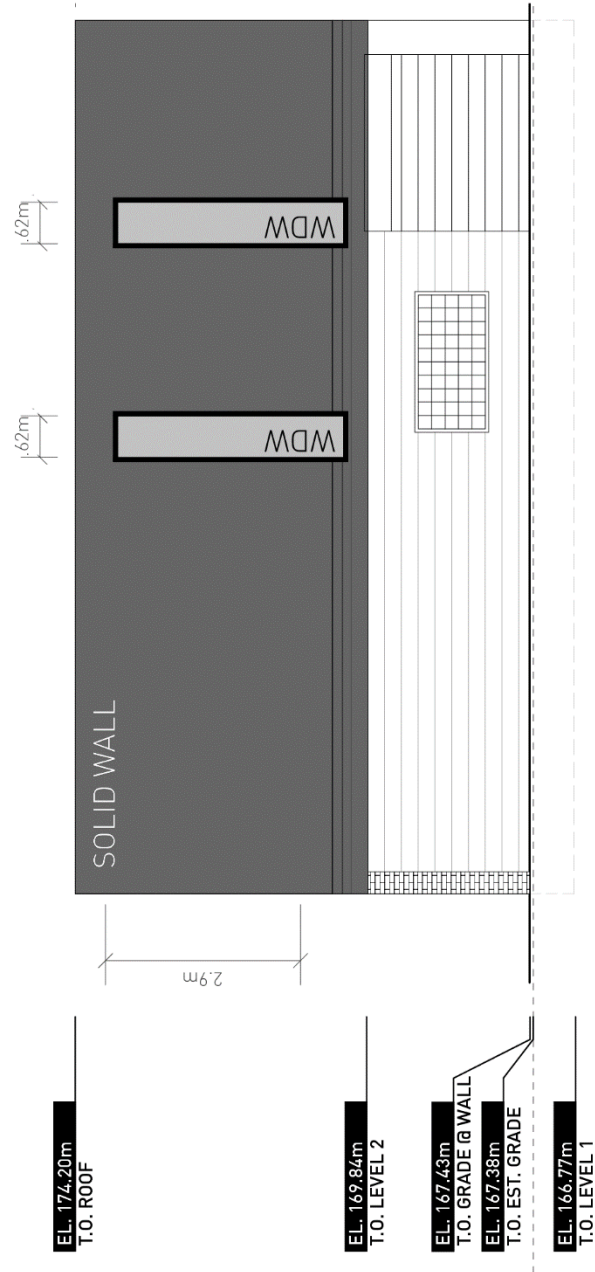
Applicant's Submitted Drawing

Not to Scale
02/22/2019

598 and 596R Rushton Road

File # 17 266727 STE 21 0Z

Attachment 9: Elevation – West



West Elevation

Applicant's Submitted Drawing

Not to Scale
02/22/2019

598 and 596R Rushton Road

File # 17 266727 STE 21 0Z