

Preliminary Report - 750 Huntingwood Drive - Zoning By-Law Amendment Application

Date: March 28, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 22 - Scarborough-Agincourt

Planning Application Number: 21 244299 ESC 22 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 750 Huntingwood Drive. The proposal seeks to amend the Zoning By-law to permit the development of a three storey townhouse complex to accommodate 5 three-bedroom dwelling units with 5 secondary suites. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 750 Huntingwood Drive together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Pre-application Consultation: A pre-application consultation meeting was held with City staff on December 20, 2019 to identify application requirements and provide feedback on the development proposal

THE SITE

Description: The site is located on the north side of Huntingwood Drive at its intersection with Birchmount Road and has frontage on both public streets. It is generally rectangular in shape, save for a corner rounding at the intersection of the two right-of-ways. The site area is approximately 712 square metres. The land is largely flat with modest landscaping and no trees of significance. Please see Attachment 4 for a Location Map.

Current Use on Site: One storey building (former utility building for Toronto Hydro).

Official Plan Designation: The lands subject to the application are designated *Neighbourhoods* on Map 19 of the Official Plan. Please see Attachment 6 for an excerpt of the Official Plan Land Use Map

Zoning: The site is currently zoned Single Family Residential (S) under by former City of Scarborough's L'Amoreaux Community Zoning By-law No. 12466, as amended. The 'S' zone permits Correctional Group Homes, Group Homes and Single-Family Dwellings.

The L'Amoreaux Community By-law contains a number of site specific performance standards (1-28-30-42-45-70-81-82-83) that relates to one single family dwelling per lot, setbacks, minimum ground floor area, setbacks for detached and attached garages and garages being erected with each single family dwelling.

The site is also zoned Residential Detached Zone (RD X1244) in the City of Toronto Zoning By-law 569-2013, as amended. The 'RD' zone permits detached dwelling units.

Additional uses are permitted with conditions but not limited to: Ambulance Depot, Cogeneration Energy, Community Centre, Day Nursery, Fire Hall, Group Home, Home Occupation, Laneway Suite, Library, Private Home Daycare, Secondary Suite and Short-term Rental.

The site is also subject to Exception 1244 which contains a number of area specific requirements that apply to the site including a requirement of lot frontage and area to be that which existed on the date of enactment of 569-2013, minimum 4.5 metre side yard setbacks when the lot abuts a street (or 1.2 metres in other cases) and parking spaces to be located within the residential 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/>

THE APPLICATION

Application Submission Date: The application was submitted on December 2, 2021 and has not yet been deemed complete.

Description: The application seeks to amend the Zoning By-law to permit the construction of a three storey townhouse proposal.

Density/Floor Space Index: The proposed development consists of 946 square metres of residential gross floor area, floor space index of 1.37, and a lot coverage of 42%.

Dwelling Units and Amenity Space: The proposal consists of 5 townhouse units. Each unit will have the flexibility to add a secondary suite in the basement.

Access, Parking and Loading: Vehicular access is proposed from a singular driveway off Huntingwood Drive, while a pedestrians can access the front of the townhouses either off Birchmount Road or the walkway along the driveway to the rear of the property.

Additional Information: Please see Attachment 1-3 of this report, for a three dimensional representation of the project in context. Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for the Application: The application to amend both City of Toronto Zoning By-law 569-2013 and L'Amoreaux Community Zoning By-law No. 12466, are required to permit this form of residential development as the proposed townhouses are not a permitted use.

Site Plan Control: The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed by staff.

COMMENTS

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (2020), conformity with the provincial Growth Plan (2020), and conformity to the Toronto Official Plan.

At this stage in the review, the following preliminary issues have been identified:

- Conformity with tests set out for development in *Neighbourhoods* through Official Plan Amendment 320 (OPA 320) as to where Council may consider additional intensification within *Neighbourhoods* along major streets;
- The appropriateness of the proposed built form as it relates to City Council's Townhouse and Low-rise Apartment Building Urban Design Guidelines;
- How the proposal can appropriately support the public realm;
- The appropriateness of the proposed parking and servicing arrangements;
- The ability of existing servicing infrastructure and community facilities to support the proposed development; and
- The application's ability to meet Tier 1 of the Toronto Green Standard with the applicant encouraged to meet higher tiers of performance.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public.

City Planning staff will report back at the appropriate time in the review of the application. A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Scarborough Community Council meeting, when a Final Report is prepared.

CONTACT

Marian Barsoum, Assistant Planner, Community Planning, Scarborough District, Tel. No. (416) 396-5004, E-mail: Marian.Barsoum@toronto.ca

SIGNATURE

Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context looking Northeast

Attachment 2: 3D Model of Proposal in Context looking Northwest

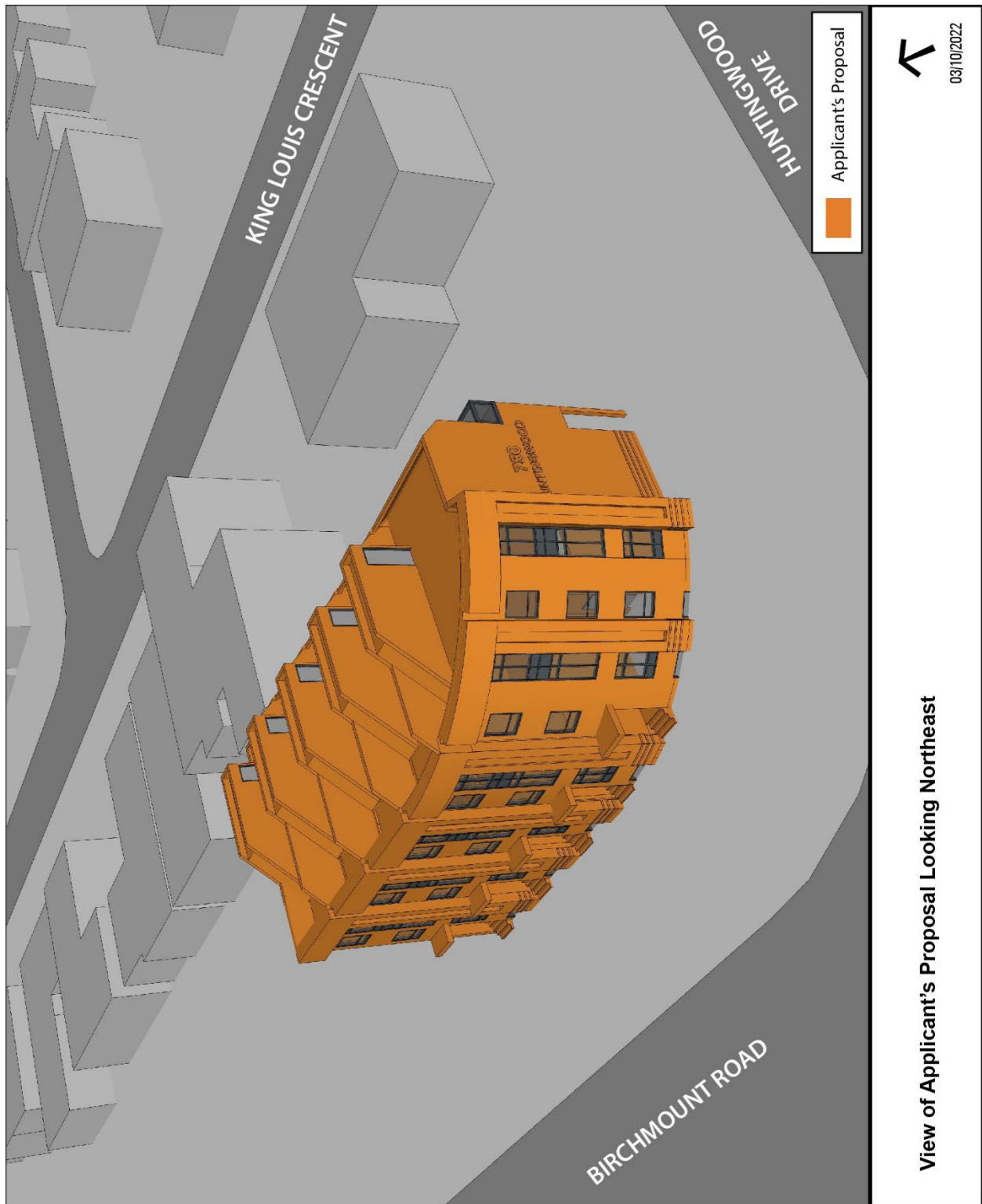
Attachment 3: 3D Model of Proposal in Context looking Southeast

Attachment 4: Location Map

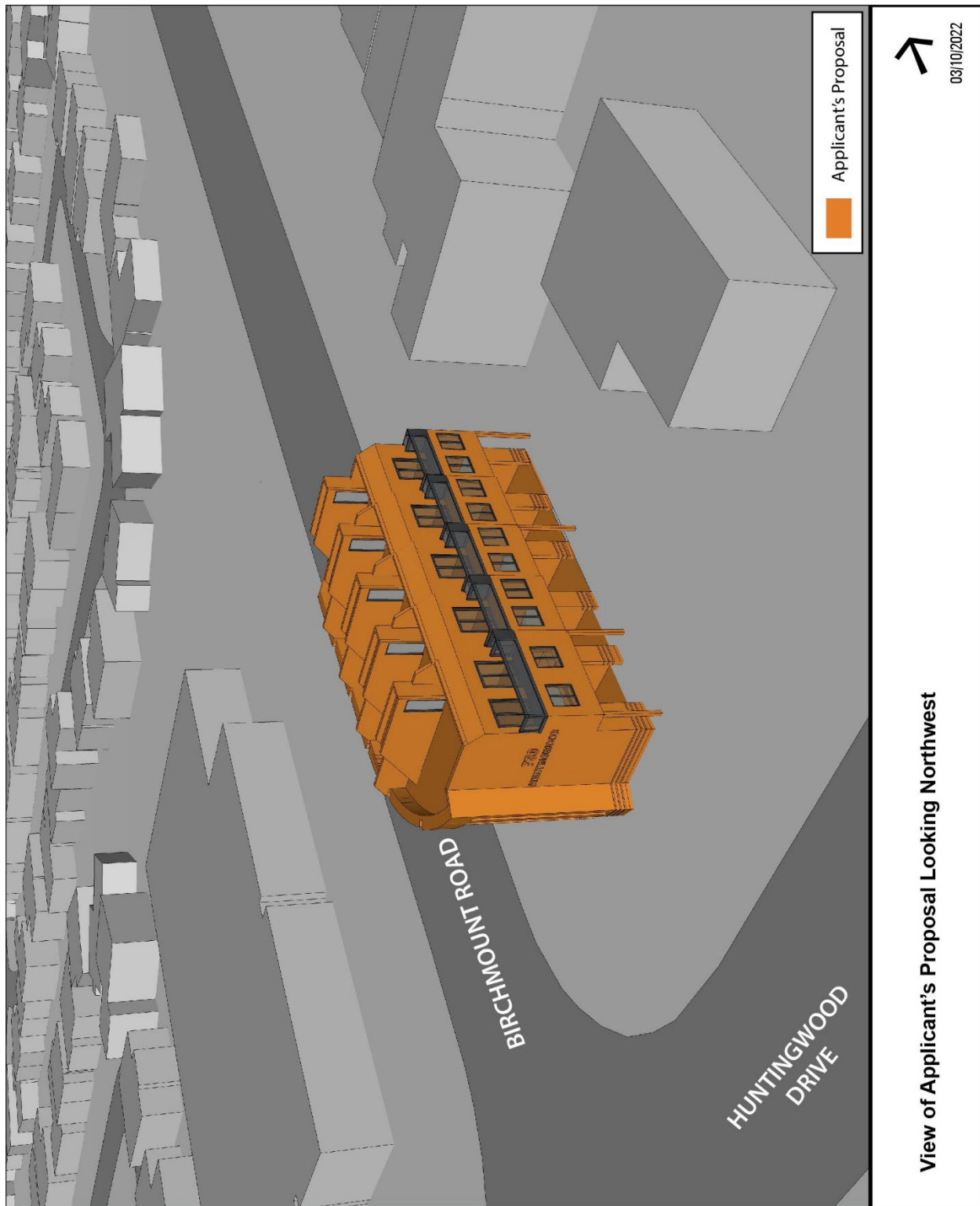
Attachment 5: Site Plan

Attachment 6: Official Plan Map

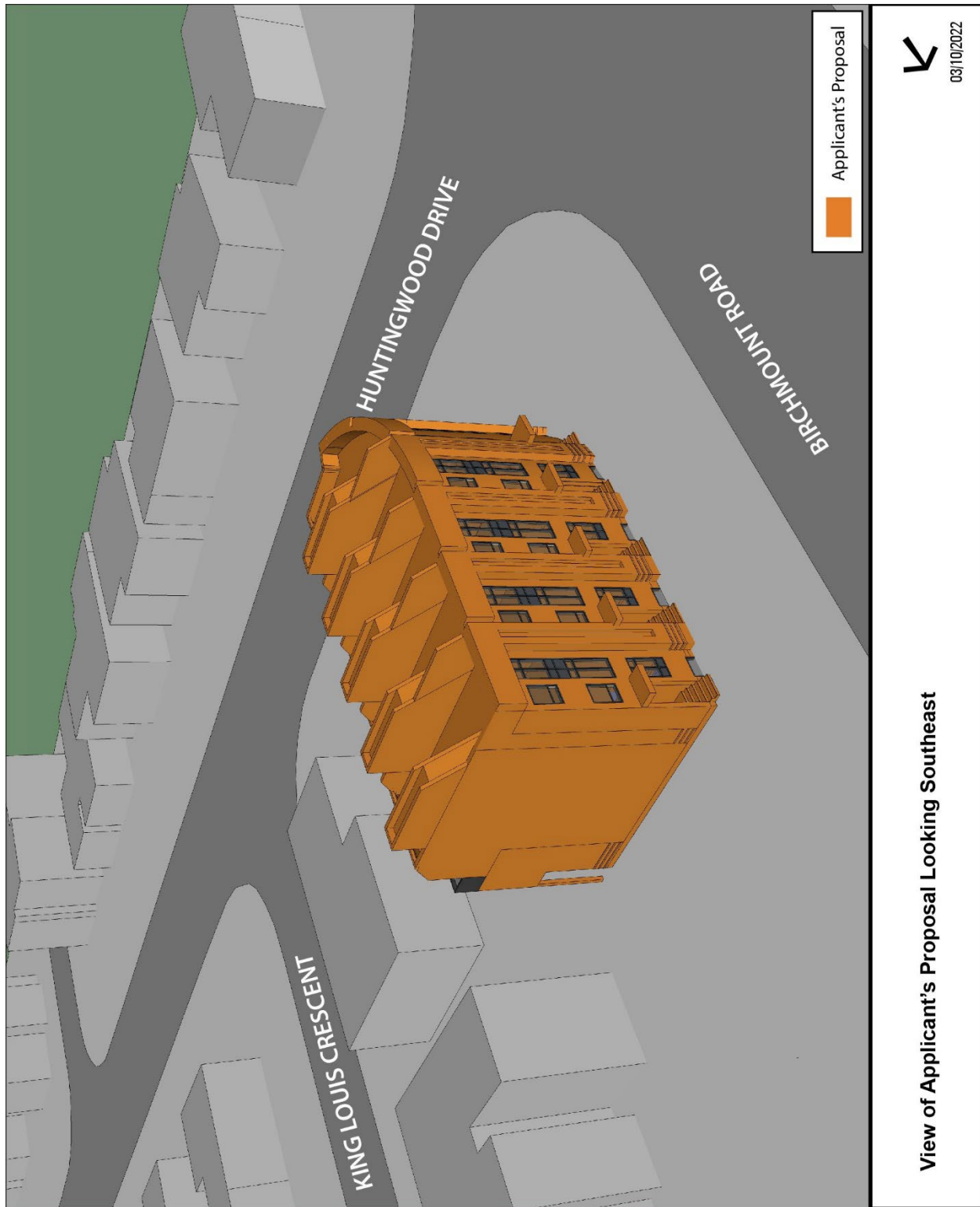
Attachment 1: 3D Model of Proposal in Context looking Northeast



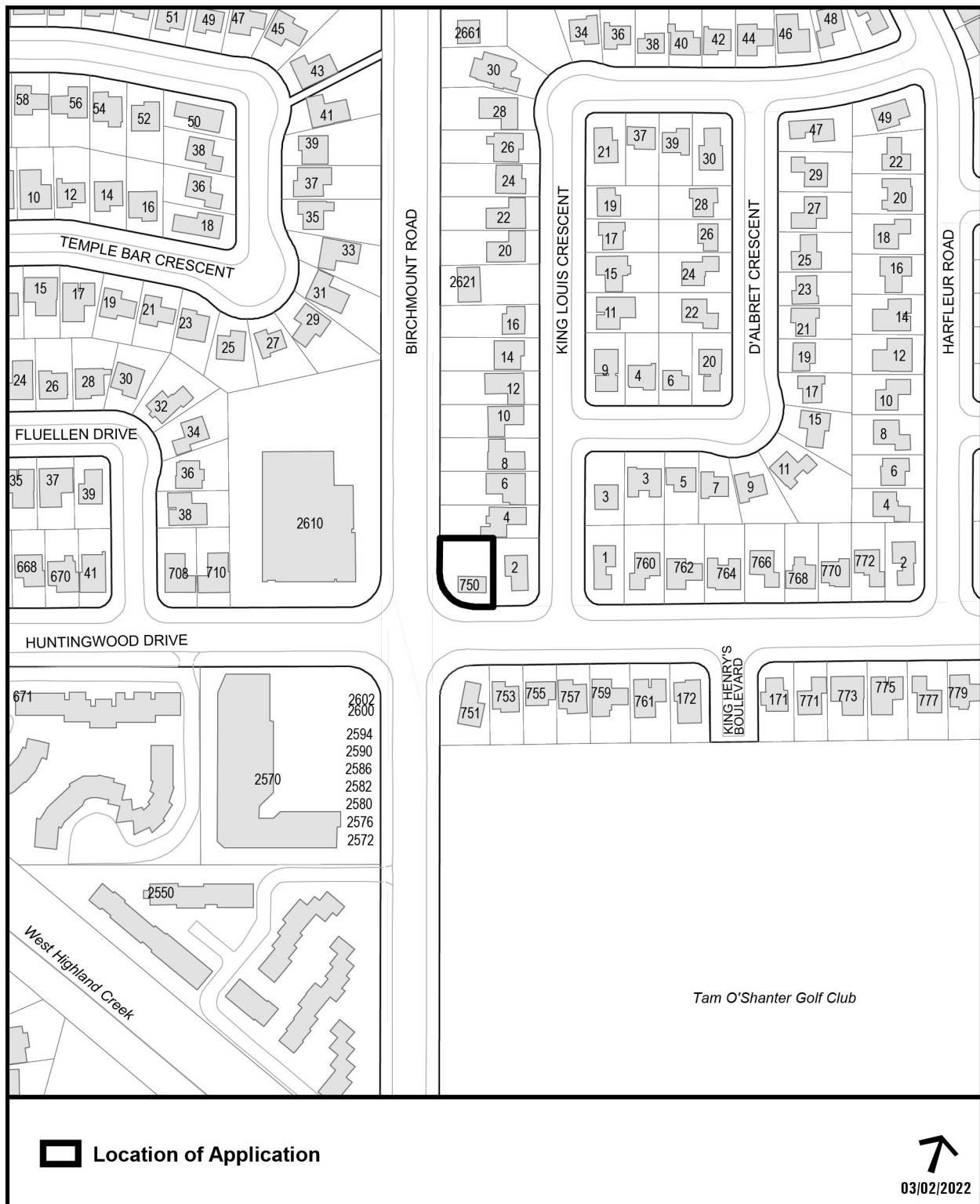
Attachment 2: 3D Model of Proposal in Context looking Northwest



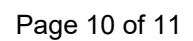
Attachment 3: 3D Model of Proposal in Context looking Southeast



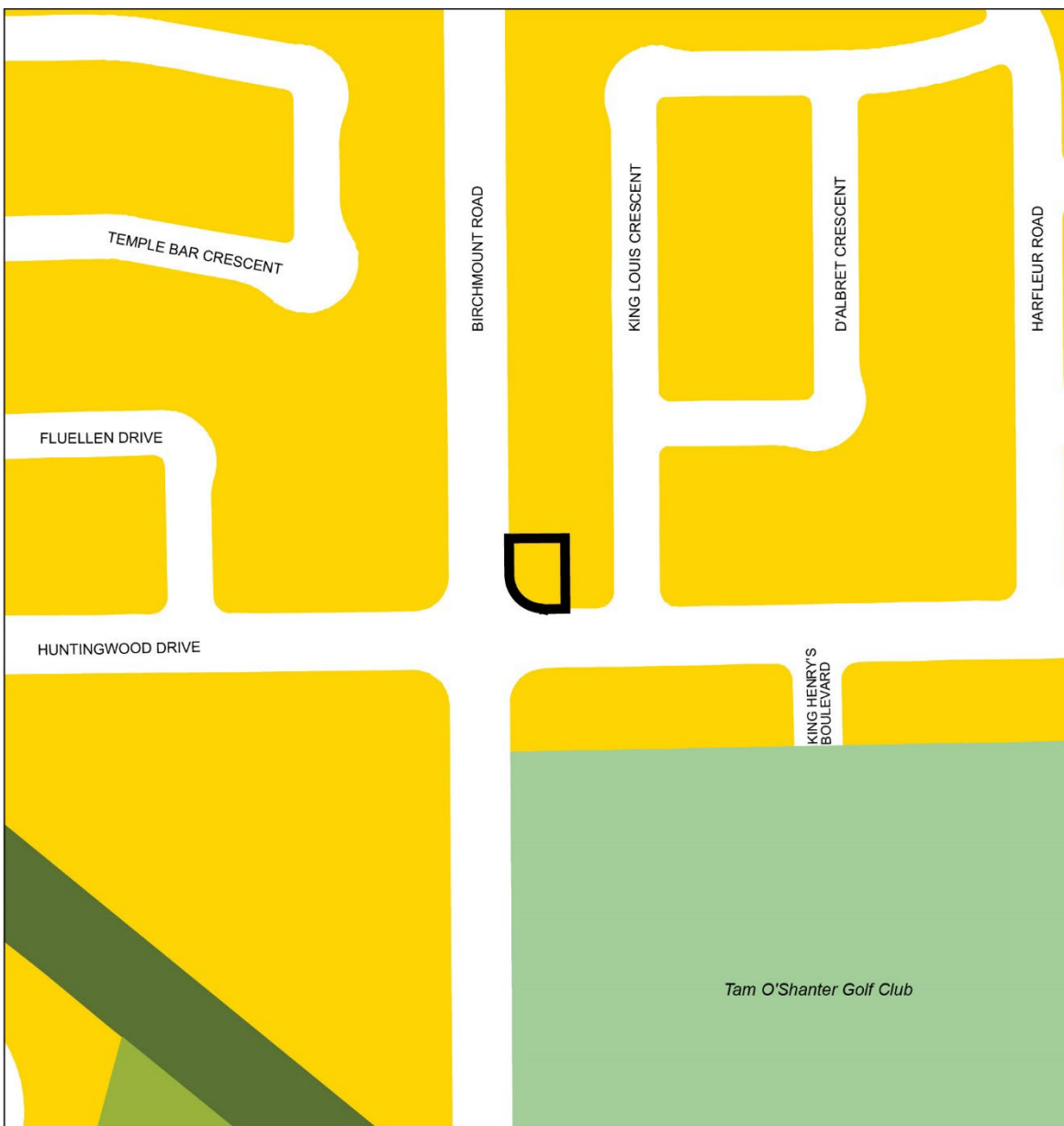
Attachment 4: Location Map



Preliminary Report - 750 Huntingwood Drive



Attachment 6: Official Plan Map



Official Plan Land Use Map 19

750 Huntingwood Drive

File # 21 244299 ESC 22 02



Location of Application

Neighbourhoods

Natural Areas

Parks

Other Open Space Areas



Not to Scale
Extracted: 12/06/2021