

750 Huntingwood Drive - Zoning Amendment - Decision Report - Approval

Date: June 6, 2023

To: Scarborough Community Council

From: Acting Director, Community Planning, Scarborough District

Wards: 22 - Scarborough-Agincourt

Planning Application Number: 21 244299 ESC 22 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit the development of a three storey townhouse complex containing five three-bedroom dwelling units.

The proposed development consists of 946 square metres of residential gross floor area representing a floor space index of 1.37 and a lot coverage of 42%.

Vehicular access is proposed from a driveway off Huntingwood Drive, while pedestrians can access the townhouses either from Birchmount Road or a walkway adjacent to the driveway to the rear of the property.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The proposal conforms to the applicable Official Plan policies and complies with the criteria in the City's Townhouse and Low-Rise Apartment Guidelines through a built form that is compatible with the existing adjacent uses. It will add a modest level of intensification to an underutilized property at the intersection of two Major Streets.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 750 Huntingwood Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.

2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

A pre-application meeting was held December 20, 2019.

A Preliminary Report on the application was adopted by Scarborough Community Council on April 25, 2022 authorizing staff to conduct a community consultation meeting.

Community consultation is summarized in the Comments section of this Report.

PROPOSAL

The applicant is proposing to demolish the existing one storey building (a former utility building for Toronto Hydro) and amend the Zoning By-law to permit the development of the subject lands with five, 3 storey townhouse units.

The site is located at the north-east corner of Huntingwood Drive and Birchmount Road with frontage on both public streets. Vehicular access for the proposed development will be taken from Huntingwood Drive.

The subject site is generally rectangular in shape with an area of approximately 712 square metres. The land is largely flat with modest landscaping and no trees of significance.

Additional information on the proposal can be found in Attachment 1 - Application Data Sheet.

Reasons for Application

Townhouses are not permitted by the Zoning By-law and thus an amendment is required to permit the proposed land use and to establish appropriate performance standards to implement the development.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Draft Zoning By-law Amendment
- Toronto Green Standards Checklist
- Traffic Operations Assessment
- Sanitary Analysis Report
- Arborist Report
- Electrical Design Brief
- Planning & Urban Design Justification Report
- Hydrogeological Report
- Hydrological Review Summary
- Geotechnical Study
- Private Water Discharge System letter
- Sun Shadow Study
- Servicing Report Groundwater Summary
- Storm Water Management Report
- 3D Building Model

The application was submitted December 2, 2021 and deemed Complete January 13, 2023.

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 and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The subject site is designated *Neighbourhoods* as shown on Map 19 of the Official Plan. Neighbourhoods are made up of a broad range of low-scale uses such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses as well as walk up apartments no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also permitted. Map 3 identifies both Birchmount Road and Huntingwood Drive as Major Streets.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The site is zoned Residential Detached Zone (RD X1121) in the City of Toronto Zoning By-law 569-2013, as amended. The 'RD' zone permits detached dwelling units with additional uses permitted with conditions.

Exception 1121 provides for the following site -specific provisions:

- (A) The minimum required lot frontage is that which existed on the date of the enactment of this By-law;
- (B) The minimum required lot area is that which existed on the date of the enactment of this By-law;
- (C) The minimum building setback from a lot line that abuts a street is:
 - (i) 7.5 metres if the lot line abuts Huntingwood Dr.; and
 - (ii) 6.0 metres in all other cases;
- (D) The minimum building setback from a side lot line 1.2 metres;
- (E) The minimum building setback from a side lot line that abuts a street is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a side lot line;
- (G) The required parking space must be located in the residential building; and
- (H) These lands must comply with exception 900.3.10(1462).

See Attachment 4 for an excerpt from City of Toronto Zoning By-law 569-2013.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low Rise Apartment Guidelines

Site Plan Control

An application for site plan control approval was submitted to facilitate the development. However, recent changes to Provincial legislation have exempted residential developments with less than 10 units from site plan control and thus site plan control approval is no longer required.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest as set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies in the Policy and Regulation Consideration Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The proposed development builds upon the land use context established in the surrounding area which includes townhouses found along Huntingwood Drive, particularly where it intersects with other Major Streets like Birchmount Road and Kennedy Avenue. Policy 4.1.5 of the Official Plan provides for properties in *Neighbourhoods* fronting Major Streets to be considered for additional intensification.

The subject site is a former utility property and is currently underutilized at an intersection of two Major Streets. The site is also immediately adjacent to a bus stop providing good service to high-order transit connections.

As provided for in the *Neighbourhoods* policies, the proposed built form is compatible with the surrounding lot fabric. The new townhouses appropriately frame the intersection of Birchmount Road and Huntingwood Drive. The development proposes minimum front yard setbacks of 3 metres along Birchmount Road and Huntingwood Drive. A 7.8 metres rear yard setback is maintained to the easterly property line. The proposed setbacks are consistent with the nearby residential neighbourhood and conform with the Built Form and *Neighbourhoods* policies of the Official Plan.

Density, Height, Massing

This application has been reviewed against the official plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Official Plan.

The proposed height, massing, scale and the setbacks of buildings are appropriate and compatible with the nearby development on lands designated *Neighbourhoods*. This

proposal was evaluated to ensure compliance with a 45-degree angular plane measured from the north property line and, minimum separation distances between the proposed townhouse blocks as required by the Townhouse and Low Rise Apartment Guidelines.

By adhering to the angular plane and providing minimum separation distances between the blocks as outlined in the guidelines, shadow impacts on adjacent properties are minimized and appropriate levels of sunlight are provided into the interior of the development site.

Road Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Birchmount Road, a 0.04 metre road widening dedication along the Birchmount Road frontage is required to be dedicated and conveyed to the City with this application.

Traffic Impact, Access, Parking

A Traffic Operation Assessment has been submitted by the applicant in support of the application. Staff has reviewed and concluded the additional vehicular traffic can be accommodated by the surrounding road network.

Servicing and Stormwater Management

The application was reviewed to ensure sufficient municipal infrastructure exist to accommodate the proposed development. Engineering and Construction Services staff reviewed the submitted Servicing and Stormwater Management Report, prepared by N Engineering Inc., dated March 10, 2023, and have no comments.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with more than 28 square metres parkland per person, which is equal to the city-wide average provision of 28 square metres of parkland per person in 2016.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a 5% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

Urban Forestry has no objections to the proposed Zoning By-Law Amendment application as it appropriate protects the existing By-law protected trees. The application appears, to comply with Toronto Green Standard Version 3.0, Ecology requirements.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features will be secured through at the Building Permit stage.

Community Consultation

A Community Consultation Meeting was held via WebEx on June 15, 2022 and was attended by approximately 15 members of the public, the Ward Councillor, City Planning Staff, the applicant, owner and project architect. Matters raised by the community at the meeting and through correspondence included:

- Potential traffic impacts on local streets;
- Concerns that the proposed parking supply is inadequate, particularly the visitor parking;
- Questions relating to the design details of the proposed buildings; and
- Concerns with the change in their community.

These concerns were considered in the review of the application and the applicant revised their plans to improved the design quality of the proposal. Staff have reviewed concerns on traffic and parking and have found them satisfactory as noted previously in this report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020).

Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to supporting the intent of the Healthy Neighbourhoods and Built Form policies. Staff worked with the applicant and the community to address and resolve the following key concerns related to improving the quality of the built form and to provide much needed family-size dwelling units compatible with the surrounding context. Staff recommend that Council support approval of the application to amend the Zoning By-laws.

CONTACT

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SIGNATURE

Renrick Ashby, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Summary of Public Consultation

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: East Elevation
- Attachment 9: South Elevation
- Attachment 10: North Elevation
- Attachment 11: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 750 HUNTINGWOOD DR Date Received: December 2, 2021

Application Number: 21 244299 ESC 22 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: A three-storey townhouse complex is proposed to accommodate 5 three-bedroom dwelling units. Each unit will have a basement, main floor with garage, second floor, third floor rooftop terrace.

Applicant	Agent	Architect	Owner
N ARCHITECTURE INC			SIVAM DEVELOPMENTS INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: RD (x1121) Heritage Designation:

Height Limit (m): 9 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 692 Frontage (m): 24 Depth (m): 31

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	68		303	303
Residential GFA (sq m):	68		974	974
Non-Residential GFA (sq m):				
Total GFA (sq m):	68		974	974
Height - Storeys:	1		3	3
Height - Metres:			10	10

Lot Coverage Ratio (%) : 43.81 Floor Space Index: 1.41

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	725	250

Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		5	5
Condominium:				
Other:				
Total Units:	1		5	5

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					5
Total Units:					5

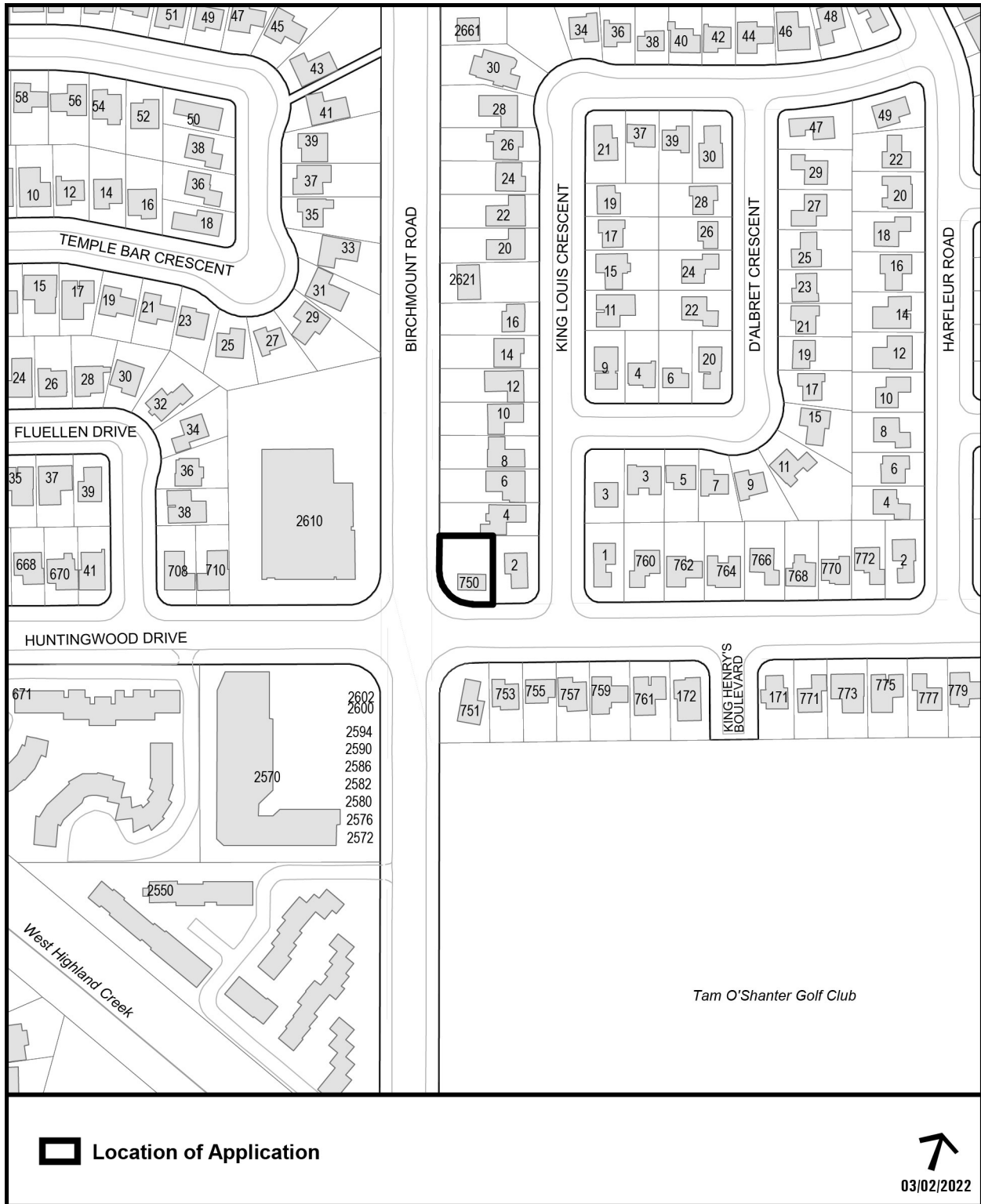
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	Loading Docks:
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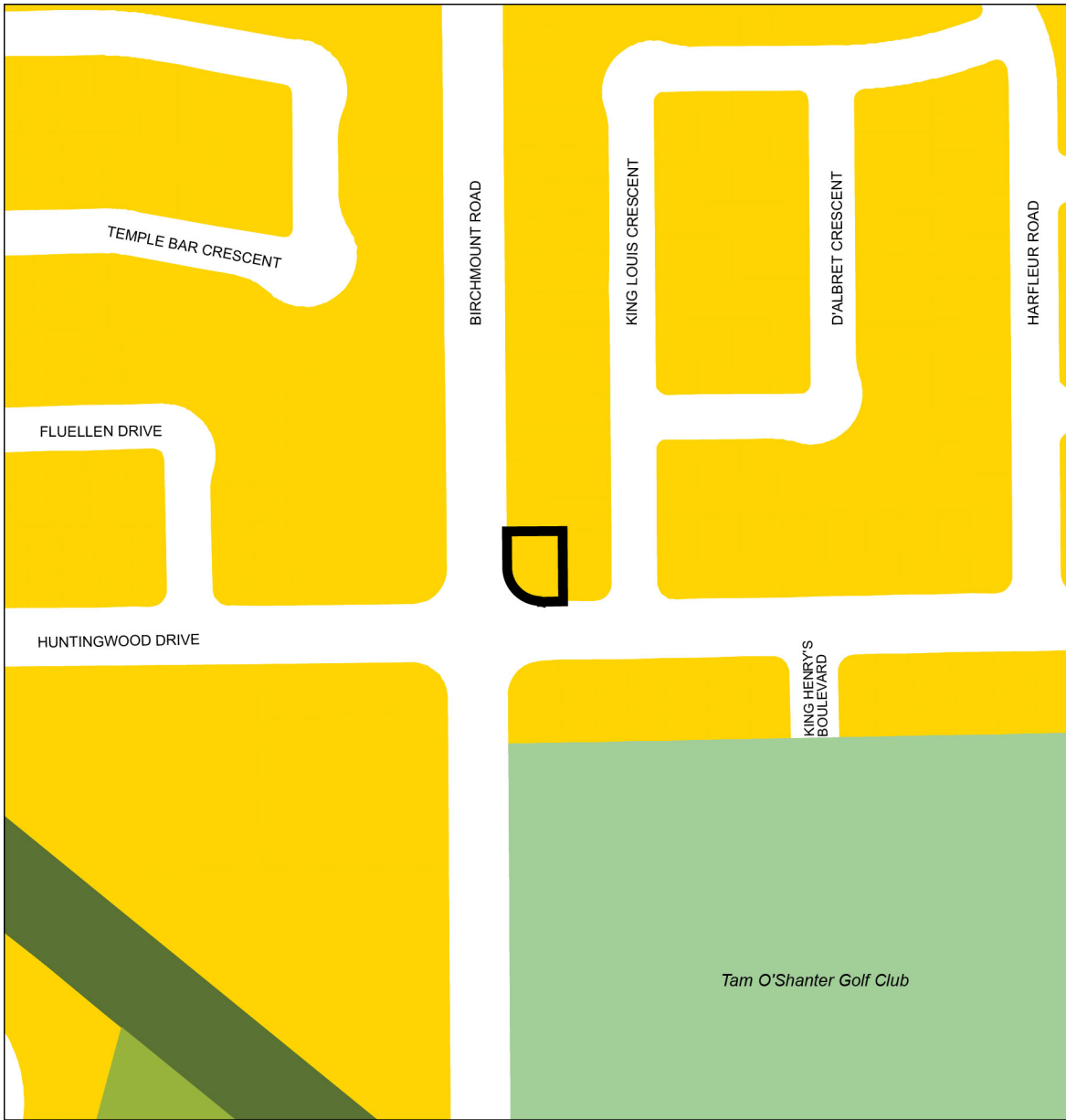
CONTACT:

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 (416) 396-5004
Marian.Barsoum@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 19

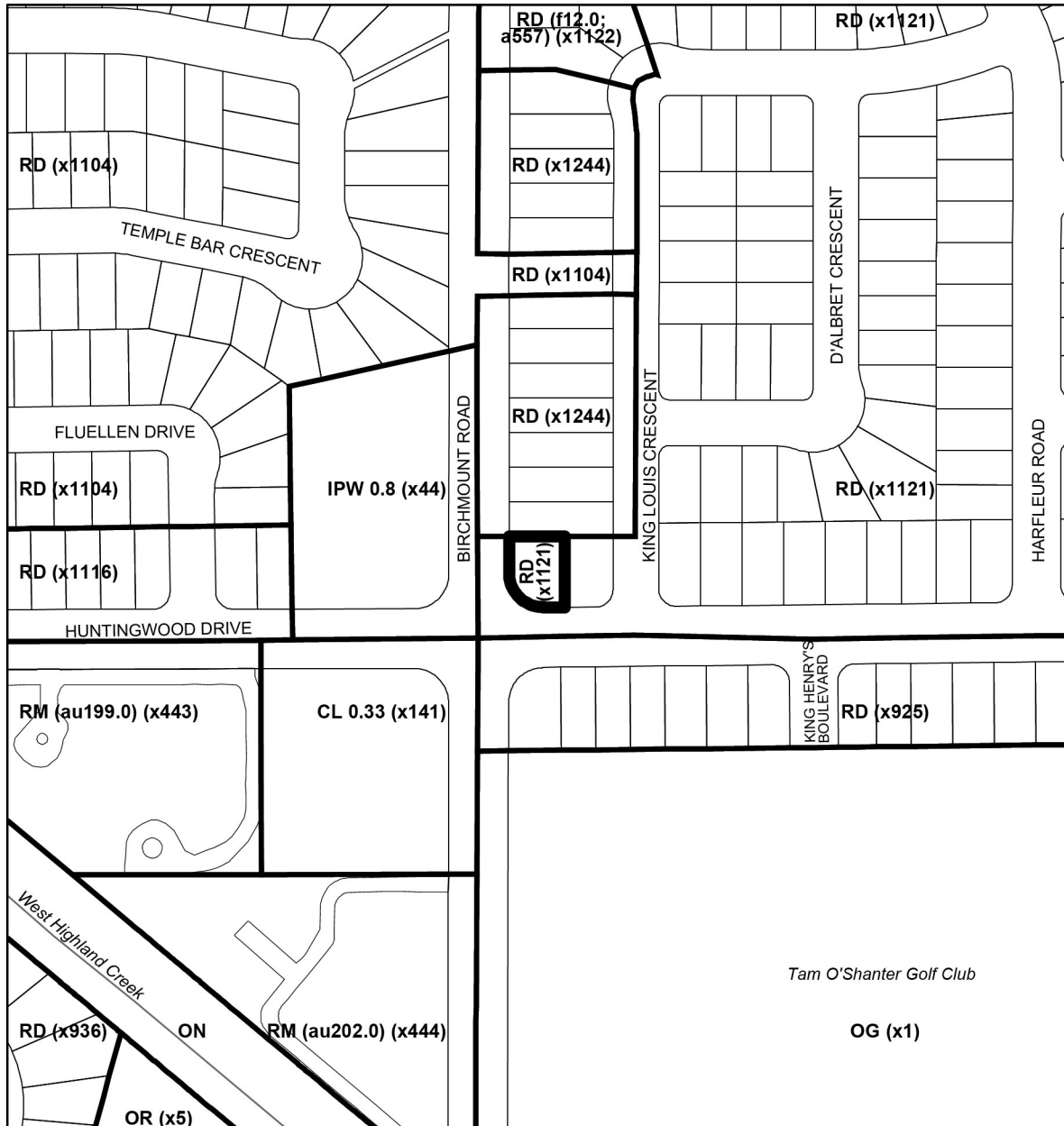
750 Huntingwood Drive

File # 21 244299 ESC 22 0Z



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Extracted: 12/06/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

750 Huntingwood Drive

File # 21 244299 ESC 22 0Z

Location of Application

RD Residential Detached
 RM Residential Multiple
 CL Commercial Local
 IPW Institutional Place of Worship

ON Open Space Natural
 OR Open Space Recreation
 OG Open Space Golf Course



Not to Scale
 Extracted: 03/01/2022

Attachment 5: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. ###-YEAR

**To amend Zoning By-law No. 569-2013, as amended,
with respect to the lands municipally known in the year 2022 as
750 Huntingwood Drive.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (x1121) to a zone label of RT (x366) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 366 so that it reads:

(366) Exception RT 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 750 Huntingwood Drive, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;

- (B) Despite Regulation 10.60.20.40(1), the only permitted **residential building** type is a **townhouse**;
- (C) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 690.0 square metres;
- (D) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** on a **lot** with a **townhouse** is 4.0 metres;
- (E) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 45 percent;
- (F) Despite 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres;
- (G) Despite Regulations 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (H) Despite Regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 173.72 metres and the elevation of the highest point of the **building**;
- (I) Despite Regulations 10.5.40.10 (1), (2), (3), (4), and (G) above, the following building elements may project above the permitted maximum height:
 - (i) Stairs and stair enclosures, enclosures or vestibules providing rooftop access, air conditioner units/screening, roof top terrace dividers/fences, guard rails, and parapets may exceed the permitted maximum height up to a maximum of 1.6 metres; and
 - (i) The roof top terrace and associated structures do not constitute a storey.
- (J) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 980 square metres;
- (K) Despite Regulations 10.5.50.10(1), (2) and (3), the **lot** must have:
 - (i) a minimum of 30% of the area of the **lot** for **landscaping**; and
 - (ii) a minimum of 40% of the **landscaping** required in (i), above, must be **soft landscaping**;

- (L) Despite Clauses 10.5.40.70 and 10.60.40.70, the minimum required **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (M) Despite Clause 10.60.40.80 (1), the distance between main wall of the same townhouse is 2.75 meters.
- (N) Despite 200.5.1.10(2)(A) and 200.5.1.10(2)(D), the required parking space within each dwelling unit in the building must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3 metres; and
 - (iii) vertical clearance of 2 metres.
- (O) No portion of a **building** or **structure** on the **lot** may penetrate into a 45-degree **angular plane** projected from the average elevation of the ground along the east **lot line**;

Prevailing By-laws and Prevailing Sections: None Apply

- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on month ##, 20##

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

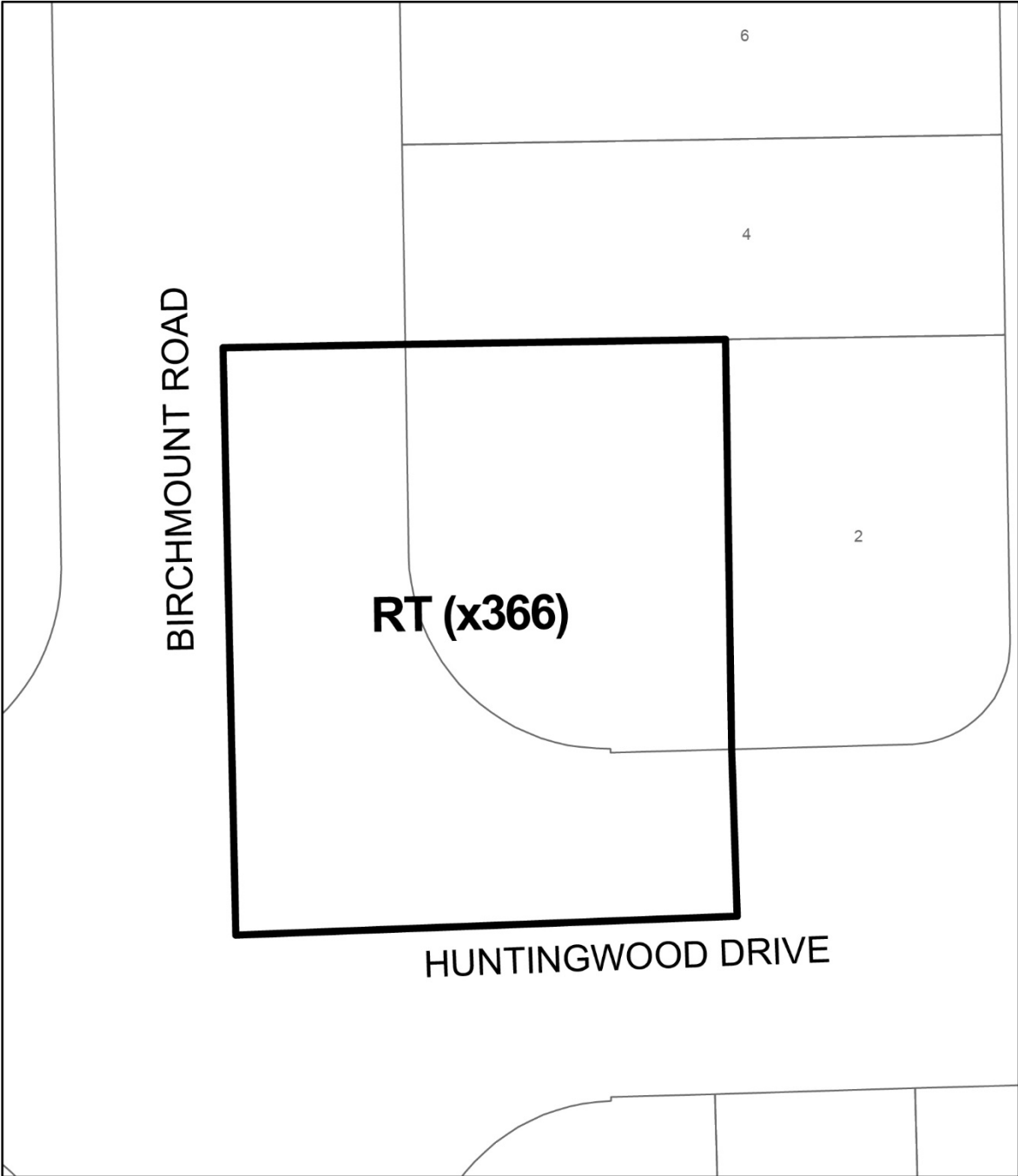


 **TORONTO**
Diagram 1

750 Huntingwood Drive

File # 21 244299 ECS 22 0Z



 City of Toronto By-law 569-2013
 Not to Scale
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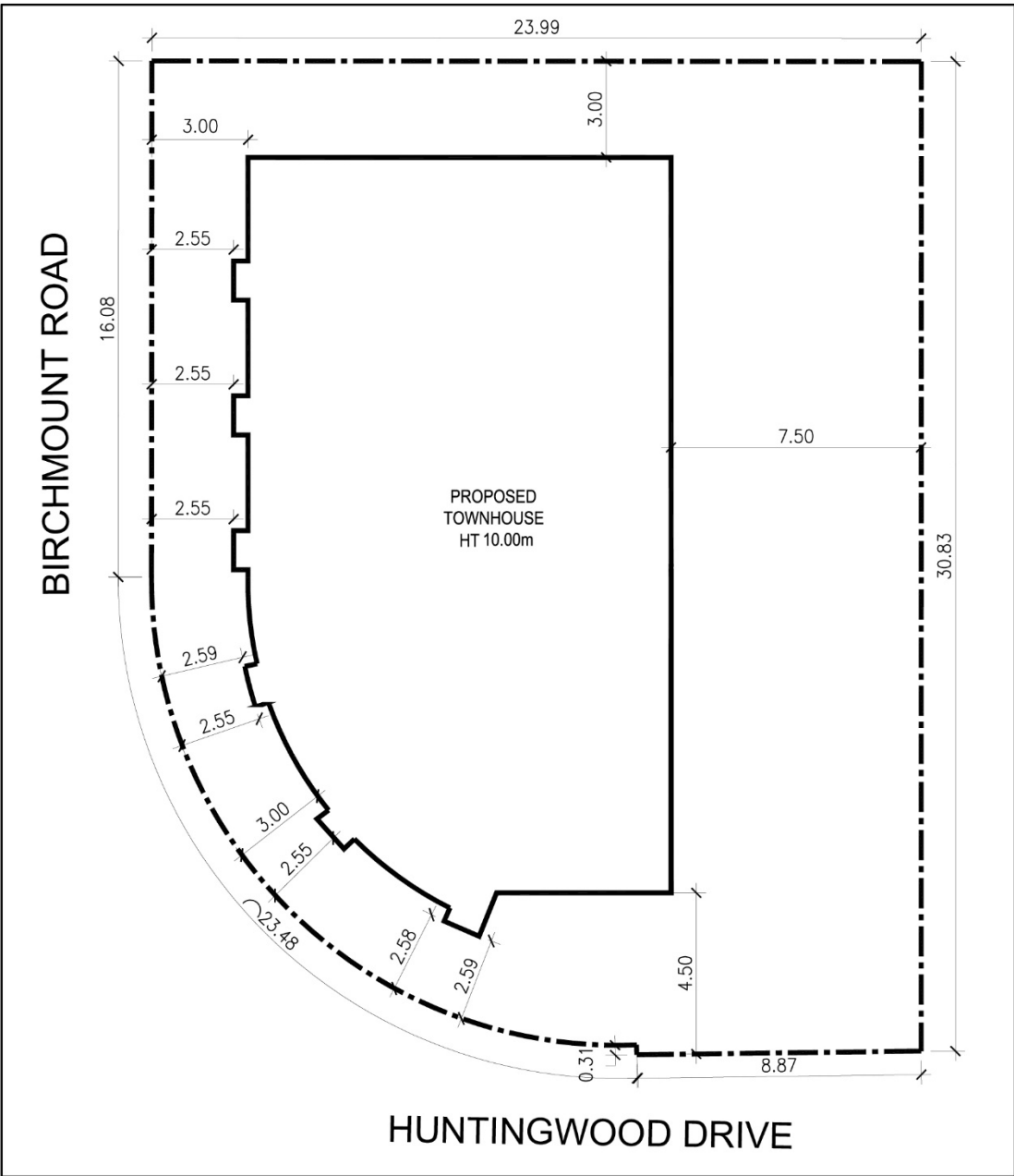


 **TORONTO**
Diagram 2

750 Huntingwood Drive

File # 21 244299 ECS 22 0Z


City of Toronto By-law 569-2013
Not to Scale
02/06/2023



TORONTO
Diagram 3

750 Huntingwood Drive

File # 21 244299 ECS 22 0Z

City of Toronto By-law 569-2013
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 05/15/2023

Attachment 6: Summary of Public Consultation

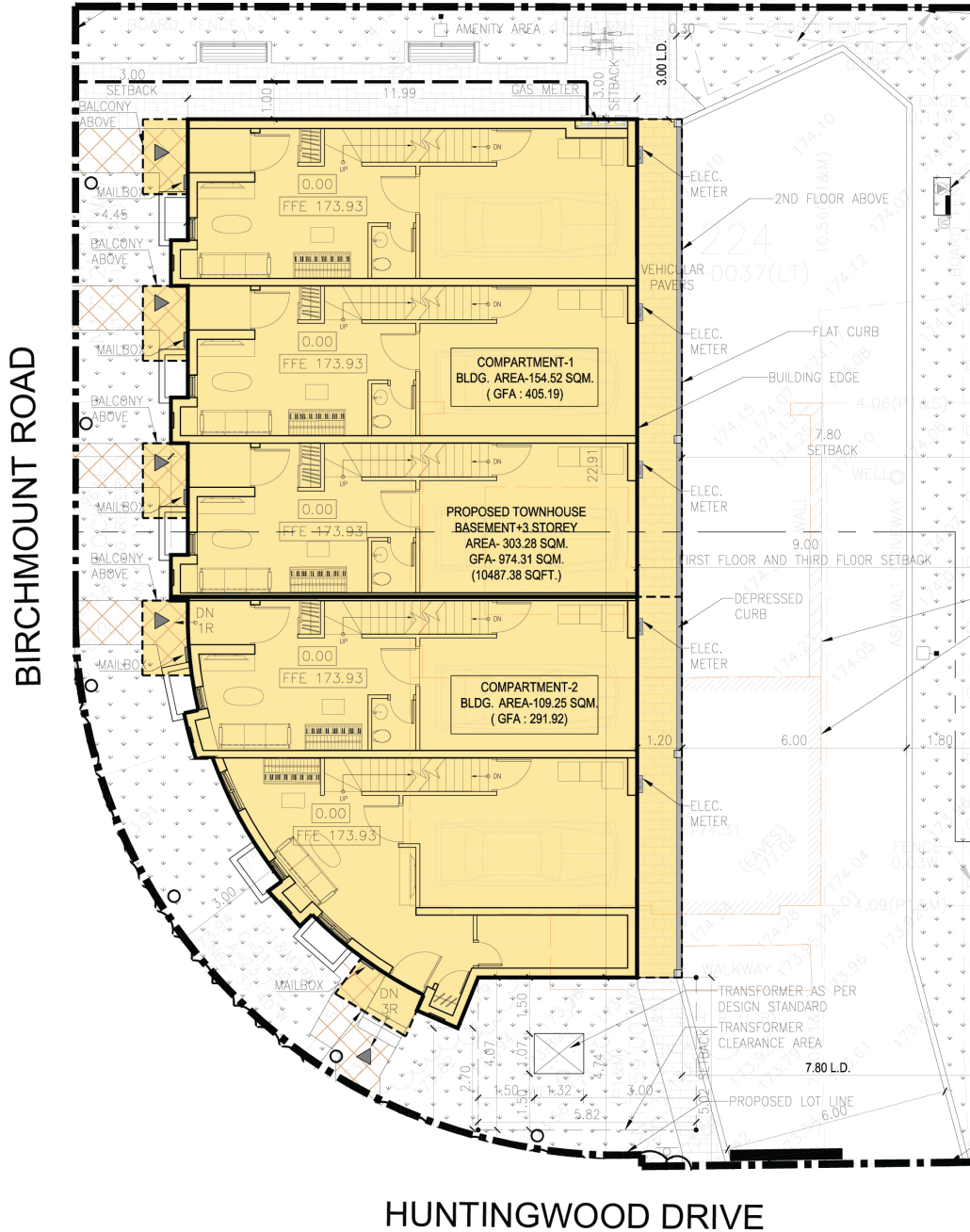
One virtual Community Consultation Meeting to consult with area residents on the proposed rezoning of the subject site was held on June 15, 2022.

The virtual Community Consultation Meeting was hosted on the City's WebEx platform from 6:00 - 7:30 PM. The meeting was attended by the Ward Councillor, the applicant team, City Planning staff and approximately 15 members of the public.

Questions, comments and concerns raised during the community consultation meeting included:

- Potential traffic impacts on local streets;
- Concerns that the proposed parking supply is inadequate, particularly the visitor parking;
- Questions relating to design details of the proposed buildings; such as: height of the townhouse; and
- Questions relating to the secondary suites that will be located at the basement.

Attachment 7: Site Plan

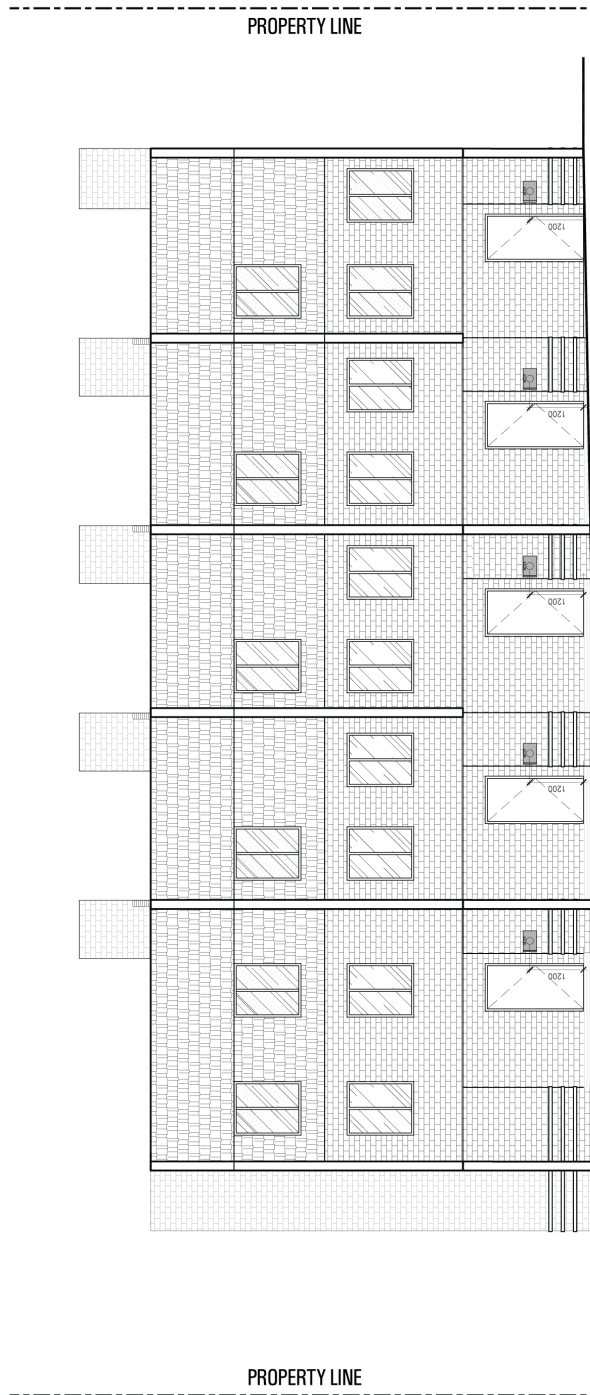


Site Plan



Attachment 8: East Elevation

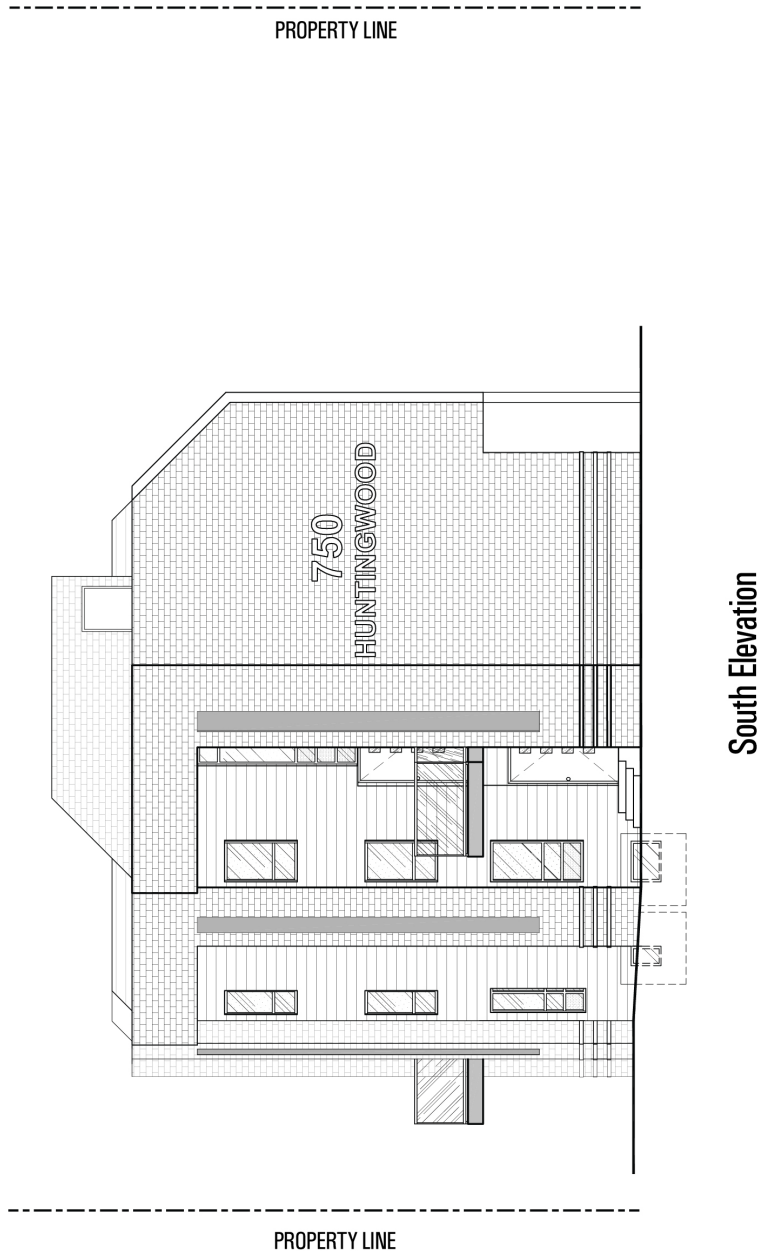
TO Mechanical 11.30m
TO Third FL 9.70m



East Elevation

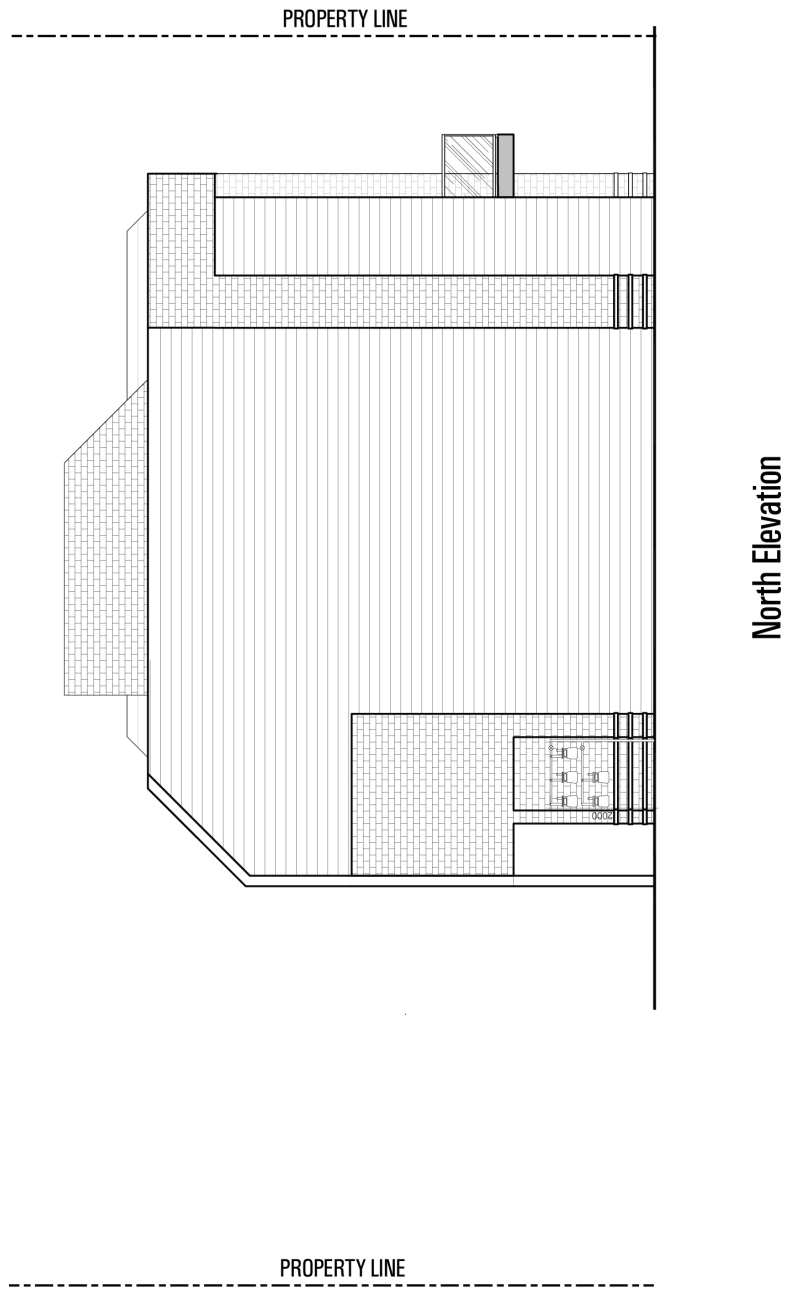
Attachment 9: South Elevation

TO Mechanical 11.30m
TO Third FL 9.70m



Attachment 10: North Elevation

TO Mechanical 11.30m
TO Third FL 9.70m



Attachment 11: West Elevation

