

Estate Lots in Etobicoke Neighbourhoods

Date: June 4, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Wards: 1, 2, 3

SUMMARY

The purpose of this report is to respond back to the direction of Etobicoke York Community Council from its meeting of October 8, 2020 regarding Estate Lots in Etobicoke Neighbourhoods (EY18.13) asking that the Director Community Planning, Etobicoke York District, report to Community Council in the second quarter of 2021 on a scan on planning policies, by-laws and other measures put in place by municipalities to identify and protect residential estate lots from being severed and also options to protect estate lots in the Etobicoke York District.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Etobicoke York Community Council receive this report for information.

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

At its meeting of October 8, 2020, the Etobicoke York Community Council adopted item EY18.13 as follows:

"Etobicoke York Community Council:

1. Requested the Director, Community Planning, Etobicoke York District, to report back to the Community Council by Q2 2021, on a jurisdictional scan on planning policies, by-laws and other measures put in place by municipalities to identify and protect residential estate lots (cluster of lots with wide frontages more than 66 feet) from being severed through consent applications, thereby changing the character of the area.
2. Requested the Director, Community Planning, Etobicoke York District, to report back to the Community Council by Q2 2021, on options to protect estate lots in the Etobicoke York District."

The minutes from this Council meeting and item can be viewed at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY18.13>

COMMENTS

Existing Policy Framework

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of employment opportunities; the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the resolution of planning conflicts involving public and private interests; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The *Planning Act* grants authority to Municipal Councils to appoint committee to approve a number of minor applications. Section 45 of the *Planning Act* permits the Committee of Adjustment to make decisions on minor variances from the Zoning By-law and to grant permission for altering or changing a lawful non-conforming use of land, buildings or structures. Section 53 of the *Planning Act* permits the Committee of Adjustment to make decisions on applications for changes to land configuration in the form of consents.

When considering an application for consent to sever, Section 51(24) of the *Planning Act* states that "regard shall be had to" the following criteria:

- (a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

- (b) Whether the proposal is premature or in the public interest;
- (c) Whether the proposal conforms to the official plan and adjacent plans of subdivision, if any;
- (d) The suitability of the land for the purposes for which it is to be severed;
 - (d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed consent with the established highway system in the vicinity and the adequacy of them;
- (f) The dimensions and shapes of the proposed lots;
- (g) The restrictions or proposed restrictions, if any, on the land proposed to be severed or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) Conservation of natural resources and flood control;
- (i) The adequacy of utilities and municipal services;
- (j) The adequacy of school sites;
- (k) The area of land, if any, within the proposed consent that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) The interrelationship between the design of the proposed consent and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2). and any associated minor variances must satisfy each of the four tests under Section 45(1) of the *Planning Act*.

Consent applications proposing lot frontage and areas that do not meet the Zoning By-law performance standards will require minor variance applications to request a variance to the specific performance standards that are not met. Minor variance applications must satisfy each of the four tests prescribed by Section 45(1) of the *Planning Act*. Those tests are whether:

- The general intent and purpose of the City's Official Plan is maintained.
- The general intent and purpose of the City's Zoning By-law is maintained.
- The proposal is appropriate for the development of the land and/or building.
- The variance requested is minor.

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- Ensuring opportunities for job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

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 recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

The Growth Plan (2020), 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 (2020), 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 City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan

The City of Toronto 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. A copy of the City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Official Plan Amendments

On September 21, 2020 the Minister of Municipal Affairs and Housing Issued Notices of Decision approving OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2, and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan. The information related to OPA 279 and OPA 480 can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.4>

In December 2015, the City of Toronto City Council adopted Official Plan Amendment No. 320 (OPA 320) as part of the Official Plan Five Year Review. The approved amendments strengthen and refine the Healthy Neighbourhoods, and *Neighbourhoods and Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, including communities with estate lots.

OPA 320 strengthened and clarified the intent of Policy 4.1.5 by putting more emphasis on the prevailing physical character of the area where new development is

contemplated. Accordingly, the qualifying term "prevailing" has been added to Policy 5 to clarify that new development needs to consider and reflect the physical character of an area in the proximity to the development site.

In July of 2016, the Minister of Municipal Affairs and Housing approved OPA 320 and the decision was subsequently appealed to the Local Planning Appeal Tribunal (LPAT). Following mediation, the City and a number of the appellants reached settlements that resulted in modified policies that were presented to the LPAT for approval. The LPAT issued an order to approve OPA 320 as modified by the settlements on December 7, 2018 and brought the policies in force for all lands except for eight properties that remain subject to site-specific appeals. Two of these properties that remain subject to site-specific appeals are designated *Neighbourhoods*. In its Order that approves OPA 320, the LPAT found that the OPA 320 policies are consistent with the Provincial Policy Statement (2014) and conform with the Growth Plan for the Greater Golden Horseshoe (2017).

Any consent applications to sever estate lots submitted after the LPAT Order brought OPA 320 into force are subject to these new policies. The summary of *Neighbourhoods* policies above include language brought into force through the enactment of OPA 320.

Official Plan Sections

Chapter 2 - Shaping the City

Section 2.3.1 of the Official Plan, Healthy Neighbourhoods, and states: By focusing most new residential development in the Downtown, the Centres, along the Avenues, and in other strategic locations, we can preserve the shape and feel of our neighbourhoods. However, these neighbourhoods will not stay frozen in time. The neighbourhoods where we grew up and now raise our children help shape the adults and the society we become. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in our *Neighbourhoods* respects the existing physical character of the area, reinforcing the stability of the neighbourhood. Furthermore, Policy 2.3.1.1 states that of the Official Plan states that *Neighbourhoods* and *Apartment Neighbourhoods* are considered physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

Policy 3.1.2.1 states that development will be located and organized to fit with its existing and planned context. Development will frame and support the adjacent public realm to promote civic life and the use of these spaces, and to improve the safety, pedestrian comfort, interest and experience, and casual views to the public realm from the development by:

- a) Generally locating buildings parallel to the street or along the edge of a part or open space with consistent front yard setbacks;
- b) Providing additional setbacks or open spaces where appropriate;

- c) Locating main building entrances on the prominent building facades so that they front onto a public street, are clearly visible and directly accessible from a public street;
- d) Providing ground floor uses, clear windows and entrances that allow views from and, where possible access to the public realm;
- e) Preserving existing mature trees wherever possible and incorporating them into the development site; and
- f) Providing comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.6 states that development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm, and in Policy 3.1.2.7 transition in scale will be provided within the development site and measured from shared and adjacent property lines.

Section 3.1.5 Heritage Conservation

This section provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties.

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value, and in Policy 3.1.5.3 heritage properties of cultural heritage value or interest will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 3.1.5.4 states that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained.

Policy 3.1.5.26 requires new construction on, or adjacent to a property on the Heritage Register be designed to conserve the cultural heritage values, attributes and character of the property and to mitigate the visual and physical impact on it.

Policy 3.4.12 indicates that consents to sever land will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless the land is being conveyed to the Toronto and Region Conservation Authority or other public agencies; the land is within an approved special Policy Area; or an assessment of the impacts to the natural heritage system has been satisfactorily completed.

The housing policies of the Official Plan (Section 3.2.1) support a full range of housing in terms of form, tenure and affordability, across the City and within *Neighbourhoods*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Chapter 4 - Land Use Designations

The estate lots are all located within areas that are designated *Neighbourhoods* within the Official Plan. *Neighbourhoods* under the Official Plan are considered to be physically stable areas made-up of residential uses in lower scale buildings. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small scale retail, service and office uses are also provided for in *Neighbourhoods*. Unlike the *Downtown*, the *Centres*, *Avenues* and *Employment Areas*, these stable areas will see little physical change.

Section 4.1 of the Official Plan states that physical changes to established neighbourhoods must be sensitive, gradual, and generally 'fit' the existing physical character. A key objective of the Plan is that new development respects and reinforces the general physical patterns in a *Neighbourhood*.

According to Policy 4.1.5 of the *Neighbourhoods* designation, development in established *Neighbourhoods* will respect and enforce the existing physical character of each geographic neighbourhood, defined by:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Prevailing size and configuration of lots;
- c) Prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Prevailing location, design and elevations relative to the grade of driveways and garages;
- f) Prevailing setbacks of buildings from the street or streets;
- g) Prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- i) Conservation of heritage buildings, structures and landscapes.

Policy 4.1.5 further states that, "No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire *Neighbourhood*".

The *Neighbourhoods* policies also include direction regarding the geographic context of the neighbourhood that should be considered in proximity to a proposed development including: zoning, prevailing dwelling type and scale, lot size and configuration, street pattern, pedestrian connectivity and natural and human-made dividing features. The physical characteristics of the entire area in proximity to any proposed development (the broader context), and in the same block and the block opposite the proposed development (immediate context) are required to be considered when a proposal is evaluated to ensure it respects and reinforces the physical character of the area.

The term “prevailing physical character of a geographic neighbourhood” will be determined by the most frequently occurring form of development in that neighbourhood. The word prevailing operates to ensure the context being reviewed is truly what prevails, rather than an anomaly within the geographic neighbourhood as it applies to this policy. The policy also directs that, where there is a significant difference between the two contexts, the immediate context will be considered to be of greater relevance. Also to be considered is, any impacts of adjacent, more intensive development in another land use designation.

Policy 4.1.5 includes direction that lots fronting onto a major street, and flanking lots to the depth of the fronting lots, may be considered differently than those located in the interior of the *Neighbourhood* and be able to accommodate more intensive form of development. This would be subject to certain characteristics regarding access to transit, adjacency, lot configuration and traffic considerations and would also be dependent on prevailing building type and physical character of the area.

Policy 4.1.7 directs that proposals for intensification of land on major streets are not encouraged in areas designated *Neighbourhoods* and any such proposals will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Policy 4.1.8 states that "Zoning By-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks for lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*".

The Official Plan is read as a whole and provides comprehensive and integrative intent as a policy framework for priority setting and decision making. All appropriate policies are to be considered in each situation on a site specific basis for any consent to sever or minor variance application. The above noted Official Plan policies are all used to evaluate applications in stable residential neighbourhoods to ensure developments respect the existing physical character of the area and reinforces the stability of the neighbourhood. Any properties identified on the City's Heritage Register for its cultural heritage value will need to be preserved. OPA 320 was conducted as the most recent city-wide initiative to review and strengthen the policies that apply to stable residential neighbourhoods, these are the current policies that staff and the Committee of Adjustment rely on in evaluating the merit of any development application within the estate lot areas.

Expanding Housing Options in Neighbourhoods (EHON)

On July 16, 2019, City Council adopted Member Motion MM9.36 entitled "Expanding Housing Options in Toronto - Tackling the Missing Middle and the Yellowbelt". The motion directed City Planning to report on options and a timeline to increase housing options and planning permissions in areas of Toronto designated as *Neighbourhoods* in Toronto's Official Plan and to consult with registered community associations. In addition, staff were to include opportunities for a missing middle pilot in Ward 19 - Beaches-East York.

On July 28, 2020, City Council adopted item PH 15.6 that included the approach and work plan for the Expanding Housing Options Initiative to consult with the public, various stakeholders including community associations, and equity seeking groups to provide for a broad and inclusive consultation process.

The Expanding Housing Options in Neighbourhoods Initiative facilitates more low-rise housing in residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for “missing middle” housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments. All of these housing types can be found in many parts of Toronto today, but they are also limited in where they can be newly built. Expanding Housing Options in Neighbourhoods is one solution among a range of City initiatives to increase housing choice and access and create a more equitable, sustainable city. Priority projects endorsed by Council to be advanced in 2020-2021 include:

- Permitting new types of accessory housing such as garden suites and coach houses
- Allowing more residential units in forms compatible with existing houses, such as duplexes and triplexes, where they are currently not permitted
- Zoning to allow more low-rise housing options on major streets
- Beaches East York Pilot Project

Zoning

The direction from Etobicoke York Community Council (EY18.13), identified seven estate lot neighbourhood examples in the Etobicoke York District: Humber Heights, Lorraine Gardens, Eatonville, Kingsview Village, Humber Valley, Princess Anne Manor, Thorncrest and The Kingsway. The summary information noted that the identified areas contain clusters of large wide lots, greater in width than one surveyor's chain, 66 feet (20 metres) that would be called Estate Lots. It is noted that the design of these areas were deliberate in terms of number, pattern, organization and spacing of the lots and buildings.

A high level review of City-wide Zoning By-law No. 569-2013 within these example estate lot neighbourhoods identified 16 zones requiring minimum frontage of 20 metres or greater. The identified estate lot zones are shown on Attachment 1 and a detailed list of the Zoning By-laws that apply to these areas are summarized in Attachment 2.

The table in Attachment 2 identifies the street name(s) the estate lot zones front onto, which neighbourhood they belong to, and the current minimum lot frontage and lot area required. The review did not consider the actual lot sizes of these lots.

The City's Zoning By-law No. 569-2013 may be found here:

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

Consent Applications in Estate Lot Areas

Through a review of Committee of Adjustment applications in the above noted estate lot neighbourhoods within the last 10 years, 11 consent to sever applications were identified. A summary of the application details can be found on Attachment 3 and a map of the applications can be found on Attachment 4. Of the 11 consent applications, 7 applications required minor variance for lot frontages that are less than the required under the applicable Zoning By-laws. All of these minor variance applications for reduced lot frontages were refused by the Committee of Adjustment, with the exception of two applications at 11 North Drive and 84 North Drive. The Zoning By-law for these two sites required a minimum lot frontage of 30 metres and the approved lot frontages were 23.5m, 23.47m (11 North Drive), and 21.29 metres (84 North Drive). The lot frontage variances that were approved still fit within the definition of estate lots in this report as the frontages were still greater than 20 metres.

PRECEDENT REVIEW

This section of the report provides a summary of measures other municipalities have developed to identify and protect residential estate lots from being severed. The precedent review includes policies, zoning by-laws and guidelines adopted by neighbouring municipalities including City of Vaughan, City of Markham, City of Mississauga, City of Brampton, and the Town of Oakville.

City of Vaughan

The City of Vaughan conducted a Community Areas and Low-Rise Residential Areas Study to recommend policies to address development pressures in low-rise neighbourhoods including more proposals for "monster homes" or assembled lands to build multi-unit developments. The proposed policy amendments clarified that "older, established neighbourhoods" refers to "large-lot neighbourhoods" with frontages greater than 20 metres or 65 feet, which include both older subdivisions and "newer" estate lot subdivisions. A schedule was also added to the City of Vaughan's Official Plan to identify the neighbourhoods that are considered large-lot neighbourhoods. The policy amendments further clarified that severances and new subdivisions in large-lot neighbourhoods may be appropriate, provided the new lots are not narrower or smaller than adjacent lots. In addition, an urban design guideline was adopted for infill development in low-rise residential neighbourhoods that address matters such as setbacks, height transitions, entrances, garages and driveways.

As a result of this Low-Rise Residential Areas Study, the Vaughan Official Plan includes Policy 9.1.2.3 that applies to neighbourhoods generally identified on Schedule 1B "Areas Subject to Policy 9.1.2.3 - Vaughan's Established Large Lot Neighbourhoods". The policy states that in order to maintain the character of established, large-lot neighbourhoods, the following policies apply to all developments within these areas:

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjoining lots or the average of the frontage of the adjoining lots where they differ;
- b. Lot area: The area of new lots should be consistent with the size of adjacent lots;

- c. Lot configuration: New lots should respect the existing lotting fabric in the immediately surrounding area;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Dwelling types: A new dwelling replacing an existing one shall be of the same type, as defined in Section 9.2.3 of this Plan, except on a lot fronting an Arterial Street, as identified in Schedule 9 (Future Transportation Network), where a Semi-detached House or Townhouse replacing a detached dwelling may be permitted, subject to Policy 9.1.2.4 and the other urban design policies of this plan;
- g. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for Community Areas;
- h. Lot coverage: In order to maintain the low-density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.

The large-lot neighbourhood policies in the Vaughan Official Plan largely resembles the existing Policy 4.1.5 development criteria in the Toronto Official Plan with the exception of the specific requirement for lot frontage (9.1.2.3.a) and lot area (9.1.2.3.b) outlined above.

The City of Vaughan Zoning By-law No. 1-88 includes a series of performance standards on Schedule "T". The residential lots with minimum frontage requirements are generally located within the R1 zones in the Zoning By-law. Depending on the location of the R1 zone, single family residential uses generally require a minimum lot frontage between 15 to 30 metres and a minimum lot area between 540 to 2,025 square metres. Vaughan's Zoning By-law distinguishes between various densities of residential detached neighbourhoods within the R1 and R2 zones. The manner in which minimum lot frontage and lot area are regulated under the Vaughan Zoning By-law is similar to Toronto City-wide Zoning By-law No. 569-2013 as it is very site specific.

City of Markham

The City of Markham Official Plan identifies four residential land use designations within the Neighbourhood Area: Estate, Low Rise, Mid Rise, and High Rise. There is only one area in Markham that is designated Residential Estate. It is an existing subdivision with detached dwellings on large lots some with a private sewage disposal system. These subdivisions were developed with large lots and dwellings surrounded by significant landscaped open spaces. The planning intent for these areas is to retain the landscape character established by the pattern of lot sizes and to ensure that any proposed changes to buildings reflect the pattern of development already established in the area. The intent of the Markham Official Plan is that there will be no additional lands designated 'Residential Estate'.

Policy 8.2.2.3 specifies that large lots in the 'Residential Estate' designation are generally not less than 0.4 hectares (4,000 square metres) in area.

Policy 8.2.2.4 states that in considering an application for development approval and/or a building permit on lands designated 'Residential Estate', Council shall ensure that development adheres to the development criteria outlined below, in addition to the criteria contained in Section 8.2.1.3:

- a) The character of the landscape and wooded and scenic areas, natural habitats and distinct topography shall be protected;
- b) Predominant building forms and types shall be respected;
- c) Lot size as represented by frontage, area and depth shall be replicated;
- d) Massing of adjacent buildings shall be respected;
- e) Landscaped areas shall be protected and sustainable treatments shall be encouraged;
- f) General setback patterns on adjacent properties shall be respected; and
- g) In areas adjacent to watercourses and other groundwater recharge areas development shall be limited and controlled to ensure that the quality and quantity of water in aquifers and surface water bodies are maintained.

The Residential Estate policies in the City of Markham Official Plan specifies a general lot area for the large lots, otherwise, the development criteria are generally similar to existing policies within the Toronto Official Plan.

The Residential One (R1) Zone in The Markham Zoning By-law No. 177-96 applies to larger detached dwelling lots. The R1 zone has very site specific minimum lot frontage requirements and the minimum lot area requirement is the minimum lot frontage multiplied by 30. The City of Markham's Zoning By-law distinguishes between various densities of residential detached neighbourhoods using the R1 and R2 zones. The manner in which minimum lot frontage and lot area are regulated under the Markham Zoning By-law is similar to the Toronto City-wide Zoning By-law No. 569-2013 as it is very site specific.

City of Richmond Hill

The Richmond Hill Official Plan indicates low-rise residential use as the predominant use of land within the *Neighbourhood* designation. Development in a *Neighbourhood* designation shall be compatible with the existing character of adjacent and surrounding areas with respect to criteria including predominant building forms and types; massing; general patterns of streets, blocks, lots and lanes; landscaped areas and treatments; and general pattern of yard setbacks. There are no policies within the Richmond Hill Official Plan that specifically addresses estate lots.

Richmond Hill provides direction on land use, urban design, specific development standards, for a specific area through tertiary plans. For example, the Weldrick Road West Tertiary Plan area is located within the *Neighbourhood* designation of the Richmond Hill Official Plan. The area is generally characterized by relatively large lots with generally consistent lot frontages of 30.4 metres or 15.2 metres. The area has been experiencing development pressures within and surrounding its boundaries. The Tertiary Plan included specific lot frontage criteria for any new developments within the identified "Low Density Residential Area" and "Medium Density Residential Area".

Richmond Hill is undertaking a comprehensive review of all the in force Zoning By-laws as there are no consolidated zones. The North Urban Area Zoning By-law No. 313-96 is one of Richmond Hill's Zoning By-laws. Within this by-law, Residential Detached Eleven Zone (R11) and Residential Special Policy Two Zone (RSP2) are the two residential zones that could apply to estate lots. The R11 zone requires a minimum lot frontage of 22.5 metres for interior lots and 24.5 metres for corner lots, and a minimum lot area of 750 square metres for interior lots and 815 square metres for corner lot. The RSP2 zone requires a minimum lot frontage of 22.5 metres and a minimum lot area of 1,500 square metres.

City of Mississauga

The City of Mississauga's Official Plan specifies four residential land use designations within *Neighbourhoods*: Low Density I & II, Medium Density, and High Density. The Mississauga Official Plan also outlines urban design, land use and specific site policies for each of the twenty-two different "Neighbourhood Character Areas". Some of these Specific Site Policies include provisions for floor space index and lot frontages. Some examples of site specific policies for restricting severances of large lots are as follows:

- Lot frontages should generally not be decreased, however, consideration may be given to consents for lot frontages exceeding 50 metres provided the resulting lots are in keeping with the frontage of adjacent lots (16.6.5.4.3 - Cooksville - Site 4).
- The lots fronting on Mississauga Heights Drive will be required to have a minimum frontage of 30 metres and a minimum area of 1,400 square metres (16.9.2.2.2 - Erindale - Site 2)
- For lands designated Residential Low Density I, the subdivision of lots less than 23 metre in frontage will be discouraged, if it is considered to be detrimental to the character of the surrounding area. (16.23.1 - Sheridan Land Use);
- Mississauga will encourage a minimum lot area of 0.3 hectares (3,000 square metres) with a minimum lot frontage of 38 metres, except for those lots fronting on Mississauga Road which are not corner lots where a minimum lot area of 0.2 hectares (2,000 square metres) and a minimum lot frontage of 30 metres are considered appropriate. (16.23.2.1.2 - Sheridan - Site 2)

The City of Mississauga also has an urban design guideline for New Dwellings, Replacement Housing, and Additions. This guideline provides a framework and design principles for site plan approvals in terms of the neighbourhood scale and character, building height, material, and garages.

Mississauga Zoning By-law No. 0225-2007 has an R1 zone that applies to larger detached dwelling lots. Within this zoning category, the minimum lot frontage is 22.5 metres and the minimum lot area is 750 square metres for an interior lot and 835 square metres for a corner lot. The more dense residential zone, referred to as R2, requires a minimum lot frontage of 18 metres for interior lots, 21 metres for corner lots and minimum lot area of 695 square metres for interior lots and 810 square metres for corner lots.

City of Brampton

The City of Brampton describes Estate Residential Housing as a low density, low intensity form of residential development characterized by large, individual lots which do not require full urban services. The Brampton Official Plan identifies Residential Character Area with one or more recognizable elements of character in both the public and private realms. For example, the Marysfield Neighbourhood has unique characteristics within the broader Gore Estate Residential Area, including a distinct street pattern with a rural road cross-section and a smaller lot configuration than typical estate residential lots, as well as greenery and open space in front yards and between dwellings, that all contribute to the rural-like setting of the community.

Section 4.2.3.3 of the Brampton Plan sets out minimum lot sizes (between 1,000 square metres to 3,000 square metres) in the designated Estate Residential Areas. This policy is intended to provide continued protection of the existing rural estate housing community from consent and severance applications while at the same time ensuring a long-term supply of estate building lots.

Any consent applications in Estate Residential areas will need to meet the following requirements set out in Policy 4.2.3.5:

- (i) In accordance with the policies of this Plan;
- (ii) When it is clear that the consent will not adversely impact the ultimate development pattern of the entire holding;
- (iii) If the general policies, conditions and criteria in the consent policies of the Implementation Section of this Plan are complied with; and,
- (iv) The lot size and access provisions of the preceding Estate Residential policies are satisfied.

City of Brampton Zoning By-law No. 270-2004 has three estate lot related zones: Residential Rural Estate Zones 1 (RE1) and 2 (RE2), and Rural Estate Holding (REH) Zone. The permitted uses in these zones are single detached dwelling, group home, an auxiliary group home or accessory uses. RE1 zone requires a minimum lot frontage of 60 metres and a minimum lot area of 1.2 hectares. RE2 and REH zones both require a minimum lot frontage of 45 metres and a minimum lot area of 0.8 hectares.

Town of Oakville

The Town of Oakville Official Plan identifies three types of residential land uses within the "Residential Area": low density, medium density, and high density. Specific locations within Low Density Residential Areas that are at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, have sufficient frontage and depth to accommodate appropriate intensification are identified. However, Policy 11.1.9 of the Official Plan states that development within "all stable residential communities shall be evaluated to maintain and protect the existing neighbourhood character". The evaluation criteria for developments within Low Density Residential Areas include compatible lotting pattern with the predominant lotting pattern of the neighbourhood.

The Oakville Zoning By-law No. 2014-014, includes multiple residential zones to recognize the many different building characters and uses permitted in the three residential land use designations identified in the Livable Oakville Plan. Residential Low 1 (RL1) and Residential Low 2 (RL2) are the two zoning categories that require lot frontages greater than 20 metres. The RL1 zone requires a minimum lot frontage of 30.5 metres and lot area of 1393.5 square meters, and the RL2 zone requires a minimum lot frontage of 22.5 metres and a lot area of 836.0 square metres. Additional regulations in the By-law indicate that the minimum lot frontage may be reduced by 4.5 metres within Plan of Subdivisions registered after November 1, 1965 if certain conditions can be met.

The Town of Oakville initiated a Residential Character Study to gain a better understanding, with community input, of the elements and qualities that contribute to residential character including the “look and feel” of an area. The study areas had a range of lot sizes. The recommendations of the study identified building siting, massing, height, landscaping and trees as important elements contributing to the existing character of the residential areas.

Summary of Polices and Zoning Provisions from Other Municipalities

The chart below summarizes the key Official Plan policies and Zoning By-law provisions that are related to estate lots across the noted municipalities.

Municipalities	Official Plan Policies	Zoning By-laws for Large Lots	Notes
Vaughan	9.1.2.3 Development criteria for large-lot neighbourhoods	Minimum lot frontage and area requirements for low density residential lots are very site specific.	Community Area Policy Review for Low-Rise Residential Designations adopted in 2018.
Markham	8.2.2. Residential Estate policies - development criteria	Minimum lot frontage is site specific. Minimum lot area is the minimum lot frontage multiplied by 30.	Only one area with the estate lot designation.
Richmond Hill	Development in <i>Neighbourhood</i> shall be compatible with the existing character of adjacent and surrounding	R11 zone requires minimum lot frontage of 22.5 metres for interior lots and 24.5 metres for corner lots, and minimum lot area of 750 square metres for interior lot and	No base OP policies/zoning by-laws related to estate lots. Uses tertiary plans for specific neighbourhoods to

Municipalities	Official Plan Policies	Zoning By-laws for Large Lots	Notes
	areas. Tertiary Plan for Weldrick Road West.	815 square metres for corner lot. RSP2 zone requires minimum lot frontage of 22.5 metres and minimum lot area of 1,500 square metres.	preserve identified character.
Mississauga	Identifies 22 Neighbourhood Character Areas and site specific policies for minimum lot frontages and lot areas.	R1 Zone requires minimum lot frontage of 22.5 metres and minimum lot area of 750 square metres for interior lots and 835 square metres for corner lots.	Infill Housing Guidelines - one of the requirements is that massing of new builds should be consistent with adjacent homes.
Brampton	Estate Residential Lots (Section 4.2.32). Residential Character Areas (Section 3.2.10.1 - Marysfield Residential Character Area rural)	Zoning By-law No. 2014-014: Residential Rural Estate 1 (RE1) - minimum lot frontage is 60 metres and minimum lot area is 12,000 square metres. Residential Rural Estate 2 (RE2) - minimum lot frontage is 45 metres and minimum lot area is 8,000 square metres.	Infill Development in Mature Area Policy Review required scoped site plan applications for new or replacement dwellings in mature areas that are 50 square metres or greater.
Oakville	11.1.9 all stable residential communities shall be evaluated to maintain and protect the existing neighbourhood character Low Density Residential	Residential Low 1 Zones require minimum lot frontage of 30.5 metres and lot area of 1393.5 square meters. Residential Low 2 Zones require minimum lot frontage of 22.5 and lot area of 836.0 square metres.	Town of Oakville Design Guidelines for Stable Residential Communities Residential Character Study (2017)

Municipalities	Official Plan Policies	Zoning By-laws for Large Lots	Notes
	permits up to 29 dwelling units per site hectare.		

Other municipalities also face development pressures related to consent applications proposing to divide estate lots into two or more lots for more intensive housing forms. The City of Vaughan and the City of Brampton both undertook city-initiated exercises to implement policy amendments in part due to this concern.

City of Vaughan - Community Area Policy Review for Low-Rise Residential Designations

Vaughan City Council requested a review of the City of Vaughan's Official Plan policies to consider clarity of interpretation, ability to ensure compatibility, the need to provide more definitive policy and/or schedules, that such criteria may emerge as a result of the study, recommend policy amendments or schedules as required, and look at best practices in other jurisdictions. The policy review was led by an external consultant and three public open houses were held for residents and stakeholder input. The motion requesting this study was adopted in October 7, 2015 and the final study recommendations were adopted in 2018. The recommendations included amendments to the Official Plan, adding a schedule identifying the large-lot neighbourhoods, and adopted urban design guidelines for townhouse developments in low rise residential neighbourhoods. The recommendations are in force and effect and are captured in the policy summary above.

Brampton - Mature Neighbourhood Area Zoning

The City of Brampton initiated a policy review to address building additions and replacement dwellings in the City's mature neighbourhoods in February 2013. The study was conducted by external consultants and the recommended Official Plan Amendment, Zoning By-law amendment came into force in 2014. The Toronto Gore Rural Estate Area in Brampton was also included as a "Mature Neighbourhood Area" for the purpose of Site Plan Applications in 2017. The staff report recommended amending the Official Plan by adding a definition for "Older, Mature Neighbourhoods". The recommended Zoning By-law amendment added criteria for evaluating single detached dwellings in mature neighbourhoods, specifically for rear yard depth, interior yard depth, lot coverage and building height. The Site Plan Control Area was also amended to start require a scoped site plan approval process for replacement dwellings and building additions for projects that are 50 square metres in gross floor area or greater. Each scoped Site Plan review also requires a review fee in the range of \$500-\$700.

Both of these two studies in Vaughan and Brampton secured external consultants to conduct a thorough research on the existing policy framework, identify the boundaries of estate lots, define the characteristics that differentiates them from other stable residential areas, and identify where and how certain forms of intensification may be appropriate within the estate lot areas since neighbourhoods are stable but not static.

It is also worth noting that the low-rise neighbourhood studies conducted by Vaughan and Brampton were also implemented with the intent to mitigate the conversion of smaller existing homes with "monster homes" that appear to be significantly larger than the ones in the existing neighbourhood context. Many municipalities, including Vaughan, Mississauga, Brampton, and Oakville, have developed low-rise residential urban design guidelines to ensure the design of new or replacement dwellings fit with the scale and character of the local area. These design guidelines are used as a tool for implementing the policies of Official Plans by demonstrating how compatibility can be achieved when introducing new development into the existing neighbourhood character of stable residential communities. As these design guidelines serve as frameworks to guide decision-making on the physical layout, massing, functioning and relationships of new a modified dwellings, most of them do not mention requirements for dwelling lot frontages and sizes.

OPTIONS FOR CONSIDERATION

As directed, staff have undertaken a review of the planning policies, zoning by-laws and other measures used by several municipalities that have estate lot development. This includes lots with frontages equal to or greater than 20 metres. Staff were also requested to report back on options to protect estate lots in the Etobicoke York District. This report has provided a summary of the measures other municipalities have developed and implemented. It is the opinion of staff that the current policies in the Official Plan, particularly the *Neighbourhoods* policies, are sufficient to protect estate lots from severances that are out of keeping with the character of the area. Staff will continue to monitor development trends for a period of three years on estate lots to see if there is any increased pressure to sever these lots and to report back if this pressure is increased. Staff will share the report with the Etobicoke York Committee of Adjustment staff as well as other District Community Planning Staff for information purposes.

The estate lots in Etobicoke York District are unique as compared to other municipalities as they represent rural form of development found in a very urban setting with municipal services and varying access to transit. Estate lot development in the precedent municipalities is generally located in more rural areas, some of which still have private water and septic service. Other municipalities have also been subject to development pressure for their large lots, including the pressure to sever. Generally, they have all addressed this pressure through policy either through the parent Official Plan, neighbourhood plans, tertiary plans or other specific policy measures.

Option 1 – Report Recommendations

The first option, as put forward in the Recommendations Section of this report, propose no changes to the existing process for dealing with consent applications.

It is the opinion of Planning staff that the existing *Neighbourhoods* policies of the Official Plan are sufficient to protect the estate lot areas in the Etobicoke York District as the recently adopted policy language strengthen and refine the Healthy Neighbourhoods, and *Neighbourhoods* policies.

The Town of Oakville and City of Richmond Hill have general provisions for stable residential areas similar to the Toronto Official Plan. The *Neighbourhood* policies within the City of Mississauga's Official Plan is unique as it outlines urban design objectives, land use and site specific policies for each of the 23 residential neighbourhoods. Lot size requirements for certain neighbourhoods are identified as a site specific policy in the Mississauga Official Plan. In Richmond Hill, tertiary plans are used to provide more detailed land use and design direction for development within a specific study area. Vaughan and Brampton both did specific residential studies before coming forward with policy amendments in the parent Official Plan. Those municipalities with estate lots on private services have the additional support of requiring minimum lots sizes for wells and septic services for control under the Provincial Policy Statement and other Official Plan policies.

As part of the Toronto Official Plan Five Year Review, OPA 320 was adopted. As noted previously, the approved amendments strengthened the Healthy Neighbourhoods and *Neighbourhoods* policies to protect and enhance existing neighbourhoods. This included more emphasis on the prevailing character of the area with a variety of policy wording to provide direction and clarify that new development needs to consider and reflect the physical character of an area. In comparison with other municipal policies in either the base Official Plan, or other plans, the updated *Neighbourhoods* policies of the City of Toronto Official Plan provide similar, and in some instances stronger, direction for new development for large lot areas.

The current Toronto Zoning By-law provisions for these areas are also comparable. The main difference is some municipalities require site plan control in addition to the policy and zoning measures. However, these are measures that the City has used in the past and has moved away from due to the limited value added for detached residential development. While there is the EHON initiative currently underway for *Neighbourhoods*, it is not yet determined what measures, if any, would be applicable to estate lot areas.

Option 2 – Site and Area Specific Policy

While the estate lot areas in the Etobicoke York District have experienced redevelopment in the form of building additions and/or new replacement dwellings, there has been limited pressure to sever these lots given their lot sizes are difficult to find elsewhere in the District. There were only 11 consent applications identified in the last 10 years within these estate lot areas. Of those, all of the consent applications proposing to create a lot with a frontage less than 20 metres were refused by the Committee of Adjustment.

The Town of Oakville and City of Richmond Hill have general provisions for stable residential areas similar to the Toronto Official Plan. The *Neighbourhood* policies within the City of Mississauga's Official Plan is unique as it outlines urban design objectives, land use and site specific policies for each of the 23 residential neighbourhoods. Lot size requirements for certain neighbourhoods are identified as a site specific policy in the Mississauga Official Plan. In Richmond Hill, tertiary plans are used to provide more detailed land use and design direction for development within a specific study area. Vaughan and Brampton both did specific residential studies before coming forward with policy amendments in the parent Official Plan. Those municipalities with estate lots on private services have the additional support of requiring minimum lots sizes for wells and septic services for control under the Provincial Policy Statement and other Official Plan policies.

There are currently no site and area specific policies in the Official Plan that pertain to estate lots in the Etobicoke York District. Similar measures are implemented by the City of Mississauga, City of Vaughan, City of Brampton and City of Richmond Hill to enforce policies that are specific to an area that has been identified as unique. To introduce a site and area specific policies for each estate lot area would require an in-depth study to delineate the estate lot boundary, conduct detailed review of the character of the area and recommend appropriate Site and Area Specific Policies.

As noted previously, the changes to the Official Plan policies through OPA 320 have provided the additional strength to support Council's goals to protect and enhance existing neighbourhoods, including communities with estate lots. The estate lots in Etobicoke District also do not seem to be subject to the same pressure to sever that the other municipalities have experienced and with the revisions to the policies, it is staff's opinion that the current policies provide the needed protection for these areas and that additional Site and Area Specific policies are not required. However, with the changing nature of real estate, it is suggested that the development trends regarding consent pressure be monitored for a period of three years to see if there is any increased pressure to sever estate lots. If staff determine that the situation has changed and there is additional consent pressure, staff will report back to Etobicoke York Community Council.

Conclusion

This reports provides an overview of some of the existing estate lots neighbourhoods in the Etobicoke York District and examines policies, zoning by-laws and other measures used by neighbouring municipalities to identify and protect residential estate lots from being severed. Two options to protect estate lots in the Etobicoke York District are provided. Planning staff recommend that the existing Official Plan policies are appropriate to address consent applications in areas with larger lots.

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ATTACHMENTS

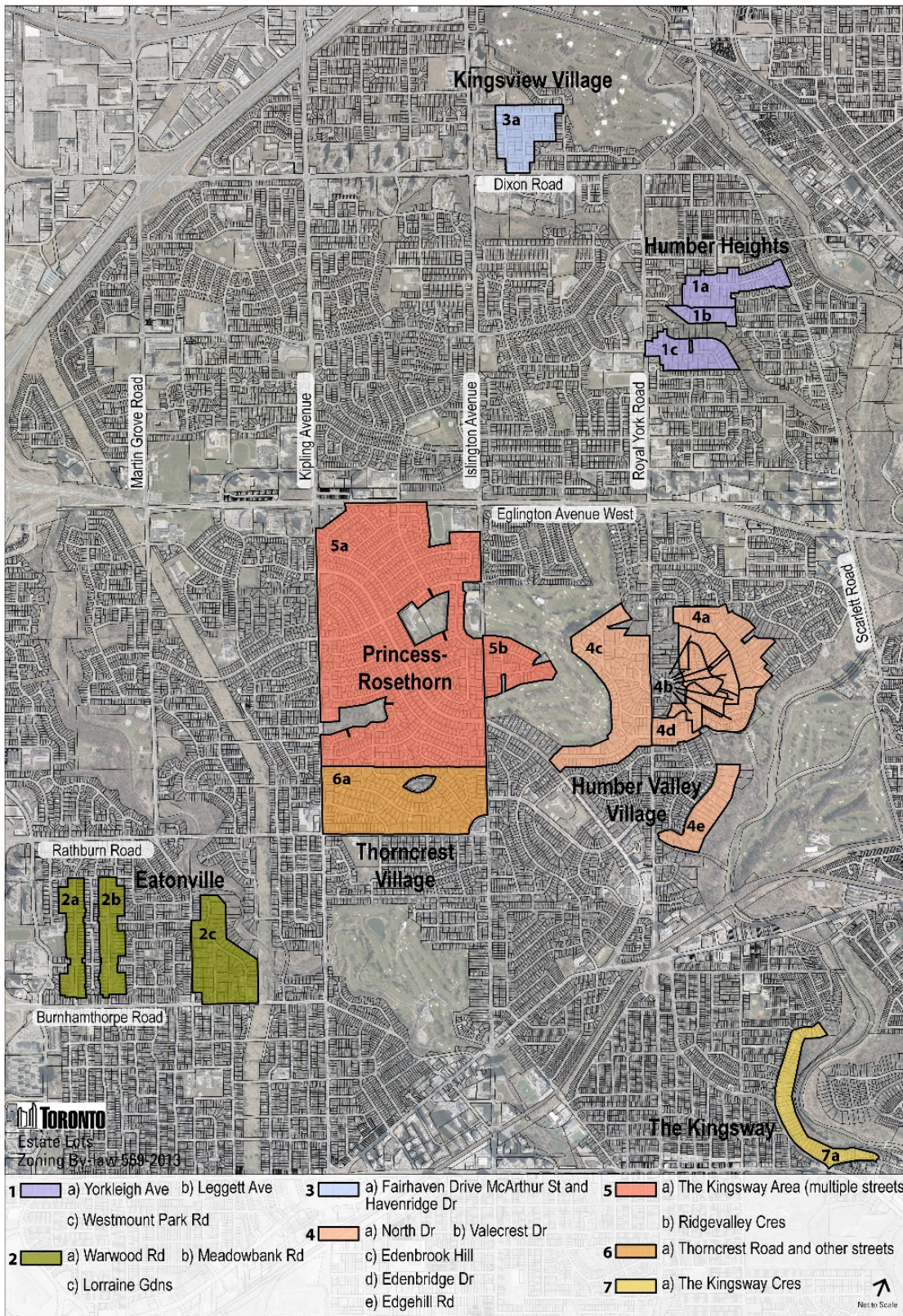
Attachment 1 - Map of Selected Estate Lot Zones within City-wide Zoning By-law 569-2013

Attachment 2 - Summary of Zoning By-law 569-2013 Within Estate Lot Zones

Attachment 3 - Consent Application Summary

Attachment 4 - Consent Application Mapping

Attachment 1 - Map of Selected Estate Lot Zones within City-wide Zoning By-law 569-2013



Attachment 2 – Summary of Zoning By-law 569-2013 Within Estate Lot Zones

Neighbourhood	Street Name	Zoning	Frontage Requirement	Lot Area (square metre)
Humber Heights	Yorkeleigh Ave	RD (f21.0; a695; d0.45) (X26)	21m	695
	Leggett Ave	RD (f45.0; a4000; d0.45) (x998)	45m	4000
	Westmount Park Rd	RD (f30.0; a2020; d0.45) (x23)	30m	2020
Eatonville	Warwood Rd	RD (f21.0; a510; d0.45) (x44)	21m	510
	Meadowbank Rd	RD (f21.0; a510; d0.45) (x44)	21m	510
	Lorraine Gdns	RD (f30.0; a930; d0.45)	30m	930
Kingsview Village	Fairhaven Drive, McArthur St and Havenridge Dr	RD (f24.0; a1110; d0.45) (x14)	24m	1110
Humber Valley Village	North Dr	RD (f30.0; a1390; d0.45)	30m	1390
	Valecrest Dr	RD (f21.0; a835; d0.45) (x31) RD (f21.0; a835; d0.45) (x32) RD (f21.0; a835; d0.45) (x33) RD (f21.0; a835; d0.45) (x34)	21m	835
	Edenbrook Hill	RD (f22.5; a1045; d0.45) (x47)	22.5m	1045
	Edenbridge Dr	RD (f21.0; a835; d0.45) (x31)	21m	835

Neighbourhood	Street Name	Zoning	Frontage Requirement	Lot Area (square metre)
	Edgehill Rd	RD (f30.0; a2700; d0.45) (x27)	30m	2700
Princess-Rosethorn	The Kingsway Area (multiple streets)	RD (f24.0; a555; d0.45)	24m	555
	Ridgevalley Cres	RD (f22.5; a1045; d0.45) (x46)	22.5m	1045
Thorncrest Village	Thorncrest Road and other streets	RD (f21; a1048; d0.45) (x45)	21m	1048
The Kingsway	The Kingsway Cres	RD (f22.5; a1670; d0.45) (x35)	22.5m	1670

Attachment 3: Consent Application Summary

	Address	File No.	Description	Original Lot frontage	Proposed frontages	Require frontage variance	Staff Position	C of A Decision
1	118 Warwood Rd	B0041/19 EYK	To obtain consent to sever the corner lot into two residential lots.	22m	21 m 22.01 m	Yes	Not available	Withdrawn
2	8 Yorkleigh Ave	B0076/19 EYK	To obtain consent to sever the corner lot into two residential lots.	28m	18.6m 20.5m	Yes	No objections	Refused
3	8 Yorkleigh Ave	B0017/21 EYK	To obtain consent to sever the corner lot into two residential lots.	28m	20.3m 18.5m	Yes	Not available	Under Review
4	39 The Kingsway	B77/14E YK	To obtain consent to sever the property into two residential lots.	54.8m	30.58m 24.38m	No	Not available	Approved
5	405 The Kingsway	B0012/17 EYK	To obtain consent to sever the lot into three residential lots.	50.7m	23.13m 22.9m	No	Deferral – Require NHIS	Approved
6	216 Dixon Rd	B0075/16 EYK	To obtain consent to sever the corner into four residential lots.	23.13m	16.53m 9.83m 9.83m 11.04m	Yes	Refusal	Refused

	Address	File No.	Description	Original Lot frontage	Proposed frontages	Require frontage variance	Staff Position	C of A Decision
7	11 North Dr	B31/16E YK	To obtain consent to sever the property into two undersized residential lots.	51.07m	23.5m 23.47m	Yes	Not available	Approved
8	84 North Dr	B0024/20 EYK	To obtain consent to sever the lot into two residential lots.	42.6m	21.29m 21.29m	Yes	Refusal (under appeal)	Approved
9	84 North Dr	B0035/18 EYK	Proposed lot severance into 3 new parts.	42.6m	30m 6.28m 6.29m	Yes	Not available	Withdrawn
10	25 Yorkleigh Ave	B54/14E YK	To obtain consent to sever the lot for the purpose of a lot addition.	25.9m	22.81m 29.02 (3.1m added to adjacent lot)	No	Not available	Approved
11	25 Yorkleigh Ave	B11/13E YK	To obtain consent to sever the property into two residential lots.	51.84m	25.92m 25.92m	No	Not available	Approved

Attachment 4 - Consent Application Mapping

