

<b>Date:</b>	Monday, February 6, 2023		
<b>Application Type:</b>	Zoning Amendment Application PLAN 21 139043 (the "Application")		
<b>Owner:</b>	SC Properties Investment Holdings (the "Owner")		
<b>Agent:</b>	Susan Mintz c/o Galbraith & Associates Inc.		
<b>Proposal:</b>	The Owner submitted the Application to permit residential townhouse units not having frontage on a public road as the property fronts an arterial road, being Woodbine Avenue.		
<b>Location:</b>	The Subject Land is located in the Buttonville Heritage Conservation District, on the East side of Woodbine Avenue, with frontage along Woodbine Avenue, and Buttonville Crescent East at the rear.		
<b>File Number:</b>	PLAN 21 139043	<b>Ward:</b>	2
<b>Prepared By:</b>	Peter Wokral, Senior Heritage Planner, Ext. 7955		
<b>Reviewed By:</b>	Regan Hutcheson, MCIP, RPP Manager of Heritage	Stephen Lue, MCIP, RPP Senior Manager, Development	

**PURPOSE**

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

**PROCESS TO DATE**

Staff deemed the Application complete on May 5, 2022. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on September 1, 2022. The application is currently under review by the City and other External Agencies.

**NEXT STEPS**

- A Statutory Public Meeting is scheduled for February 6, 2023
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan Application

## BACKGROUND

### Subject Lands and Area Context

The 0.1 ha (0.25 ac) Subject Lands are currently occupied by a 1 ½ storey heritage dwelling known as the William Sutton House, with a recently constructed two-storey commercial addition, a historic shed, and an one storey detached garage, as shown on Figures 2 and 4. Figure 3 shows the surrounding land uses.

### *The Proposed Development includes five residential units, as shown in Figure 4 and Table 1*

The Owner proposes to demolish the recently constructed two-storey commercial addition to the historic William Sutton House to accommodate the construction of three townhouse units at the rear. The Owner also proposes to renovate the William Sutton House as a separate residential unit and demolish and replace an existing one-storey detached garage with a new two-storey, detached coach house for a fifth residential unit on the second floor above the three ground level parking spaces. The Owner proposes to restore the existing historic barn along the Buttonville Crescent East frontage as a single car garage (collectively, the “Proposed Development”).

<b>Table 1: The Proposed Development</b>	
Residential Gross Floor Area:	822.1 m (8,849.0 ft <sup>2</sup> )
Retail Space:	None
Dwelling Units:	5
Parking Spaces:	8
Dwelling Units per Hectare	49
Lot Coverage	40%

### *The following table summarizes the Official Plan Information*

<b>Table 2: Official Plan Information</b>	
Current Designation:	Residential Low Rise
Permitted uses:	Detached and Semi-detached dwellings, townhouses (excluding back-to-back townhouses) and small multi-plex buildings containing three to six units with direct frontage on a public street. Zoning By-law amendments to permit

<b>Table 2: Official Plan Information</b>	
	townhouse units not having frontage on a public road may be considered when the property fronts an arterial road, such as Woodbine Avenue, which the subject of this Application.

***A Zoning By-law Amendment application is required to permit the Proposed Development***

The Proposed Development is subject to Zoning By-law 19-94, as amended, and shown in Figure 2.

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	“Residential Medium Density One-Special” RMD1-S
Permissions:	A wide range of residential and commercial uses, including townhouses and cluster houses.
Proposal:	To permit residential townhouse units not having frontage on a public road as the Subject Lands front an arterial road, being Woodbine Avenue, and to amend the development standards of Zoning By-law 19-94, as amended, to permit the Proposed Development.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial policy, and York Region and City Official Plans**
  - i) The appropriateness of the proposed Zoning By-law amendment to permit the Proposed Development on the Subject Lands.
  - ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the Buttonville Heritage Conservation District Plan.
- c) Parkland Dedication**
  - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**

- i) The Application will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family-friendly units.

**e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Council.

**f) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Traffic impact and ensuring the adequate supply of parking spaces for the proposed residential use.
- iv) The submission of a future Heritage Permit Application will examine appropriate landscaping, site layout, snow storage areas, building elevations, and amenity areas.

**g) Sustainable Development**

- i) The Application will be reviewed in consideration of the City's Policies and emerging Sustainability Metrics Program.

**h) Heritage Matters**

- i) The Application will be reviewed to address the cultural heritage resources on the Subject Lands, including the William Sutton House and the historic accessory building/barn at the rear of the Subject Lands and compliance with the policies and guidelines regarding new development contained in the Buttonville Heritage Conservation District Plan.

**i) External Agency Review**

- i) The Application must also be reviewed by York Region, and any applicable requirements must be incorporated into the Proposed Development.

**j) Required Future Applications**

- i) The Owner must also submit applications for a Heritage Permit and Draft Plan of Condominium should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

**Accompanying Figures:**

- Figure 1: Location Map
- Figure 2: Aerial Photo 2020
- Figure 3: Area Context and Zoning
- Figure 4: Conceptual Site Plan
- Figure 5: Conceptual South Elevation
- Figure 6: Conceptual North Elevation
- Figure 7: Conceptual Rendering (Woodbine Avenue)
- Figure 8: Conceptual Rendering (Coach House)
- Figure 9: Conceptual Rendering (Internal Courtyard)
- Figure 10: Conceptual Rendering (Elevation)

Figure 1

Location Map

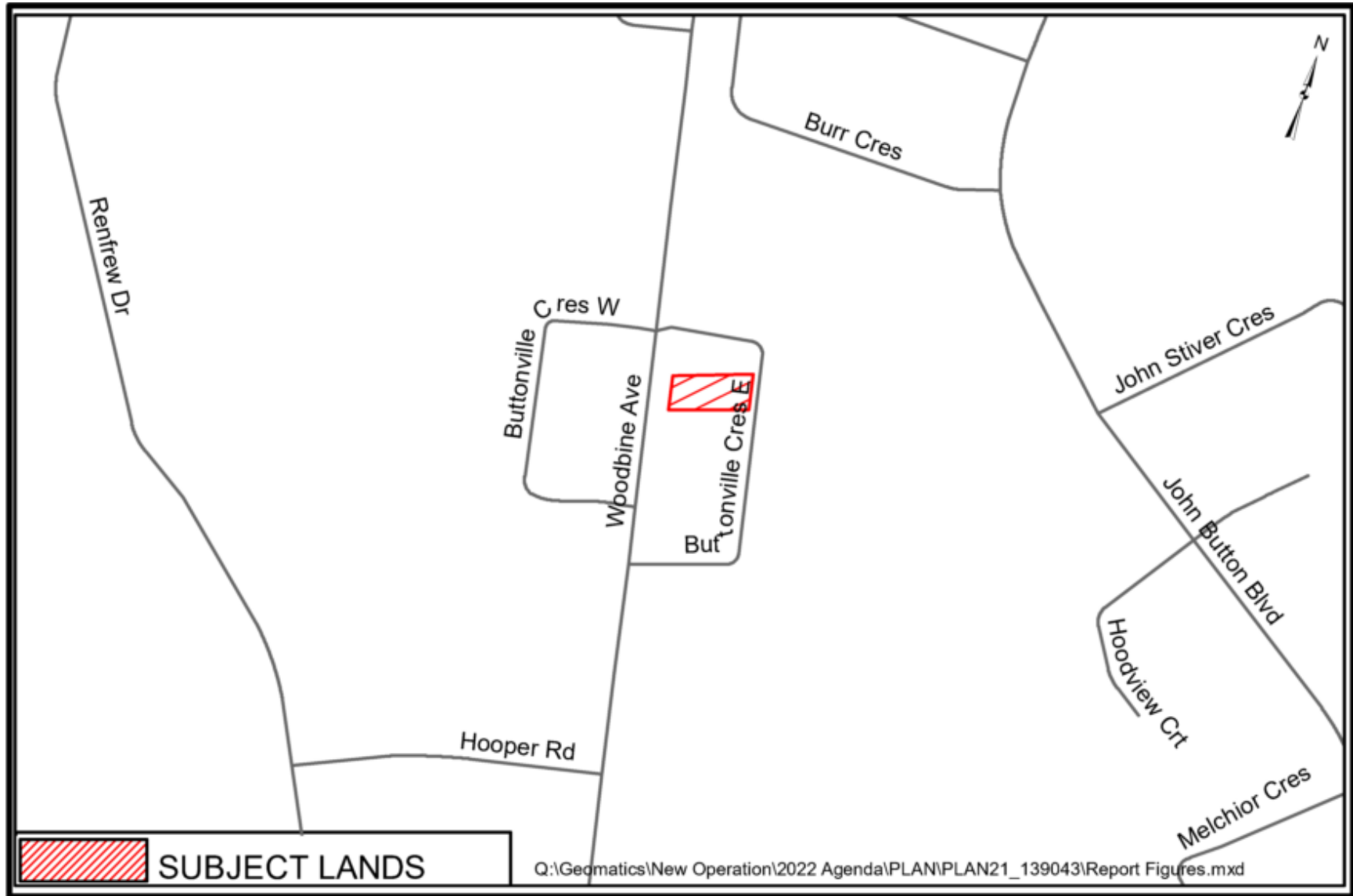


Figure 2

Aerial Photo 2020

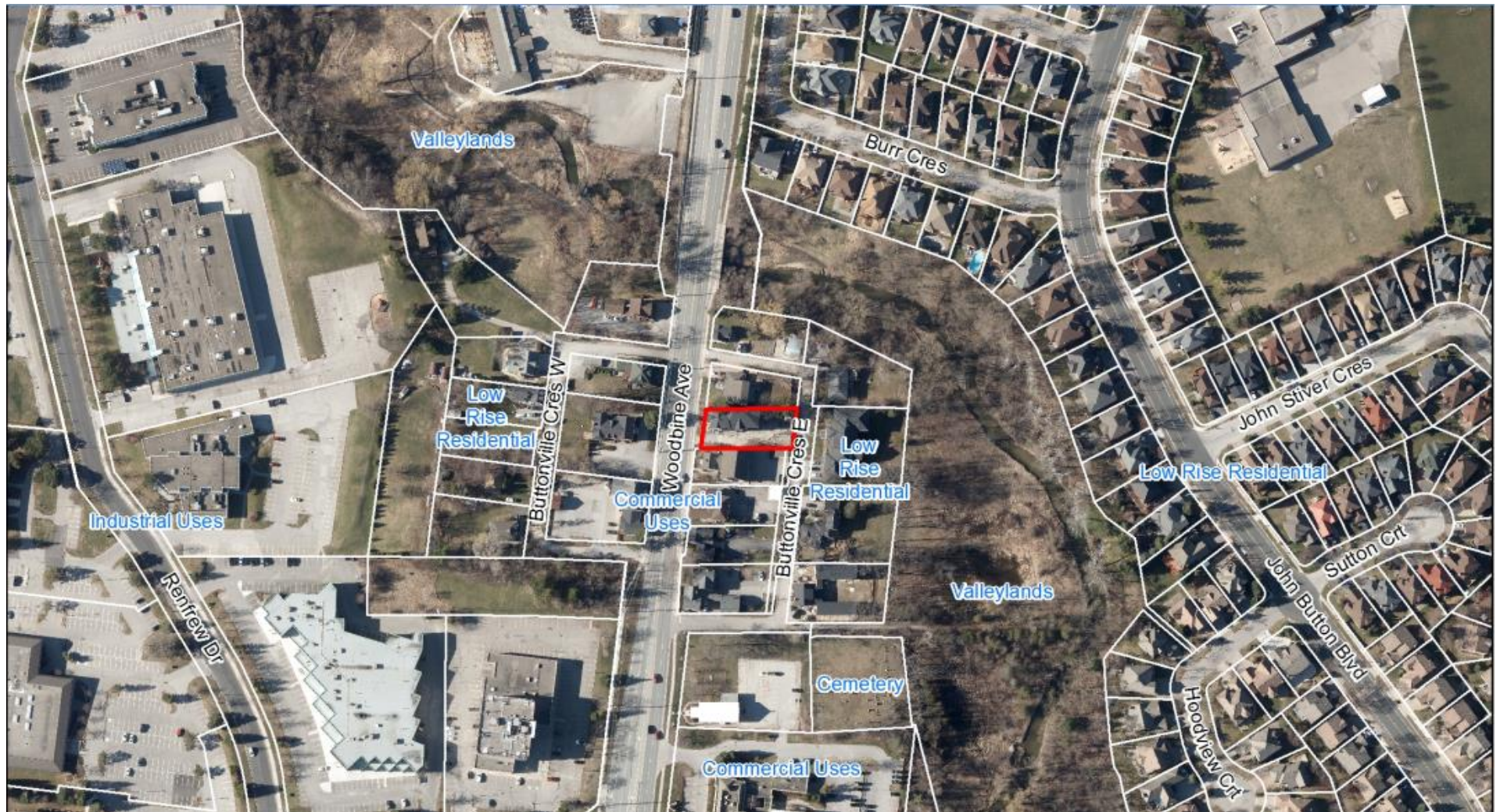


Figure 3

# Area Context and Zoning





Figure 4

# Conceptual Site Plan

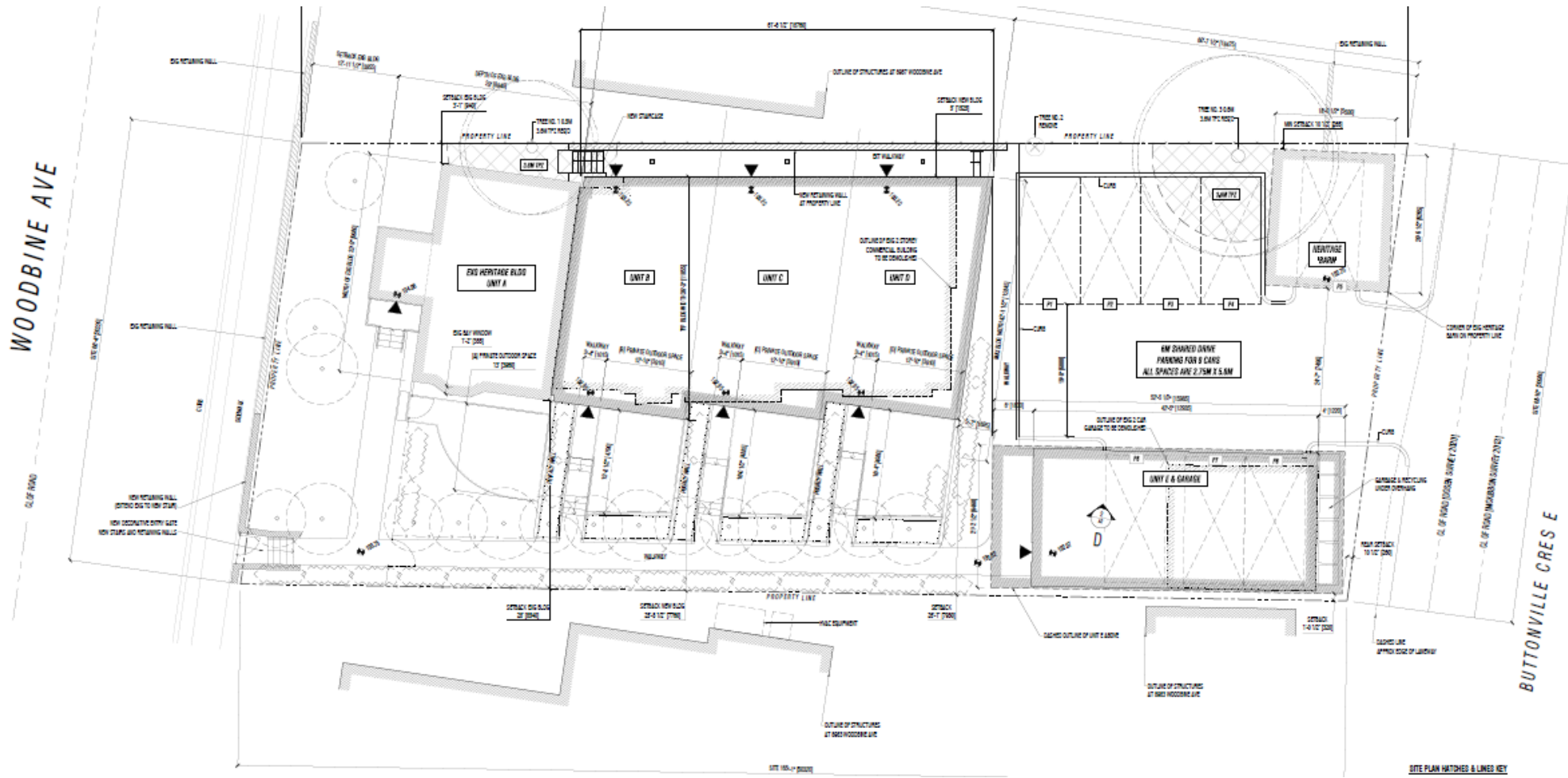


Figure 5

# Conceptual South Building Elevation



**Figure 6**

**Conceptual North Building Elevation**



**Figure 7**

**Conceptual Rendering  
(Woodbine Avenue)**



## Figure 7

### Conceptual Rendering (Coach House)



## Figure8

### Conceptual Rendering (Internal Courtyard)



**Figure 9**

**Conceptual Rendering  
(Elevation)**



