

**28 Privet Road
Zoning By-law Amendment Application
Final Report**

Date:	May 7, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No. 9 York Centre
Reference Number:	File No. 06 174711 NNY 09 OZ

SUMMARY

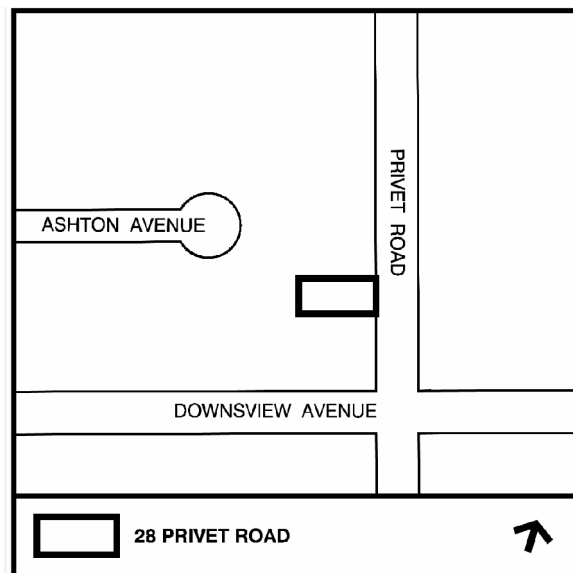
An application has been submitted to amend the Zoning By-law to permit the construction of a semi-detached dwelling.

The proposal is in keeping with similar developments for semi-detached dwellings along Privet Road. This report reviews and recommends approval of the application to amend the Zoning By-law, and approval in principle of the associated Site Plan Control Application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft



Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The existing building at 28 Privet Road is a single detached house. The applicant is proposing to demolish the existing single detached dwelling and construct a semi-detached dwelling.

Refer to Attachment No. 4 for project data.

Site and Surrounding Area

The subject site is located on the west side of Privet Road, south of Wilson Avenue having a frontage of 16.76 meters and an area of approximately 616 square meters.

Development in the vicinity of the site consists of a mixture of single-detached and semi-detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest with respect to managing and directing land use to achieve efficient development and land use patterns. The PPS includes policies which support intensification, redevelopment and compact form; encourage transit and pedestrian supportive land uses; and provides for a range of housing types and densities to meet projected requirements.

Official Plan

The Official Plan designates the subject site *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and interspersed walk-up apartments. Policy 4.1.5 states that development within the *Neighbourhoods* designation will respect and reinforce the physical pattern and character of established neighbourhoods, with particular regard to a number of matters including: size and configuration of lots; prevailing building types and building setbacks; height, massing and scale; and type of dwelling units.

Zoning

The site is currently zoned One-Family Detached Dwelling Fourth Density Zone (R4) which permits one-family detached dwellings with a minimum lot frontage of 15 meters and maximum lot coverage of 30%.

Site Plan Control

The applicant has filed a Site Plan Control application (06 174724 NNY 09 SA) which is being reviewed concurrently with this application to amend the Zoning By-law.

Reasons for Application

An amendment to the Zoning By-law is required as the R4 zoning does not permit the proposed semi-detached dwelling.

Community Consultation

A Community Consultation meeting was held in the neighbourhood on April 11, 2007 and attended by the applicant, the Ward Councillor's assistant and City staff. No members of the public attended the meeting, nor did any members of the public make any inquiries to City staff via telephone or e-mail.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement as it represents an intensification of land use which promotes compact urban form and provides for a range of housing types.

Land Use

The proposal for a semi-detached dwelling is consistent with the incremental intensification of residential uses along Privet Road over the past 20 years. This intensification has taken place through site specific Zoning By-law Amendments to permit semi-detached dwellings and consent applications approved by the Committee of Adjustment to allow for the construction of small lot dwellings.

Density, Height, Massing

The proposal for two semi-detached dwellings results in a lot coverage of 35% which is only a modest increase from current permissions. This is in keeping with other semi-detached dwellings and small lot dwellings along Privet Road which have been built to 36% coverage or more. By comparison, single detached dwellings on lots which have not been severed and remain zoned R4 are permitted to be built to a 30% coverage.

The height, mass and building setbacks of the proposed semi-detached dwelling respects and reinforces the existing physical character of Privet Road as it is similar in form to existing semi-detached dwellings.

Access and Parking

The proposed dwelling units will be accessed by separate driveways which slope at a 10% grade towards the garages on the private side of the property line. Most of the semi-detached dwellings along Privet Road have sloping double driveways combined with neighbouring units resulting in an expanse of paved area in the front yard and excessively wide curb cuts. The layout of the driveways as proposed allows for the retention of a City-owned tree and maximum soft surface in the boulevard.

Streetscape

The proposal has been revised through the review of the application to maximize soft surfaces and landscaping in the front yard. The protection of a City-owned tree within the Municipal Right-of-Way will be secured during the finalization of the Site Plan Control application.

Development Charges

It is estimated that the development charges for this project will be \$20,830. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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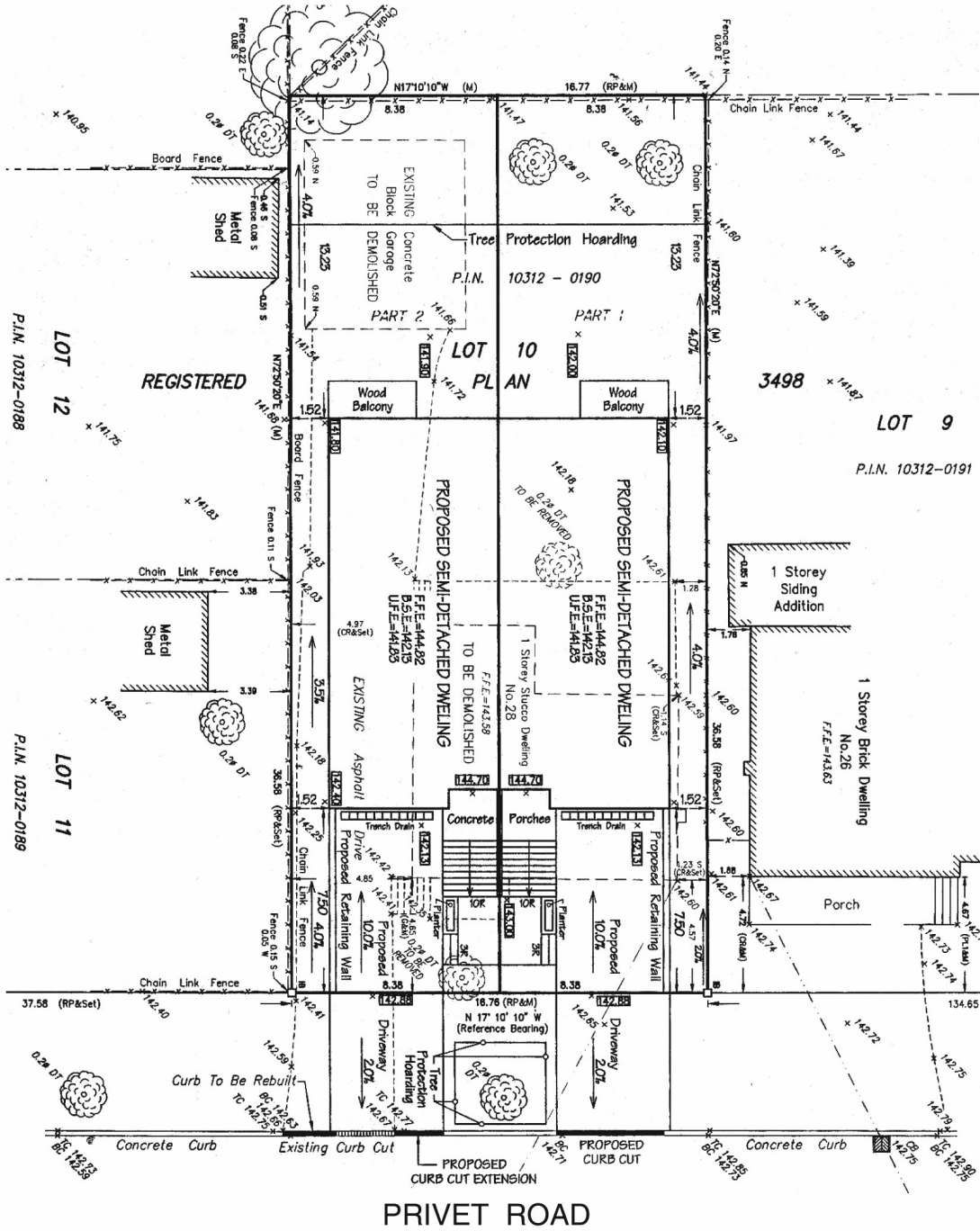
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

28 Privet Road

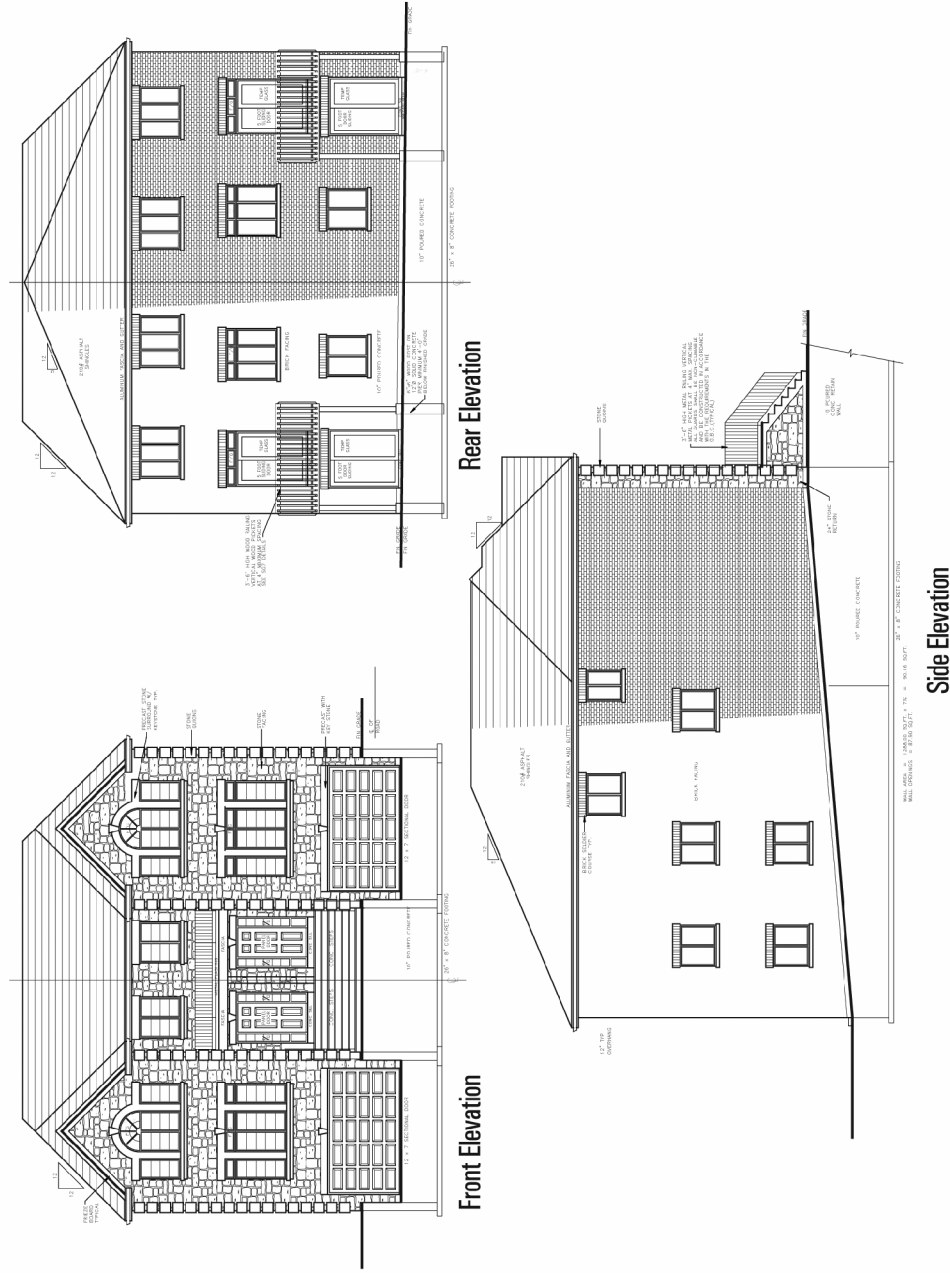
Applicant's Submitted Drawing

Not to Scale
05/07/07



File # 06_174711

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
09/27/06

28 Privet Road

File # 06_174711

Attachment 3: Zoning



Toronto City Planning Division
Zoning

28 Privet Road
 File # 06_174711

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM3 Multiple-Family Dwellings Third Density Zone
- C2 Local Shopping Centre Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
 Not to Scale
 Zoning By-law 7625
 Extracted 09/27/06

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 174711 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	September 12, 2006

Municipal Address: 28 PRIVET RD, TORONTO ON
 Location Description: PLAN 3498 LOT 10 **GRID N0905
 Project Description: Rezoning from SFD to 2 semi-detached dwelling

Applicant:	Agent:	Architect:	Owner:
FRANCO IOZZO			G-V1 HOMES LTD

PLANNING CONTROLS

Official Plan Designation: RD1	Site Specific Provision:
Zoning: RM2	Historical Status:
Height Limit (m):	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	316.16	Height:	Storeys:	2	
Frontage (m):	16.76		Metres:	9.2	
Depth (m):	36.57				
Total Ground Floor Area (sq. m):	214.82				Total
Total Residential GFA (sq. m):	429.76		Parking Spaces:	6	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	429.76				
Lot Coverage Ratio (%):	35				
Floor Space Index:	0.7				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	2
Total Units:	2

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	429.76	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Christian Ventresca, Planner
TELEPHONE: (416) 395-7129

Attachment 5 – Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 2007

Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

**To amend Zoning By-law No. 7625 of the former City of North York, as amended,
With respect to the lands municipally known as,
28 Privet Rd**

WHEREAS authority is given to Council by 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-Law 7625 are amended in accordance with Schedule 1 of this By-law.
2. Section 64.17 of By-law 7625 is amended by adding the following subsection:
“64.17(44) RM2 (44)

EXCEPTION REGULATIONS

- (a) The minimum lot area shall be 616m² for a semi-detached dwelling.
 - (b) The minimum lot frontage shall be 8.38m for each semi-detached unit and 16.76m for each semi-detached dwelling.
 - (c) The minimum side yard setback shall be 1.52m.
 - (d) The maximum lot coverage shall be 35.5% for each semi-detached dwelling unit.”
3. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are

complied with:

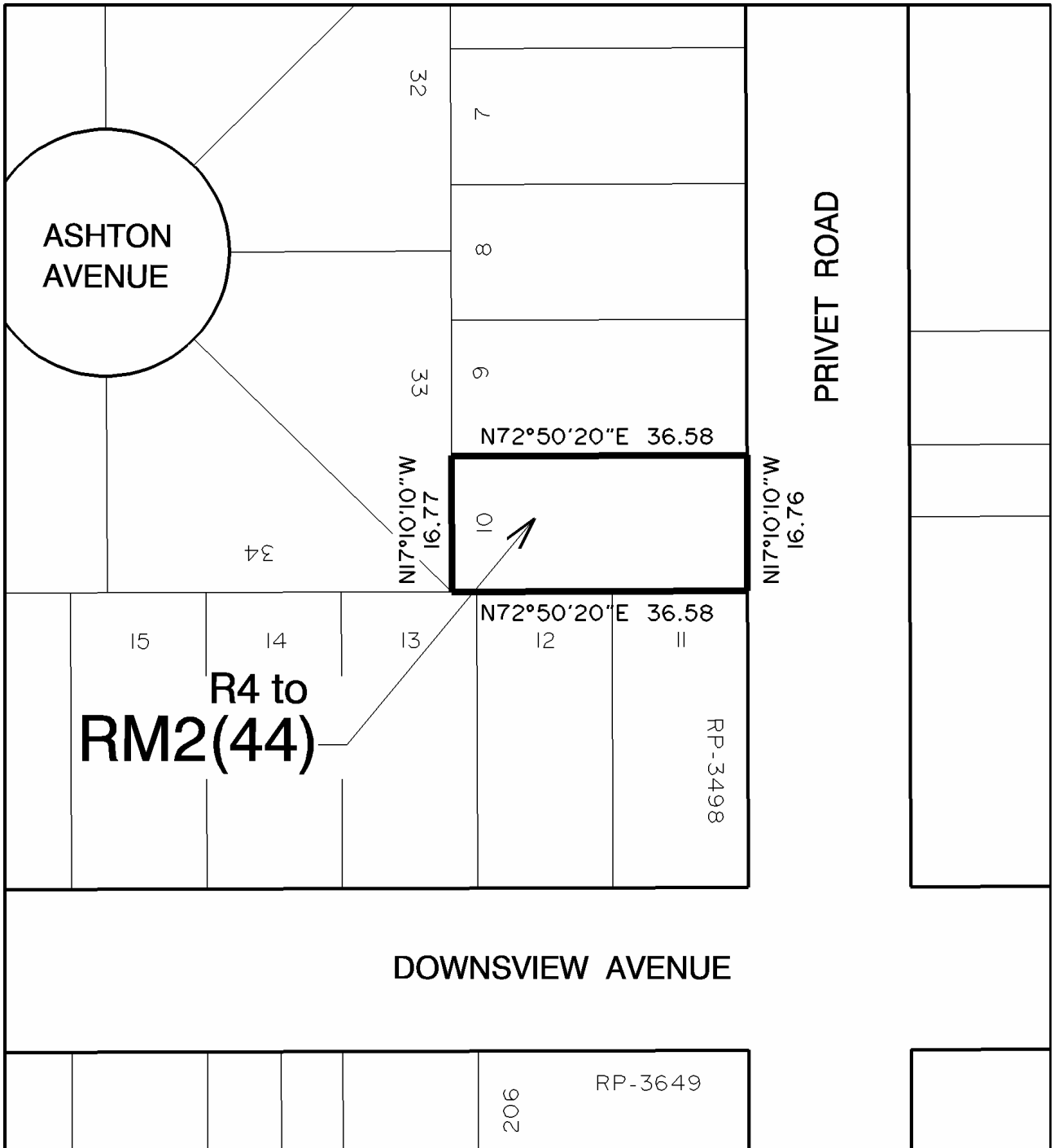
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule " 1 " to Bylaw _____

Lot 10 Registered Plan 3498 City of Toronto
 Survey supplied by Avanti Surveying Inc. July 28, 2006

File # 06_174711

Date: 05/07/2007
 Approved by: C.V.

