

**Preliminary Report
Rezoning Application
28 Privet Rd**

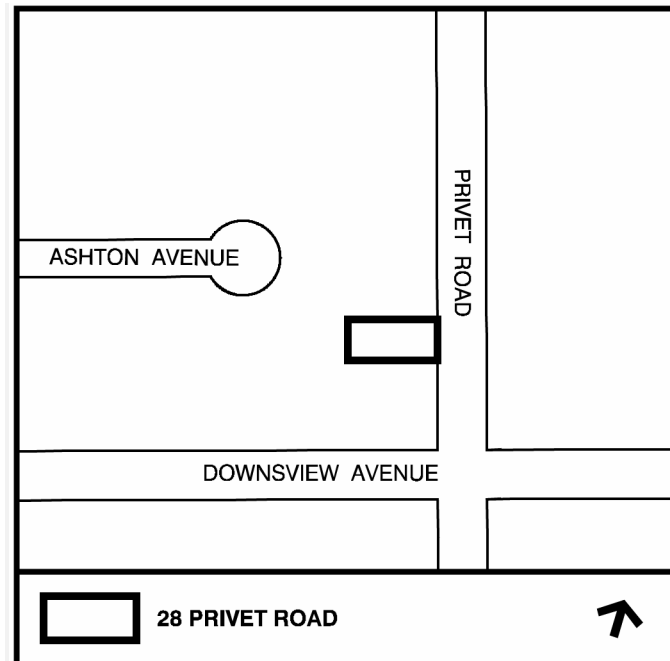
Date:	December 8, 2006
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 09 - York Centre
Reference Number:	File No. 06 174711 NNY 09 OZ

SUMMARY

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

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for late February or early March 2007. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for mid-2007, provided that any required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the Zoning By-law to permit the construction of two semi-detached dwellings.

Site and Surrounding Area

The subject site is located on the west side of Privet Road, south of Wilson Avenue and has an area of approximately 613 square meters. The site currently contains a one-storey single detached dwelling which is to be demolished.

Development in the vicinity of the site can be described as follows:

North: the area north of the site is comprised of single detached and semi-detached dwellings.

South: the area south of the site is comprised of single detached dwellings.

East: the area east of the site is comprised of single detached and semi-detached dwellings.

West: the area west of the site is comprised of single detached dwellings.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS establishes the policy foundation for regulating the development and use of land. Municipal planning decisions are required to be “consistent with” the PPS.

The PPS includes policies which promote intensification, redevelopment and compact form; encourage transit and pedestrian supportive land uses; and provide for a range of housing types and densities to meet projected requirements. The new Toronto Official Plan compliments the policies of the PPS and the two documents are mutually supportive.

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 apartment buildings. Policy 4.1.5 states that development in the “Neighbourhoods” designation will respect and reinforce the physical patterns and character of established neighbourhoods with particular regard to a number of matters including: size and configuration of lots, heights, massing, scale and type of dwelling unit, prevailing building types and setbacks

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 proposal is subject to Site Plan Control Approval. An application in this regard has been submitted and is currently under review by City departments.

Reasons for the Application

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

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application:

1. Compatibility of the proposal with the adjacent neighbourhood and land uses;
2. Appropriate siting and massing of the building; and
3. Design to minimize impacts of parking and access

CONTACT

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SIGNATURE

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

ATTACHMENTS

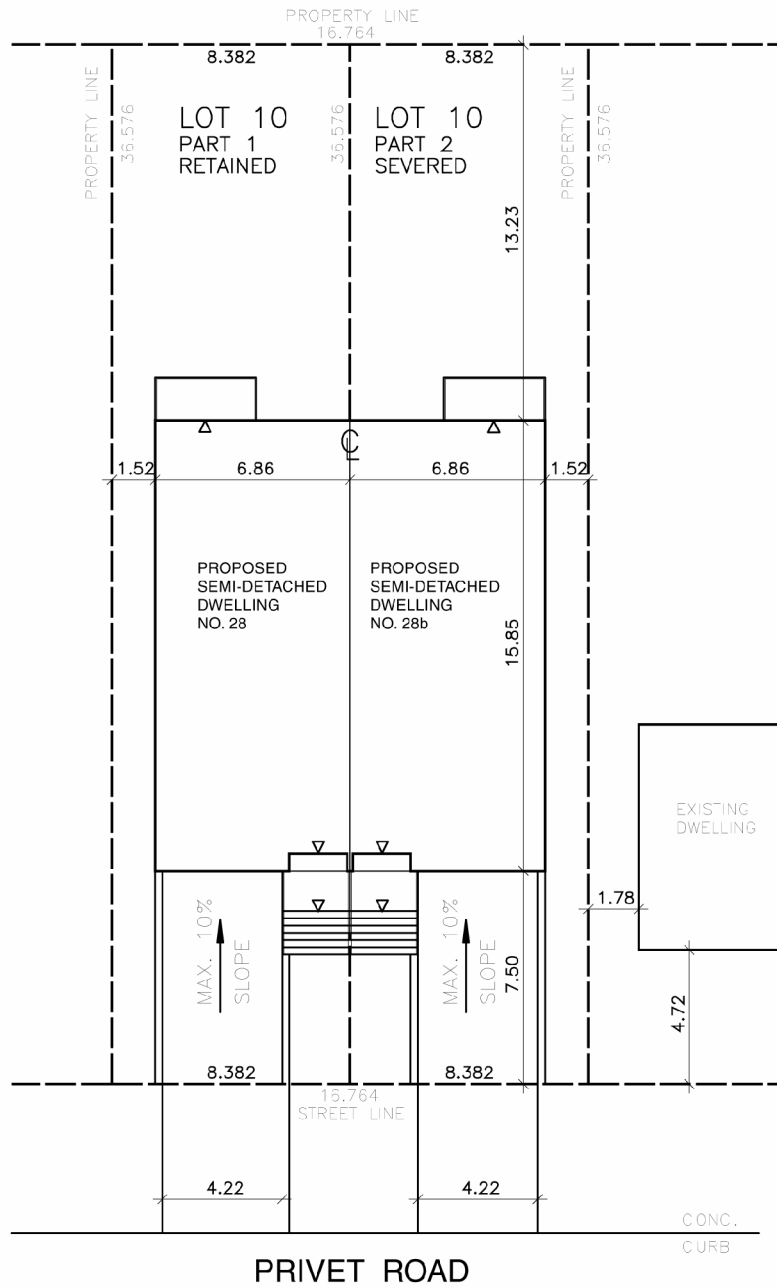
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

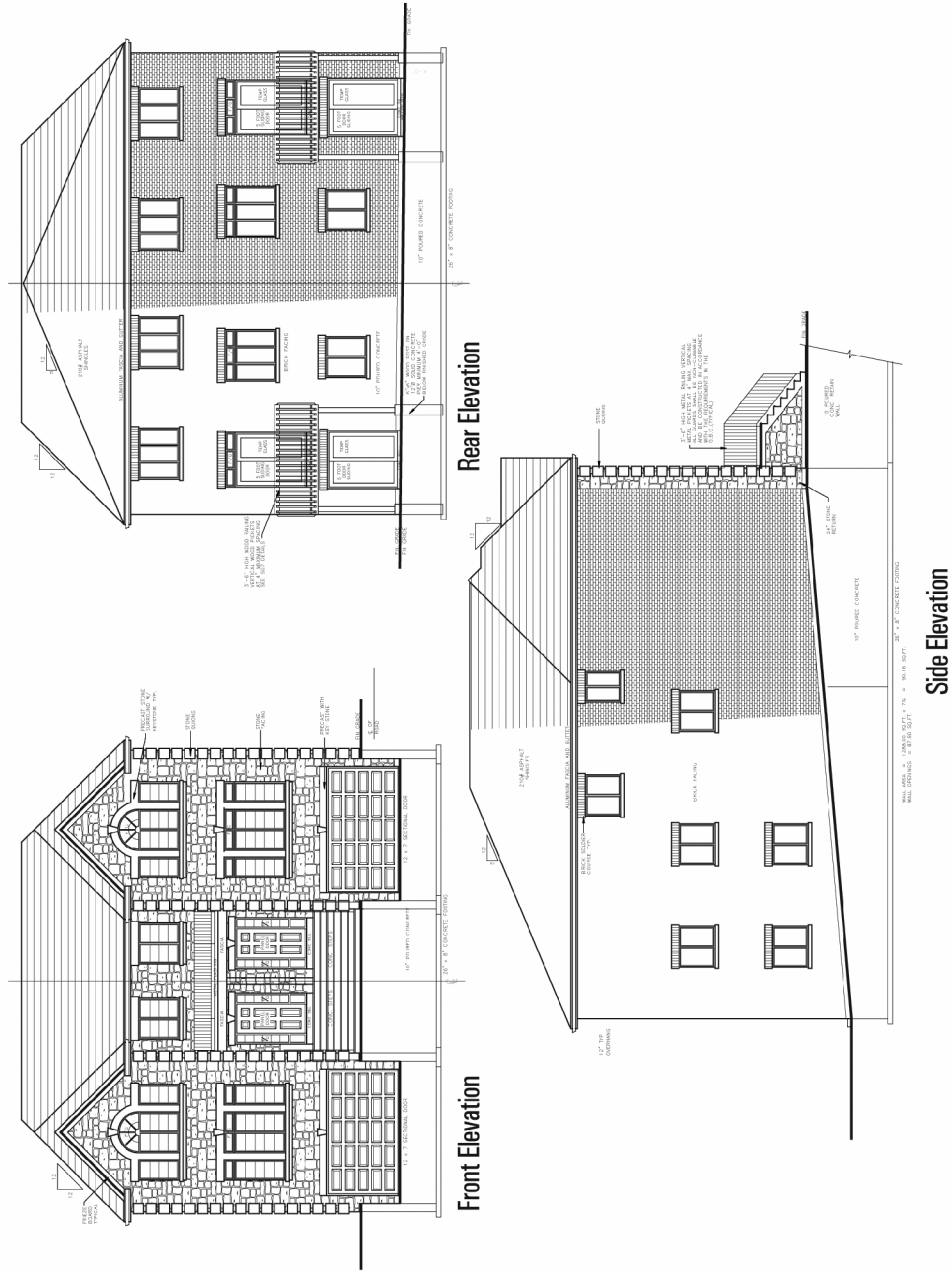
Applicant's Submitted Drawing

Not to Scale
09/27/06 →

28 Privet Road

File # 06_174711

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
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28 Privet Road

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Attachment 3: 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:** **Marian Prejel, Planner**
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