

Leaffield Drive South of Altair Avenue, North of Huntingwood Drive – Zoning and Subdivision Applications - Preliminary Report

Date:	August 20, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 40 – Scarborough-Agincourt
Reference Number:	File Nos. 07 218461 ESC 40 OZ and 07 220578 ESC 40 SB

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes 10 new single detached residential lots within a draft plan of subdivision along an extension of Leaffield Drive and an amendment to the zoning by-law to permit the draft plan of subdivision and two single dwelling lots on an existing lot fronting Victoria Park Avenue.

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

This application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a Public Meeting will be scheduled once all the identified issues



have been satisfactorily resolved and all required information is provided 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject lands consist of consolidated lands as a result of several recent consent applications. The lands which comprise 2787 Victoria Park Avenue and lands between the north and south extensions of Leafield Drive were the subject of four separate consent applications approved through the Committee of Adjustment.

The first two applications, B015/06SC and B016/06SC were approved by the Committee in May 2006. These applications severed the westerly portion of 118 and 120 Fairglen Avenue to be conveyed to the adjacent property as part of a future plan of subdivision.

A third consent application, B044/06SC, was also approved by the Committee of Adjustment in May 2006. This application severed the westerly portion of 108 Fairglen Avenue to be conveyed to the adjacent property as part of a future plan of subdivision.

A fourth application, B069/06SC, was approved by the Committee of Adjustment in September 2006. This application severed the rear portion of 2793 Victoria Park Avenue for the purpose of consolidating it with the property immediately to the south (2791 Victoria Park Avenue).

These lands form part of the consolidated property that is subject to this draft plan of subdivision and rezoning application.

ISSUE BACKGROUND

Proposal

The draft plan of subdivision (Attachment No. 1) application for this 0.74 hectare (1.83 acre) site proposes the creation of 10 lots for single detached residential dwellings and an extension of a 20-metre road allowance (Leaffield Drive.) This plan of subdivision will connect the two sections of Leaffield Drive to create a continuous street from Huntingwood Drive to Altair Avenue.

The applicant has submitted a rezoning application to amend the existing zoning of the lands (Attachment No. 2) to permit the proposed lots within the draft plan of subdivision and two lots fronting Victoria Park Avenue. The proposed lot frontages on the extension of Leaffield Drive are 13.92 metres (45.7 feet) (lots 1 to 6) and 17.08 metres (56 feet) (lot 7) on the east side of Leaffield Drive. Lots 8 to 10 on the west side of the proposed extension of Leaffield Drive are 13.45 metres (44.1 feet). The proposed depth of these lots range from 34 metres (111.5 feet) to 37.3 metres (122.4 feet) for the lots on the east side of Leaffield Drive and 46.5 metres (152.6 feet) for the lots on the west side. The proposed units will have integral garages, and will consist of a mix of one and two-storey dwellings. The proposed floor area of each unit is approximately 173.2 square metres (1865 square feet) for one-storey dwelling units and 268.7 square metres (2893 square feet) for two-storey dwelling units.

The zoning amendment also proposes a 10 metre (32.8 feet) lot frontage on the section of the property fronting Victoria Park Avenue (2787 Victoria Park Avenue) where the current minimum frontage requirement is 20 metres (66 feet). If approved, a subsequent consent application will be submitted to sever the lands into two lots as this portion of the property is not part of the draft plan of subdivision.

Attachment No. 3, the Application Data Sheet, contains relevant project information.

Site and Surrounding Area

The development site has a frontage of approximately 20.1 metres (66 feet) along Victoria Park Avenue with an area of 0.81 hectares (2 acres) including the lot fronting Victoria Park Avenue. The site is currently vacant and was previously occupied by a single dwelling unit that was demolished in 2006. The property separates the north and south sections of Leaffield Drive. The site contains trees along the property edges as identified in the Arbourist Report.

Surrounding Land Uses

North: Single-detached residential development along the north section of Leaffield Drive.

West: Single-detached residential development along Victoria Park Avenue.

East: Single-detached residential development along Fairglen Avenue.

South: Single-detached residential development along the south section of Leaffield Drive.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated Neighbourhoods within the Toronto Official Plan on Map 19 – Land Use Plan. These neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular; patterns of streets, blocks and lanes, size and configuration of lots, height, massing, scale and dwelling type of nearby residential properties, prevailing building types, setbacks of buildings from streets and adjacent properties, and continuation of built-form or landscaping features that contribute to the physical character of the neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Zoning

The subject lands are zoned Single-Family Residential (S) Zone and permit one (1) single family detached dwelling per parcel of land with a minimum of 20 metres (66 feet) of frontage on a public street, and a minimum lot area of 800 square metres (8611.1 square feet). Permitted uses include single-family dwellings, group homes, and correctional group homes. Ancillary permitted uses include domestic or household arts and private home day care.

Site Plan Control

The subject lands are not subject to site plan control.

Tree Preservation

The applicant has submitted an Arborist/Tree Preservation Report, which has been circulated to Urban Forestry for review.

Reasons for the Application

The proposed lots within the draft plan of subdivision do not meet the performance standards within the in-force zoning. As such, a zoning by-law amendment is required for the lot sizes and areas, and performance standards for the development of the lands. The plan of subdivision is necessary to create the proposed lots, and to create the new public right-of-way.

Also, a zoning amendment is required for the lot fronting Victoria Park Avenue in order to permit the two proposed lots.

COMMENTS

Issues to be Resolved

Prior to submission of a formal application, the applicant initiated pre-consultation meetings with City staff to discuss potential development issues with the site. Initially, the proposal only included lands owned by Thornland Construction Company Inc., which prevented a connection between the two sections of Leaffield Drive. The applicant has had discussions with an adjacent land owner and has revised the initial proposal to include a portion of land from the adjacent property that will allow the connection of the north and south sections of Leaffield Drive.

Neighbourhood Compatibility

The proposed plan layout and lot configurations represent an extension of the previously approved lot configuration along the north and south sections of Leaffield Drive. The proposed lots along the extension of Leaffield Drive are similar in frontage and depth to the existing lots along the north and south sections of Leaffield Drive. Staff will conduct a detailed review of the proposed lots to ensure that the requested lot sizes and configurations are compatible with the existing lots along Leaffield Drive.

The applicant has applied to amend the zoning standards for the existing lot fronting Victoria Park Avenue (2787 Victoria Park Avenue) to allow two single detached dwelling lots with 10 metre (33 feet) frontages. Staff will review the two proposed lots to ensure they are consistent with the existing lot pattern along Victoria Park Avenue between Huntingwood Drive and Altair Avenue. Current lot frontages along the east side of Victoria Park Avenue range from 13.4 metres (44 feet) to 20 metres (66 feet).

Traffic / Parking

The applicant has submitted a transportation review letter that is being reviewed by staff. The traffic consultant, BA Group Ltd., proposes that the two lots fronting on Victoria Park Avenue share a mutual single curb cut access. It is their opinion that the configuration of the mutual driveway access is acceptable and represents an improvement over the current back-out situation on the existing driveway. Staff is concerned about the effect this configuration may have on pedestrians and vehicles along Victoria Park Avenue.

The draft plan of subdivision includes a 20 metre (66 feet) extension of the Leaffield Drive right-of-way to connect with the north and south sections of Leaffield Drive. The existing temporary cul-de-sacs would be removed if this plan of subdivision were approved and constructed. Staff have circulated the application to Technical Services for comment.

Storm Water Management / Site Servicing

The development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the subdivision. The applicant has submitted a servicing brief which is being reviewed by staff.

Trees

A tree survey/arbourist report and tree preservation plan has been submitted in support of these applications and is currently being reviewed by staff.

Green Development Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The applicant has submitted a completed "Green Development Standard Checklist" for the application and is currently being reviewed by staff.

CONTACT

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SIGNATURE

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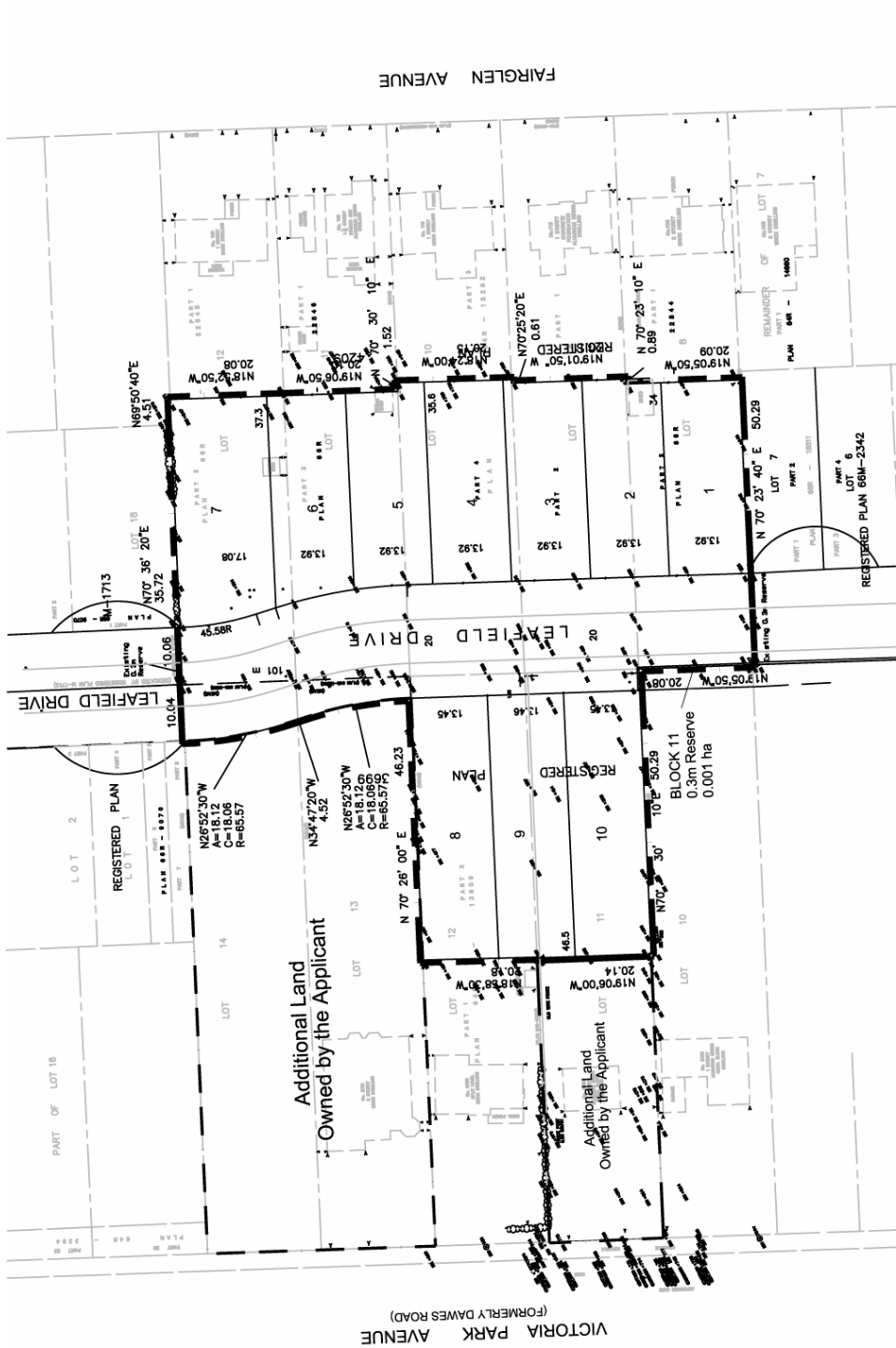
ATTACHMENTS

Attachment 1: Subdivision Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Subdivision Plan



2787 Victoria Park Avenue (Leafield Drive)

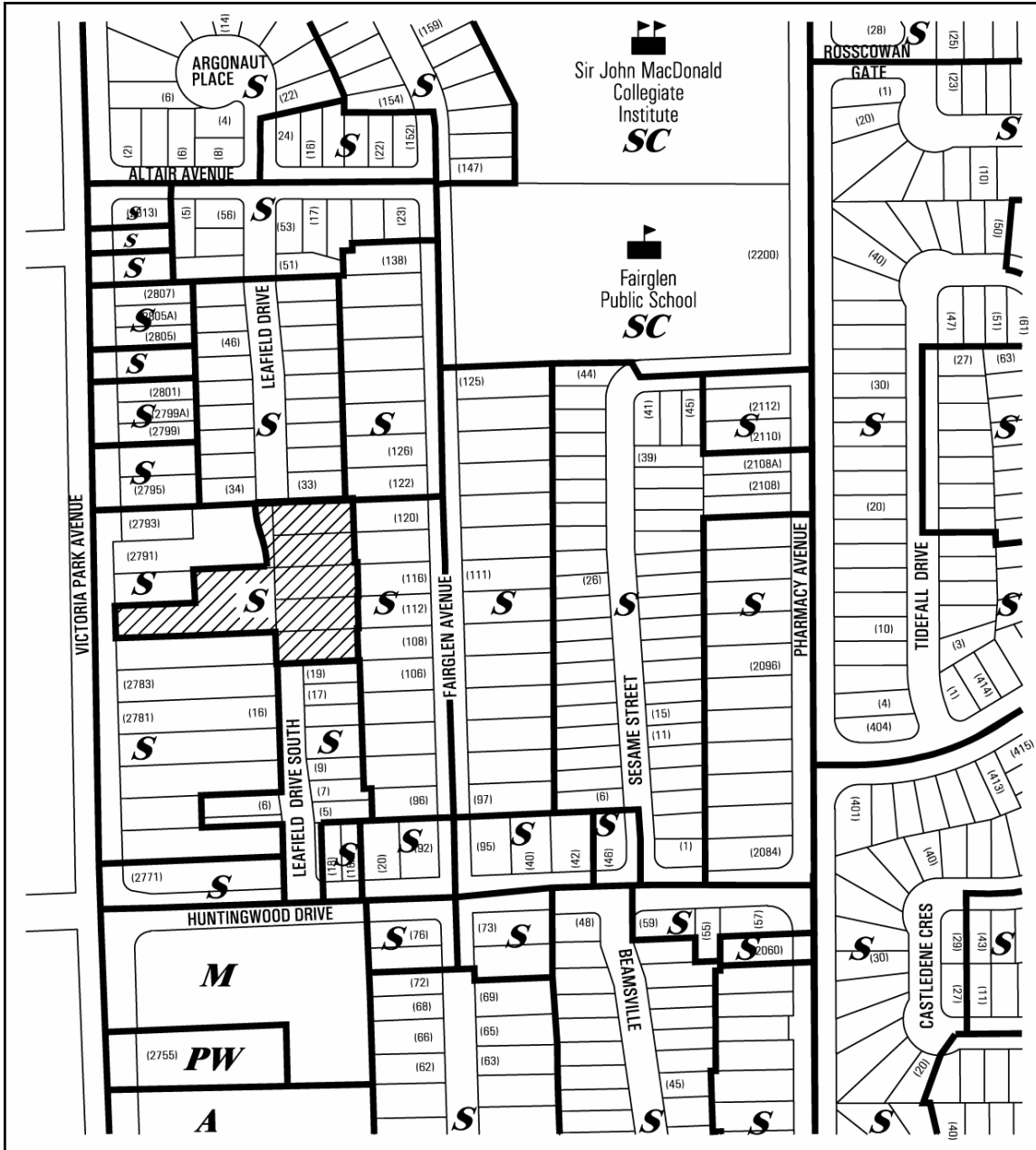
Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
08/10/07

File # 07-218461 0Z; 07-220578 SB

Attachment 2: Zoning



TORONTO City Planning Division
Zoning

2787 Victoria Park Avenue (Leaffield Drive)
 File # 07-218461 OZ; 07-220578 SB

S Single-Family Residential
M Multiple-Family Residential
A Apartment Residential

PW Places of Worship
SC School

L'Amoreaux & Sullivan Community Bylaws
 Not to Scale
 08/23/07



