



STAFF REPORT ACTION REQUIRED

9, 11, 15, 17, 19 and 21 Leona Drive - Rezoning Application - Preliminary Report

Date:	December 16, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	08 205746 NNY 23 OZ

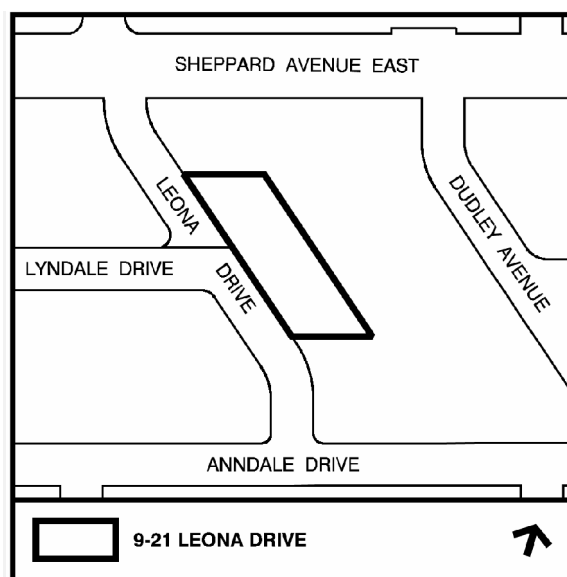
SUMMARY

This application was made September 22, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to amend Zoning By-law No. 7625 to permit the construction of eight single detached dwellings at 9, 11, 15, 17, 19 and 21 Leona Drive.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the third quarter of 2009, 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.
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.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish six existing single detached dwellings on the subject lands and replace them with eight 2-storey single detached dwellings with integral at grade garages. A gross floor area of approximately 2651 m² is proposed, resulting in a floor space index of approximately 0.9 FSI.

Vehicular access is proposed via individual driveways from Leona Drive. Each dwelling will have 2 parking spaces. The applicant has also proposed the relocation of the cul-de-sac further north on Leona Drive so that all units will front onto Leona Drive as part of the local road network. Additional project information and details are contained on the attached Site Plan (Attachment 1) and Application Data Sheet (Attachment 4).

Site and Surrounding Area

The subject lands are located south of Sheppard Avenue East, on the east side of Leona Drive. Currently the dwellings at 17-21 Leona Drive have direct access to Sheppard Avenue. The subject lands have a frontage of approximately 92 metres, a depth of 32 metres and an area of approximately 2925 m².

Land uses surrounding the site are as follows:

North: Single detached dwellings. North of Sheppard Avenue there are office buildings.

South: Single detached dwellings.

West: Single detached dwellings.

East: The Glendora Park system which is immediately abutting the site.

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. Staff will review the proposed development for consistency with the PPS.

Official Plan

The subject lands are designated "*Neighbourhoods*" under the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as single and semi-detached dwellings, townhouses and interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan policies state that development in *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. The Plan also states that no changes will be made through rezoning that are out of keeping with the neighbourhood.

Zoning

The lands are zoned One Family Detached Dwelling Fourth Density Zone (R4), as indicated in Attachment 3. The R4 zoning permits one-family detached dwellings and accessory buildings as well as various recreational and institutional uses.

Site Plan Control

A Site Plan Control application will be required for the proposed development but has not yet been submitted.

Tree Preservation

The application is subject to the City of Toronto Tree Protection By-law on both private and City property. A Tree Management Plan and tree inventory have been submitted with the application.

Reasons for the Application

A rezoning application is required in order to implement the necessary zoning standards to permit the proposed 8 single detached dwellings and to provide the appropriate development standards for the development.

COMMENTS

Issues to be Resolved

The development proposal will be reviewed in the context of the City's Official Plan policies and will include an analysis of the following issues:

1. Development standards, landscaping, building siting, height and massing will be reviewed to ensure conformity with the Official Plan and to ensure the proposed development is well designed and compatible with the surrounding neighbourhood.
2. The location, orientation and organization of the buildings, including appropriate built form and relationships to the public streets and open space system.
3. Assessment of the proposed individual vehicular access points to ensure that excess pavement is avoided and to allow for maximum landscaping.
4. Review of pedestrian access including sidewalks, entrances and outdoor areas and how they relate to the adjacent public streets, as well as the Glendora Park system.
5. Design and landscape of the cul-de-sac.
6. Submission of a Site Plan Control Approval application, prior to any approvals of the subject Zoning By-law Amendment applications.

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.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Kelly Jones, Planner
Tel. No. (416) 395-7127
Fax No. (416) 395-7155
E-mail: kjones2@toronto.ca

SIGNATURE

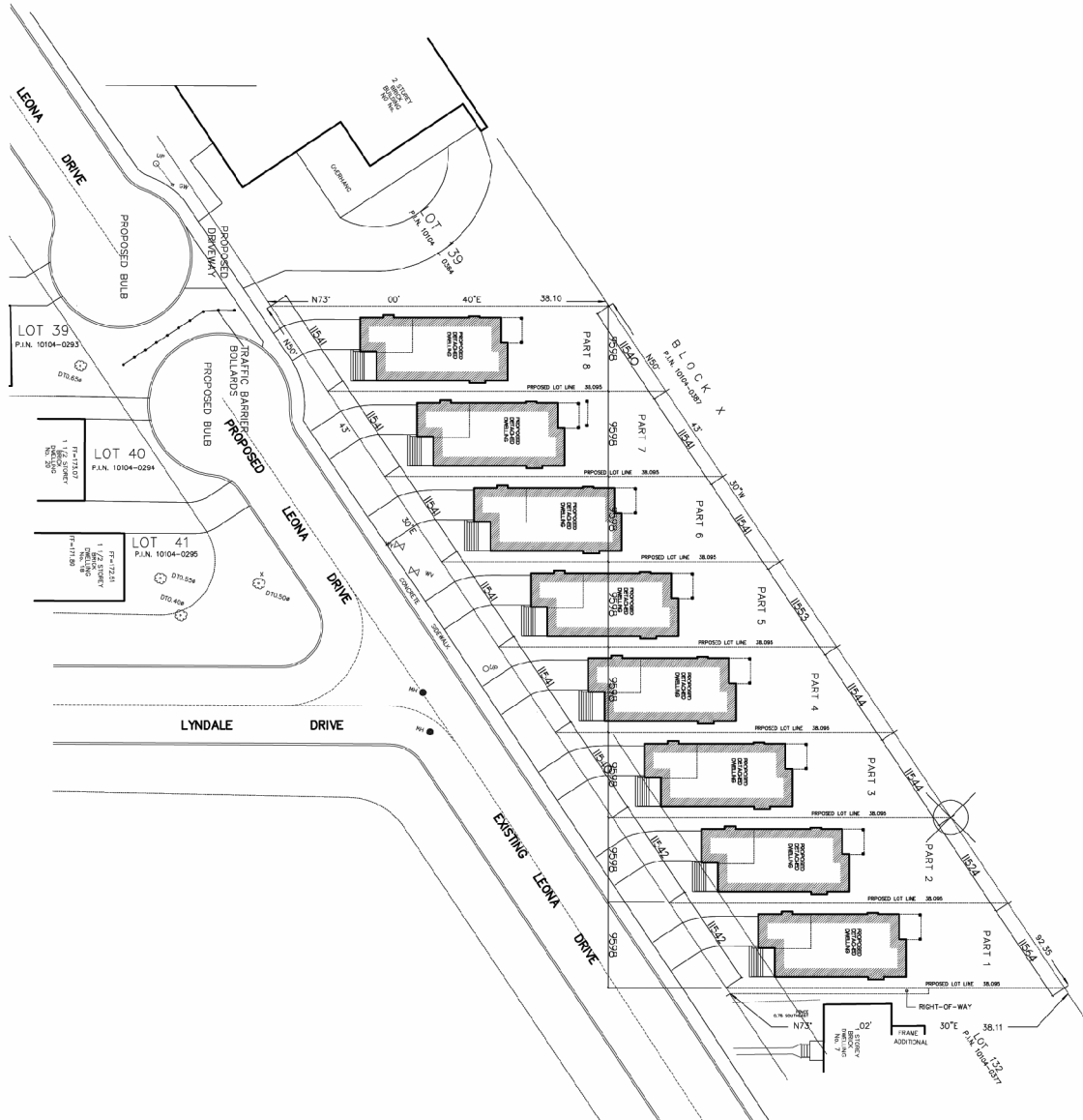
Thomas C. Keefe, Director
Community Planning, North York District

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

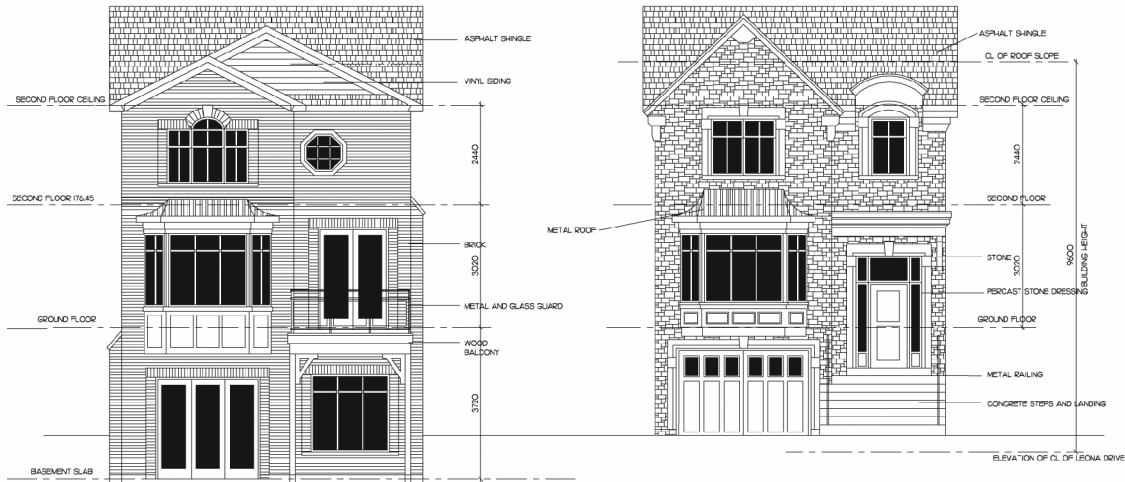
Not to Scale
10/15/2003



9-21 Leona Drive

File # 08_205746

Attachment 2: Elevations



Typical Rear Elevation

Typical Front Elevation



North Elevation

Elevations

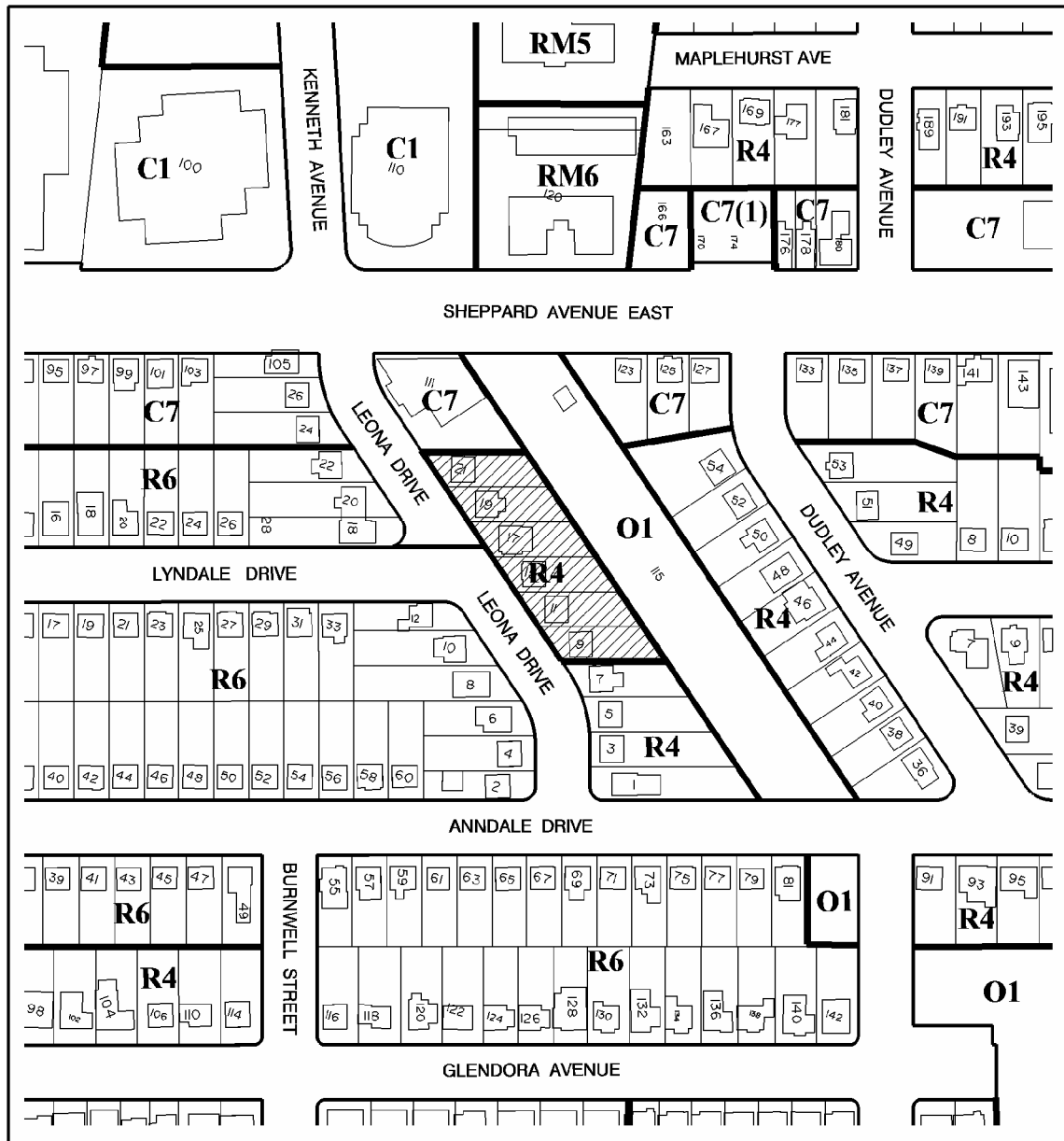
Applicant's Submitted Drawing

Not to Scale
10/15/2008

9-21 Leona Drive

File # 08_205746

Attachment 3: Zoning



Toronto City Planning
Zoning

9-21 Leona Drive

File # 08_205746

R4 One-Family Detached Dwelling Fourth Density Zone
R6 One-Family Detached Dwelling Sixth Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

C1 General Commercial Zone
C7 Mixed Use Commercial Zone
O1 Open Space Zone



Not to Scale
Zoning By-law 7625
Extracted 10/16/2008

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 205746 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	September 22, 2008

Municipal Address:	7 LEONA DR
Location Description:	PLAN 3421 LOT 132 **GRID N2306
Project Description:	

Applicant:	Agent:	Architect:	Owner:
HYATT HOMES LEONA INC			HYATT HOMES LEONA INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	2925.36	Height:	Storeys:	2	
Frontage (m):	92.33		Metres:	9.6	
Depth (m):	31.68				
Total Ground Floor Area (sq. m):	880				Total
Total Residential GFA (sq. m):	2651.2		Parking Spaces:	16	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2651.2				
Lot Coverage Ratio (%):	30.1				
Floor Space Index:	0.9				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2651.2	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	1			

CONTACT: **PLANNER NAME:** **Kelly Jones, Planner**

TELEPHONE: (416) 395-7127