

9, 11, 15, 17, 19 and 21 Leona Drive – Part Lot Control Exemption Application – Final Report

Date:	July 26, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	10 125298 NNY 23 PL

SUMMARY

This application was made on March 2, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to permit exemption from Part Lot Control for the properties known as 9, 11, 15, 17, 19 and 21 Leona Drive.

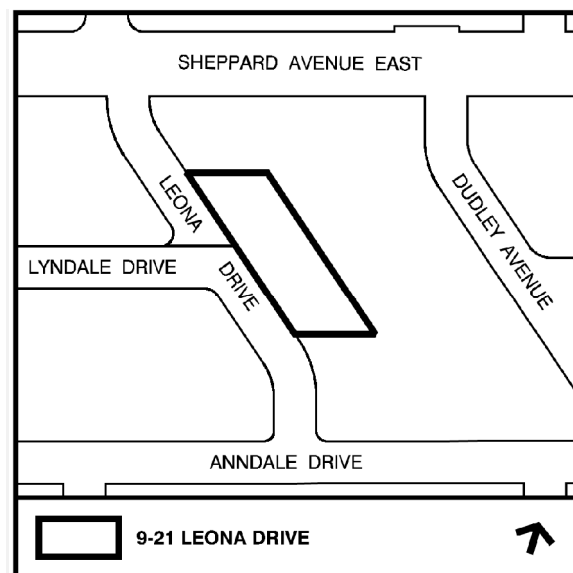
The requested exemption from the Part Lot Control provisions of the *Planning Act* is required in order to permit the creation of 8 separate conveyable single detached lots which are currently under construction.

This report reviews and recommends approval of the Part Lot Control exemption.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a Part Lot Control exemption by-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor and to expire two years from the date of it's



passing;

2. City Council require the owner to provide proof of payment, to the satisfaction of the City Solicitor, that all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-law; and
3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 12th 2010, Toronto City Council enacted Zoning By-law 530-2010 approving the application to permit eight single detached dwellings at 9, 11, 15, 17, 19 and 21 Leona Drive. The report on this application can be accessed via the following link:

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-21922.pdf>

ISSUE BACKGROUND

Proposal

The applicant has received site plan approval to construct eight single detached dwellings with integral at grade garages. Each dwelling will have gross floor area of approximately 331 m² (2,651 m² in total), resulting in a floor space index of approximately 0.9 FSI across the entire site.

Vehicular access is via individual driveways from Leona Drive. Each dwelling will have two parking spaces. The application also approved the relocation of the cul-de-sac further north on Leona Drive so that all units will front onto the portion of Leona Drive that is part of the local road network.

This application seeks exemption from Part Lot Control in order to enable the division of land to create parcels conveyable as separate ownerships for 8 single detached dwellings.

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: Two storey commercial building. North along Sheppard Avenue there are office buildings.

South: Single detached dwellings.

West: Single detached dwellings.

East: The Glendora Park system which immediately abuts 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.

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 by the *Places to Grow Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. City Planning staff are satisfied that the proposal is consistent with the Provincial Policy Statement and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods* in the City's 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 site is subject to site specific Zoning By-law 530-2010 that permits the development of the 8 single detached dwellings which are currently under construction on the site.

Site Plan Control

The site plan control application for this development was approved and the Site Plan Agreement was registered on April 30, 2010.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions.

COMMENTS

Section 50(7) of the *Planning Act* authorizes Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The release of part lot control would allow for the separate conveyance of the eight single detached dwellings currently under construction. In order to ensure that part lot control is not lifted indefinitely, it is recommended the exempting by-law expire two years after being enacted. This will provide sufficient time for the completion of the project and the conveyances of the lots.

The lifting of part lot control on the subject lands and the proposed by-law will enable the sale of the subject residential units in a manner that complies with the Official Plan and zoning by-law, and is considered appropriate for the orderly development of the lands.

CONTACT

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SIGNATURE

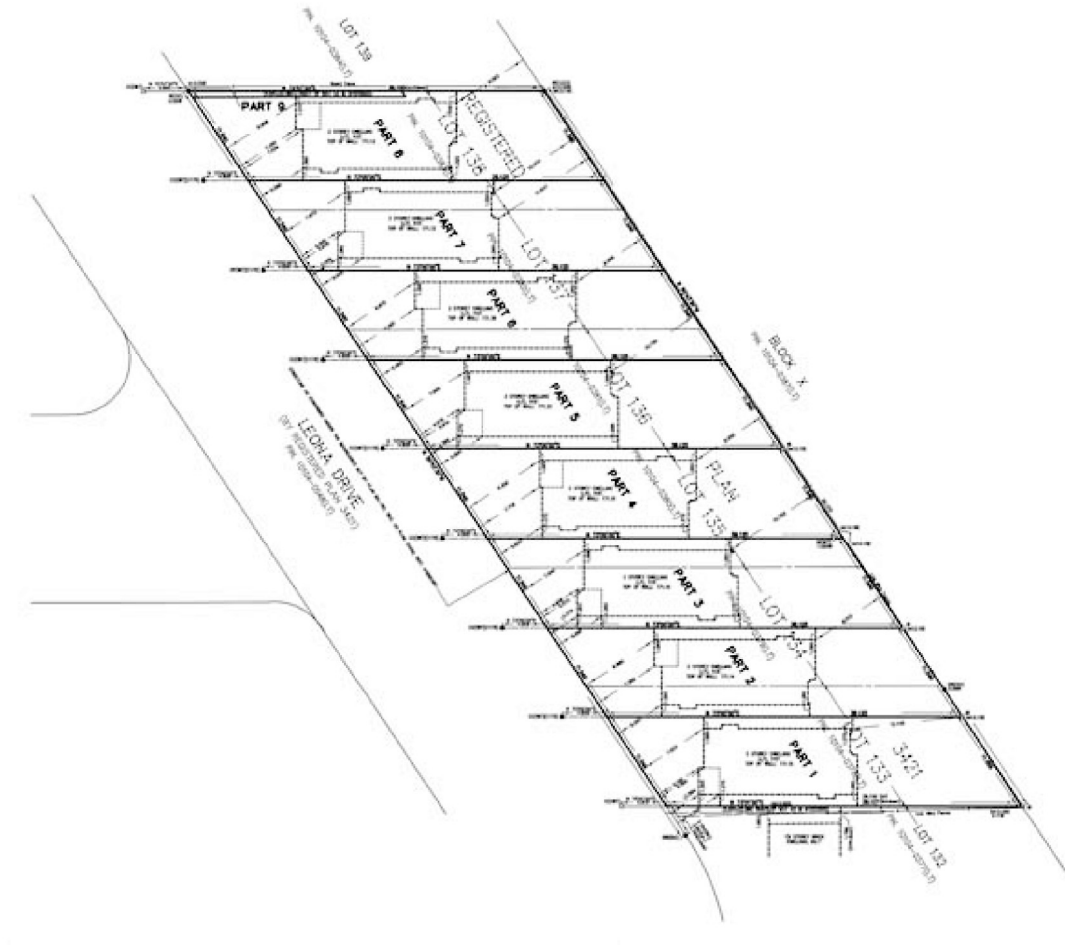
Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



Part Lot Control Exemption Plan

9,11,15,17,19,& 21 Leona Drive

Applicant's Submitted Drawing

Not to Scale
07/16/2010



File # 10_125298

Attachment 2: 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: 9, 11, 15, 17, 19 and 21 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:	3
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**
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