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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E-mail: kjones2@toronto.ca

**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 07/15/2010  File #: 10_125298
**APPLICATION DATA SHEET**

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<td>Rezoning, Standard</td>
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| Municipal Address:        | 9, 11, 15, 17, 19 and 21 LEONA DR |
| Location Description:    | PLAN 3421 LOT 132 **GRID N2306 |

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

**PLANNING CONTROLS**

- **Official Plan Designation:** Neighbourhoods
- **Zoning:** R4
- **Height Limit (m):** 8.8
- **Site Plan Control Area:** N

**PROJECT INFORMATION**

- **Site Area (sq. m):** 2925.36
- **Height:**
  - Storeys: 3
  - Metres: 9.6
- **Frontage (m):** 92.33
- **Depth (m):** 31.68
- **Total Ground Floor Area (sq. m):** 880
- **Total Residential GFA (sq. m):** 2651.2
- **Total Non-Residential GFA (sq. m):** 0
- **Total GFA (sq. m):** 2651.2
- **Lot Coverage Ratio (%):** 30.1
- **Floor Space Index:** 0.9

**Dwelling Units**

- **Tenure Type:** Freehold
- **Rooms:**
  - Residential GFA (sq. m): 2651.2
  - Retail GFA (sq. m): 0
  - Office GFA (sq. m): 0
  - Industrial GFA (sq. m): 0
  - Institutional/Other GFA (sq. m): 0
- **Total Units:** 1

**CONTACT:**
- **PLANNER NAME:** Kelly Jones, Planner
- **TELEPHONE:** (416) 395-7127
Attachment 2: Application Data Sheet