

**Final Report
Part Lot Control Application
6363-6405 Kingston Road**

Date:	December 15, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44– Scarborough East
Reference Number:	File No. 06 128724 ESC 44 PL

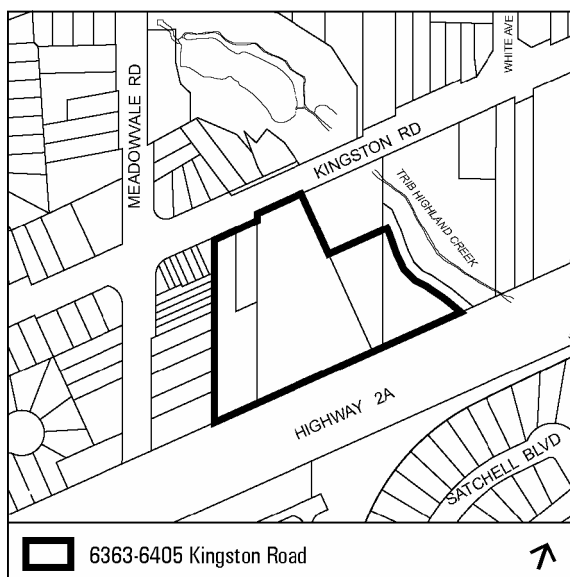
SUMMARY

The applicant is currently constructing a 74 unit residential development that includes 6 single-detached homes and 68 townhouses on Kingston Road and a new public street, Stagecoach Circle, in the Highland Creek community. In order to allow for the individual conveyance of the townhouses and the registration of maintenance easements, the applicant has applied to lift part lot control. This report recommends approval of the application. This will enable the separate conveyance of the townhouse units and the registration of maintenance easements.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law for Blocks 7 to 17, Registered Plan 2431 on Stagecoach Circle;
2. City Council deem that the Part Lot Control Exemption By-law shall expire two (2) years from the date of passing;



3. City Council direct staff to obtain proof of payment of all current property taxes for the subject site from the owner prior to registration of the Part Lot Control Exemption By-law;
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required;
5. City Council authorize the City Solicitor to introduce the Part Lot Control Exemption By-law in Council after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner and Executive Director, City Planning Division or his delegate; and
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium has been registered.

FINANCIAL IMPACT

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

DECISION HISTORY

In July 2004 Council approved Official Plan and Zoning By-law amendments and subdivision applications to permit 74 residential units including lots for 6 single-detached dwellings and 68 townhouse units at 6363-6405 Kingston Road (Attachments 1 & 2). Site Plan approval was granted for the development in August 2006. The plan of subdivision to create the single-detached lots, 17 townhouse blocks, a new public street, Stagecoach Circle, and two private lanes was registered in October 2006. Five of the single detached dwelling lots and 40 of the townhouse units have access to the private lanes that are proposed to be registered as a common elements condominium. A draft plan of condominium was approved in November 2006.

ISSUE BACKGROUND

Proposal

The development is currently under construction. In order to allow for the individual conveyance of the townhouses and the registration of maintenance easements, the applicant has applied to lift part lot control.

Site and Surrounding Area

The site is approximately 2.1 hectares (5.3 acres) and is situated on the south side of Kingston Road, east of Meadowvale Road. There are existing single detached dwellings and townhouses adjacent to the west, and Centennial Creek abuts the property to the east. Highway 2A extends along the south side of the site and there are single-detached dwellings on the north side of Kingston Road opposite the property.

Official Plan

The property is designated Neighbourhoods in the new Official Plan (Attachment 3). Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as single and semi-detached dwellings, triplexes, townhouses and walkup apartments. The development complies with the policies of the new Official Plan.

Zoning

The site is zoned 'S' Single Family Residential and 'ST' Street Townhouse Residential in the Highland Creek Community Zoning By-law (Attachment 4). The development conforms to the zoning by-law.

COMMENTS

Section 50(7) of the Planning Act, R.S.O. 1990, authorizes Council to adopt a By-law exempting lands within a registered plan of subdivision from part lot control. Passing a Part Lot Control Exemption By-law will allow the owner to proceed with the conveyance of the 68 townhouses by reference plan. The reference plan shows the proposed townhouse lots and the lot lines conform to the common party walls between the townhouses as constructed. Maintenance easements will also be registered to ensure that access is provided between the new properties for maintenance of the dwellings. A Section 118 Restriction will also be required under the Land Titles Act to restrict the conveyance of the lands prior to the registration of the condominium corporation for the common element lanes.

CONTACT

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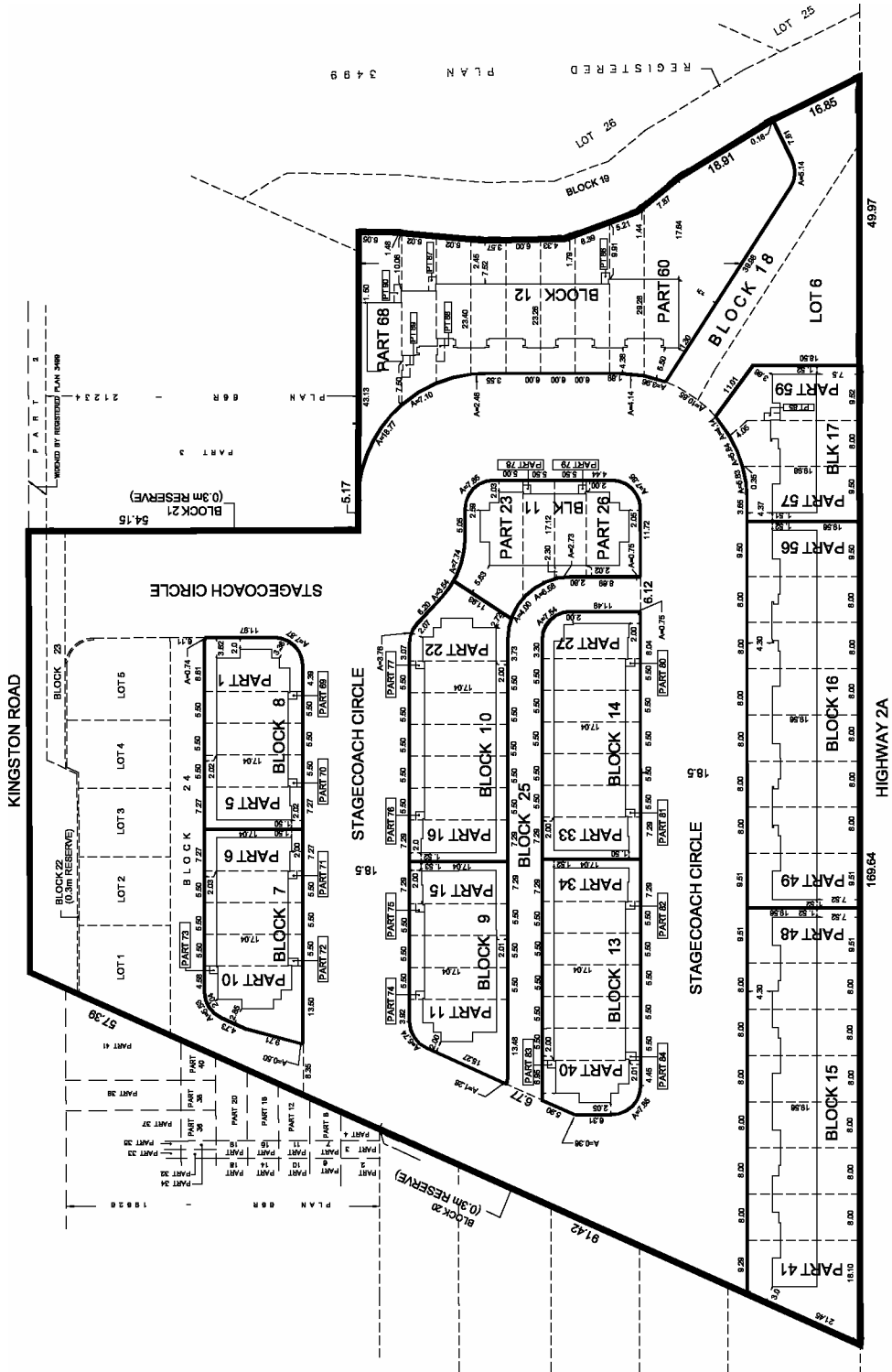
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Reference Plan
Attachment 2: Application Data Sheet
Attachment 3: Official Plan
Attachment 4: Zoning

Attachment 1 – Draft Reference Plan



6363-6405 Kingston Road

Part Lot Control Exemption

Applicant's Submitted Drawing

Not to Scale
12/4/06

File # 06-128724 PL

Attachment 2 – Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	06 128724 ESC 44 PL
Details	To provide for the individual conveyance of 68 townhouses	Application Date:	April 25, 2006

Municipal Address:	6363 Kingston Road
Location Description:	South side of Kingston Road, east of Meadowvale Road
Project Description:	74 Residential units including 6 single detached dwellings and 68 townhouse dwellings

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	'S' Single Family Residential 'ST' Street Townhouse Residential	Historical Status:	
Height Limit (m):	12.5 metres	Site Plan Control Area:	Yes – Approved August 2006

PROJECT INFORMATION

Site Area	2.1 hectares	Height:	Storeys:	3	
Frontage (m):	77.71		Metres:	12.5	
Depth (m):	141.15				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	11627.82		Parking Spaces:	148	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	11627.82				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.54				

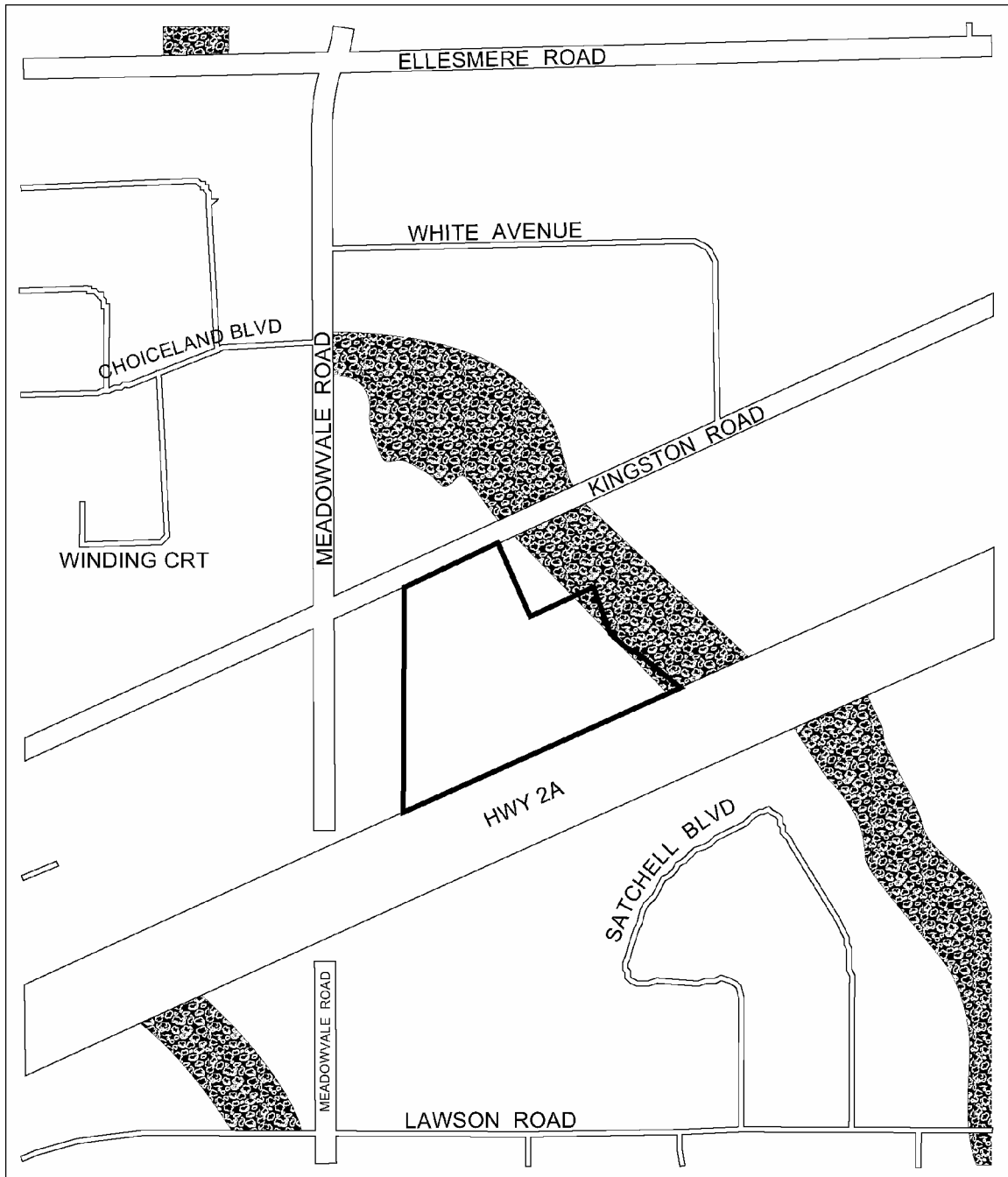
DWELLING UNITS

FLOOR AREA BREAKDOWN

Tenure Type:	Common Element Condominium and Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	11627.82	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:	74	Institutional/Other GFA (sq. m):	0	0
Total Units:	74			

CONTACT:	PLANNER NAME:	Susan McAlpine, Senior Planner
	TELEPHONE:	(416) 396-7721

Attachment 3 – Official Plan



Toronto City Planning Division
Official Plan

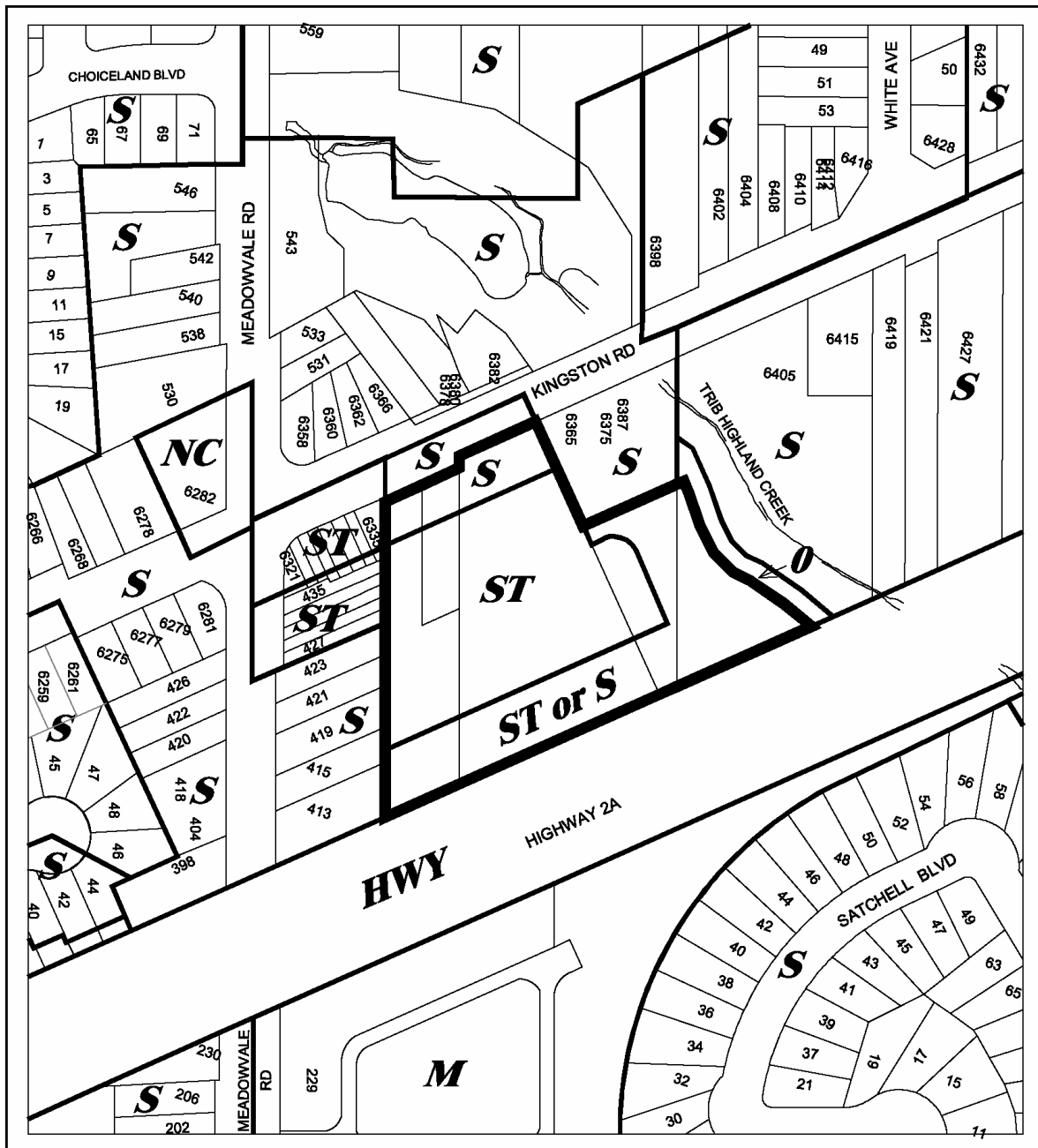
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-  Site Location
-  Neighbourhoods
-  Natural Areas



Not to Scale
 12/4/06

Attachment 4 - Zoning



Toronto City Planning
Division
Zoning

6363-6405 Kingston Road

File # **06-128724 PL**

S Single-Family Residential
T Two-Family Residential
ST Street Townhouse Residential
M Multiple-Family Residential

NC Neighbourhood Commercial
O Major Open Spaces
HWY Highway

Highland Creek Community By-law
Not to Scale
12/4/06

