

## 350 Danforth Road – Part Lot Control Application – Final Report

<b>Date:</b>	June 4, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward No. 35 – Scarborough Southwest
<b>Reference Number:</b>	File No. 07 171613 ESC 35 PL

### 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.

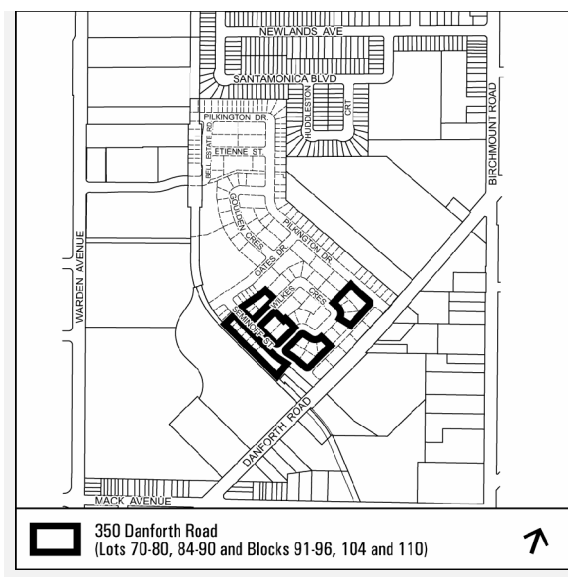
An application has been submitted to permit exemption from Part Lot Control for certain portions of the lands known as 350 Danforth Road, to allow the development of 26 semi-detached units and 53 freehold street townhouse units.

The issues regarding the proposed development were addressed through the approval of the Official Plan and Zoning, Draft Plan of Subdivision, Minor Variance, and Site Plan Control applications. The lifting of part lot control for a period of one year is considered appropriate for the orderly development of the lands.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council enact a Part Lot Control Exemption By-law with respect to the subject property for Lots 70-71, 75-80, 84-86, and 89-90, and Blocks 91-96, 104, and 110,



of Plan 66M-2437, to be prepared to the satisfaction of the City Solicitor and to expire one year from the date of its passing;

2. 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;
3. City Council require the Owner to provide staff with proof of payment of all current property taxes for the subject lands prior to the enactment of the Part Lot Control Exemption By-law; and
4. City Council require the Site Plan Agreements for Site Plan Approval Application 06 150323 ESC 35 SA (Phase 1 Townhouses, as it pertains to Blocks 91-96 and 104), and Site Plan Approval Application 06 173826 ESC 35 SA (Block 110 Model Townhouses), to be executed and registered on title to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The related Official Plan and Zoning By-law Amendment 03 035270 ESC 35 OZ and Draft Plan of Subdivision Application 04 117084 ESC 35 SB sought approval for the development of the overall site at 350 Danforth Road with a residential subdivision including a public park. These applications were appealed to the Ontario Municipal Board (OMB) by the owner, which approved the development of 350 Danforth Road in a series of decisions issued in 2005 and 2007.

Minor variances were granted by the Committee of Adjustment in 2006 altering the form of development to single and semi-detached dwellings on eight blocks zoned for townhouses (Blocks 111, 113-114, and 126-130 on the plan of subdivision). The final unit count for 350 Danforth Road is a total of 446 dwelling units including 50 single-detached, 128 semi-detached, 218 street townhouses and 50 lane townhouses. A subdivision agreement between the City and the Owner was executed on October 25, 2006. The subdivision was registered as Plan 66M-2437 on April 13, 2007.

Site plan approval has been granted for the townhouses which are the subject of the current part lot control exemption application. Site plan agreements have been executed for the Block 110 model homes, and for the townhouses on Blocks 91-96 and 104 approved as part of the Phase 1 townhouses for 350 Danforth Road.

### **ISSUE BACKGROUND**

#### **Proposal**

The application seeks exemption from Part Lot Control in order to enable 26 semi-detached units on thirteen lots, and 53 freehold townhouses to be conveyed as separate

ownerships. The lots and blocks front onto new public roads within the 350 Danforth Road property, including Wilkes Crescent, Seminoff Street, and Pilkington Drive. Refer to Attachment 4 for project data.

The draft reference plan submitted includes Parts 29 and 30 at the boundary of Blocks 93 and 94. These two additional parts are required in order to reconfigure lot lines to comply with required side yard setbacks (refer to Attachment 2). Parts 28 and 30 will be combined to form one building lot, and Parts 29 and 30 will be combined to form another building lot.

## **Site and Surrounding Area**

The subject property is situated on the north side of Danforth Road between Warden Avenue and Birchmount Road, and construction of the approved residential subdivision has commenced. The portions of 350 Danforth Road which are the subject of the current application for part lot control exemption include lots and blocks in the interior of the site.

The property at 350 Danforth Road is bounded on the east by the TTC Birchmount Bus Garage, and on the north by an existing residential neighbourhood. Industrial uses, the proposed residential subdivisions at 300 Danforth Road and 671 Warden Avenue, and the historic Bell Estate house are located west of the site. Industrial uses in the Oakridge Employment District are located on the south side of Danforth Road.

## **Official Plan**

The subject property is designated as Neighbourhoods in the Warden Woods Community Secondary Plan of the Scarborough Official Plan. These areas are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Development within Neighbourhoods will respect and reinforce the physical patterns and character of the neighbourhood. Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

## **Zoning**

The subject portions of 350 Danforth Road are zoned Semi-Detached Residential (SD) or Townhouse Residential (TH). The uses permitted in the SD zone include semi-detached dwellings, correctional group homes in single detached dwellings only on lots that front onto certain arterial roads including Danforth Road, and group homes, as well as domestic or household arts and private home day care as ancillary uses. The uses permitted in the TH zone include townhouse dwellings, correctional group homes and group homes, in addition to private home day care as an ancillary use.

## **Agency Circulation**

The application was circulated to all appropriate City divisions. No issues were identified as a result of the circulation.

## **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 conveyance of each residential unit. In order to ensure that Part Lot Control is not lifted indefinitely, it is recommended that the exempting By-law expire one year after being enacted.

The lifting of Part Lot Control on the subject lands and the proposed By-law will enable the sale of the subject semi-detached homes and townhouses in a manner that fully complies with the Official Plan and Zoning By-law.

This report recommends that the Part Lot Control Exemption By-law be enacted for a period of one year.

## **CONTACT**

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## **SIGNATURE**

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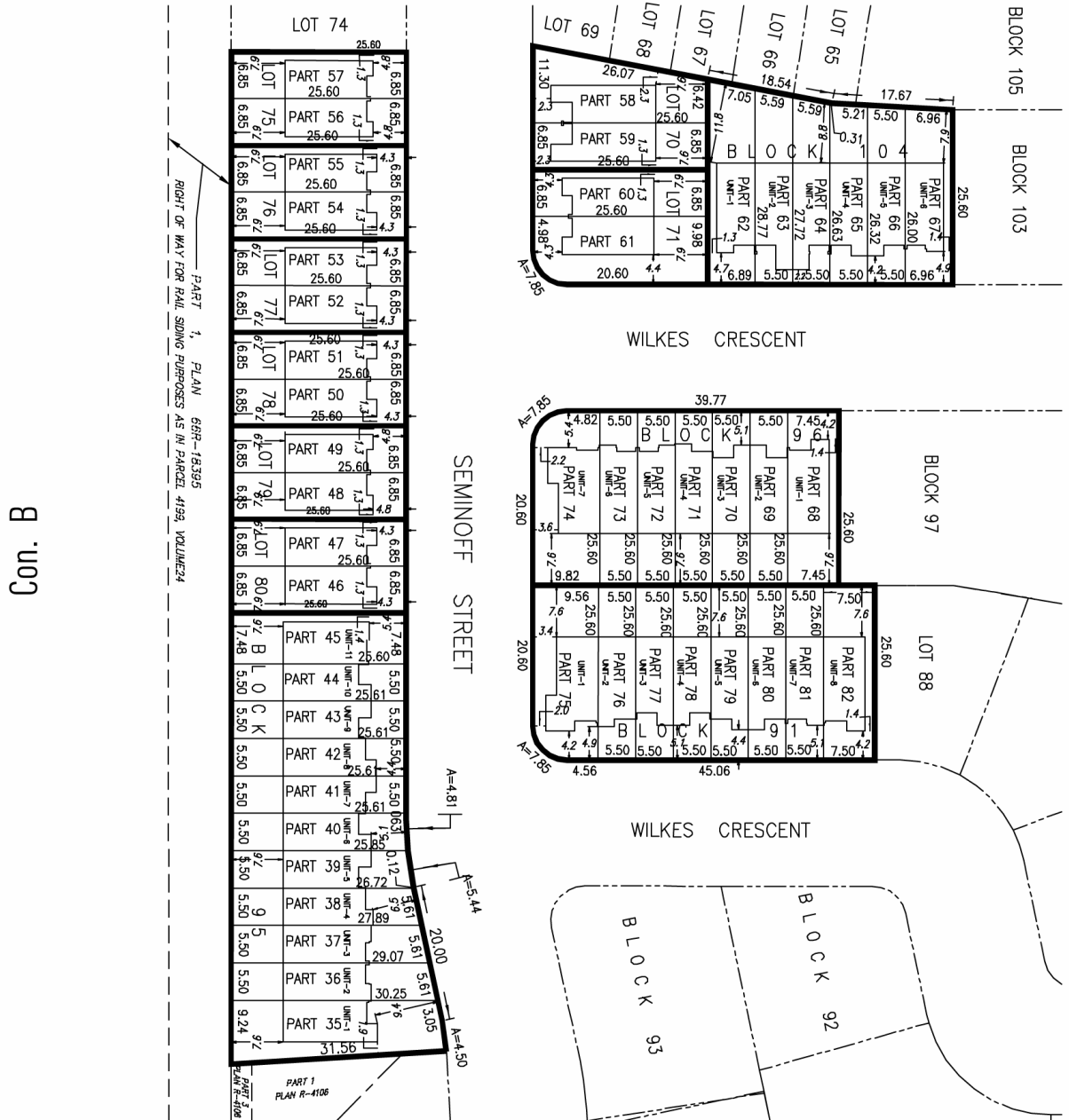
Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption Plan (Schedule 1)  
Attachment 2: Part Lot Control Exemption Plan (Schedule 2)  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

## Schedule '1'

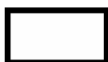
Lot 31

City Planning  
Division

## Part Lot Control Exemption

350 Danforth Road  
Lots 70, 71, 75-80 and Blocks 91, 95, 96, 104

File # 07 171613 PL



### Area Affected By This By-Law

Oakridge Employment District By-law

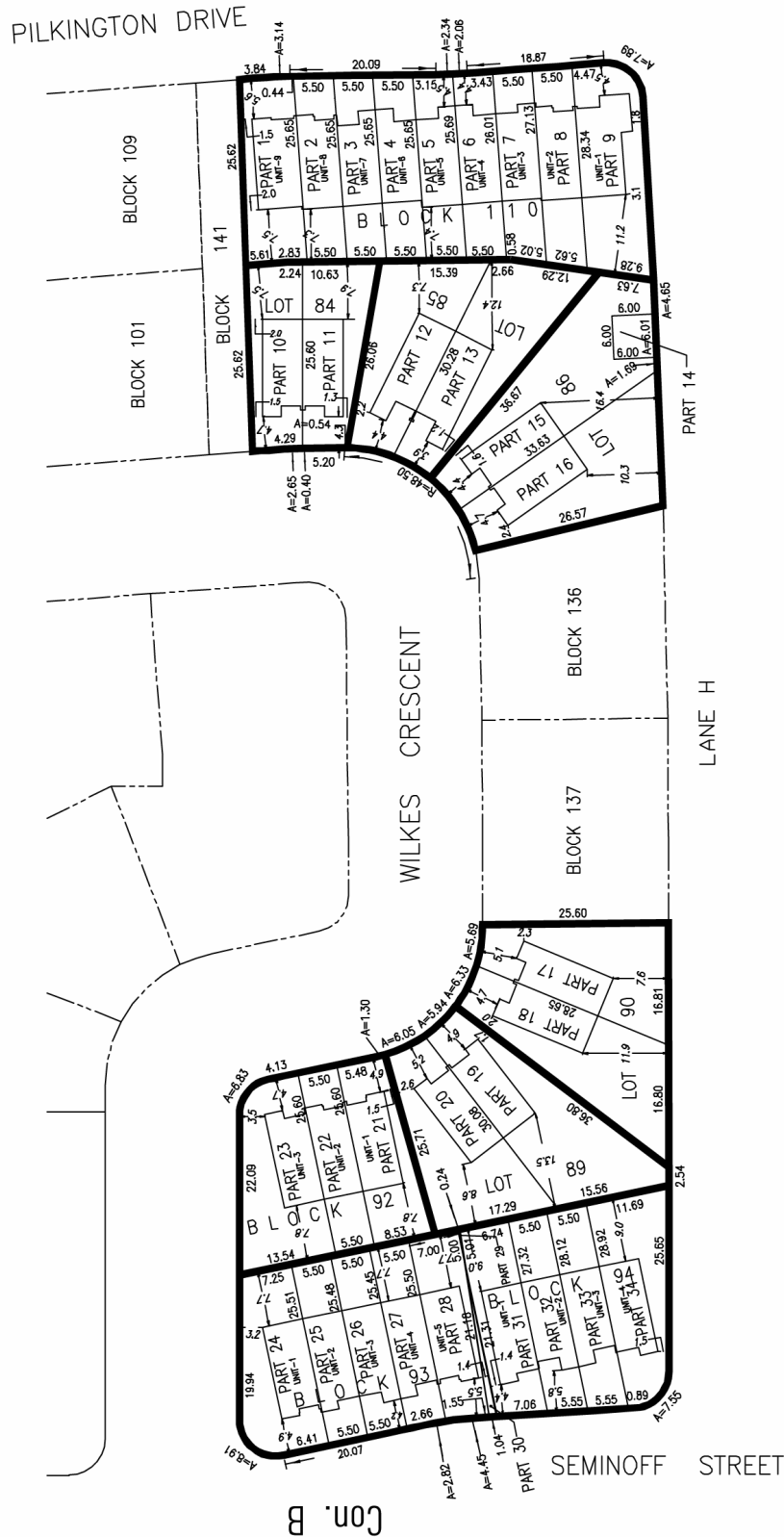
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5/2/07

## Attachment 2: Part Lot Control Exemption Plan (Schedule 2)

### Schedule '2'

Lot 31



350 Danforth Road  
Lots 84-86, 89, 90 and Blocks 92-94, 110  
File # 07 171613 PL

**Toronto** City Planning Division  
**Part Lot Control Exemption**

Oakridge Employment District By-law  
Not to Scale  
5/2/07

 Area Affected By This By-Law

The map displays a complex network of streets and zoning districts. Key streets include Golden Cres., Oates Dr., Pilkington Dr., Wilkes Cres., Seminoff St., Danforth Road, and Mack Avenue. Zoning districts are labeled with codes such as M, TH, SD, MG, MS, MDC, and CR. Some areas are shaded with diagonal lines, indicating specific zoning designations. The map also shows lot numbers and street names like Birchmount Road.



	Location of Application	<b>TH</b>	Townhouse Residential Zone	<b>(H)</b>	Holding Provision	<b>MG</b>	General Industrial Zone		Not to Scale 5/2/07
<b>S</b>	Single-Detached Residential Zone	<b>A</b>	Apartment Residential Zone	<b>CC</b>	Community Commercial	<b>MS</b>	Special Industrial Zone		
<b>SD</b>	Semi-Detached Residential Zone	<b>CR</b>	Commercial / Residential Zone	<b>MC</b>	Industrial Zone	<b>MDC</b>	Industrial District Commercial Zone		
		<b>P</b>	Park	<b>M</b>	Industrial Commercial Zone				

## Attachment 4: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	07 171613 ESC 35 PL
Details		Application Date:	April 24, 2007

Municipal Address:	350 DANFORTH RD, TORONTO ON M1L 3X7
Location Description:	CON B PT LOT 31, 32 AND RP 66R3730 PART 1 PLAN M572 PT BLK A **GRID E3507
Project Description:	Part Lot Control for Lots 70-71, 75-80, 84-86, and 89-90 to allow for the creation of 26 semi-detached units, and Blocks 91-96, 104, and 110 to allow for the creation of 53 freehold street townhouse units, on Plan 66M-2437.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MONARCH CORPORATION JASON CHEN			ZAHAVISH HOLDINGS LTD

### PLANNING CONTROLS

Official Plan Designation:	NEIGHBOURHOOD	Site Specific Provision:
Zoning:	SD & TH	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	14837.1	Height:	Storeys:	3	
Frontage (m):	0		Metres:	11.96	
Depth (m):	0				
Total Ground Floor Area (sq. m):	5568.96				<b>Total</b>
Total Residential GFA (sq. m):	16343		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	16343				
Lot Coverage Ratio (%):	37.5				
Floor Space Index:	1.1				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	16343	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	79			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Ruth Lambe, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7037</b>