

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

Date:	August 1, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	File No. 07 230822 ESC 35 PL

SUMMARY

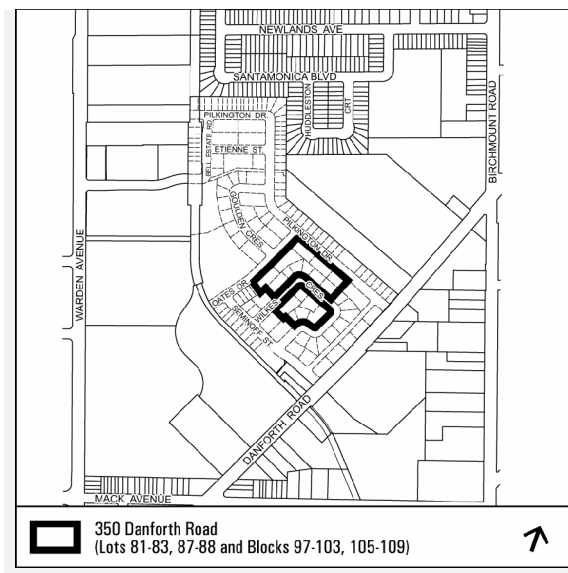
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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 10 semi-detached units and 83 freehold street townhouse units. This report recommends that a part lot control exemption by-law be enacted for a period of one year.

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 81-83, 87-88, and Blocks 97-103 and 105-109 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The related Official Plan and Zoning By-law Amendment Application 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). A settlement was reached between the Owner and the City, and residential zoning and a plan of subdivision for 350 Danforth Road were approved by the OMB 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 street townhouses (model homes, Phase 1, Phase 1B, and Phase 2).

Site plan agreements have been registered on title for the townhouses included in this part lot control exemption application including 61 townhouses on Blocks 97-103 and 105-106 (part of Site Plan Approval Application 06 150323 ESC 35 SA, Phase 1 townhouses), and 22 townhouses on Blocks 107-109 (Site Plan Approval Application 07 106574 ESC 35 SA, Phase 1B townhouses).

ISSUE BACKGROUND

Proposal

The application seeks exemption from part lot control in order to enable 10 semi-detached units on 13 lots, and 83 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, Oates Drive, and Pilkington Drive. Refer to Attachment 5 for the project data.

Site and Surrounding Area

The subject property is situated on the north side of Danforth Road between Warden Avenue and Birchmount Road. 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. 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, and is considered appropriate for the orderly development of the lands.

CONTACT

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SIGNATURE

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: Part Lot Control Exemption Plan (Schedule '3')

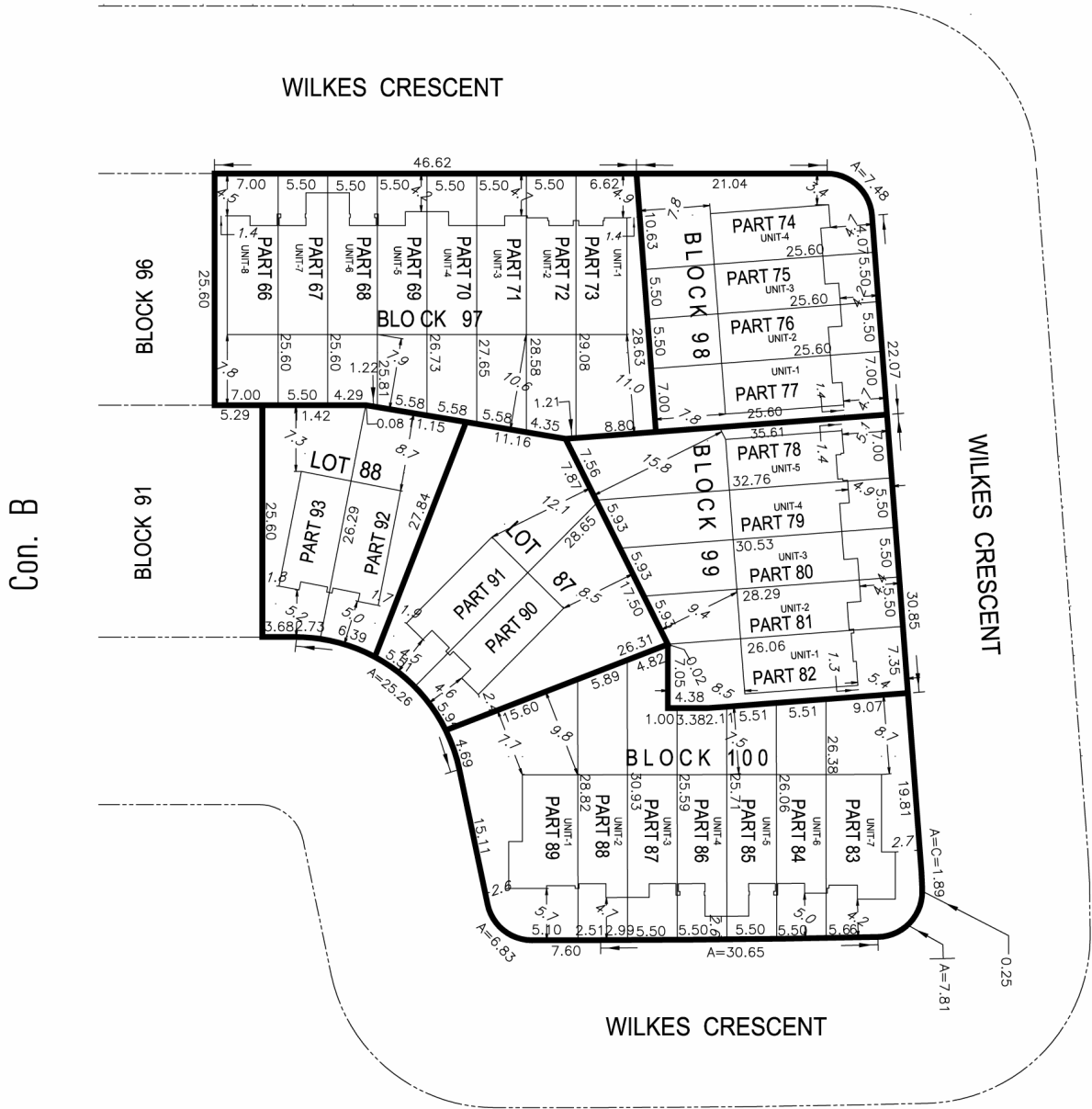
Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan (Schedule '1')

Schedule '1'

Lot 31



TORONTO City Planning Division
Part Lot Control Exemption

350 Danforth Road
 Lots 87-88 and Blocks 97-100
 File # 07 2308223 PL

 Area Affected By This By-Law

Oakridge Employment District By-law
 Not to Scale
 6/20/07



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

Schedule '2'

Lot 31



TORONTO City Planning Division
Part Lot Control Exemption

350 Danforth Road
 Lot 83 and Blocks 101, 102, 107-109
 File # 07 230822 PL

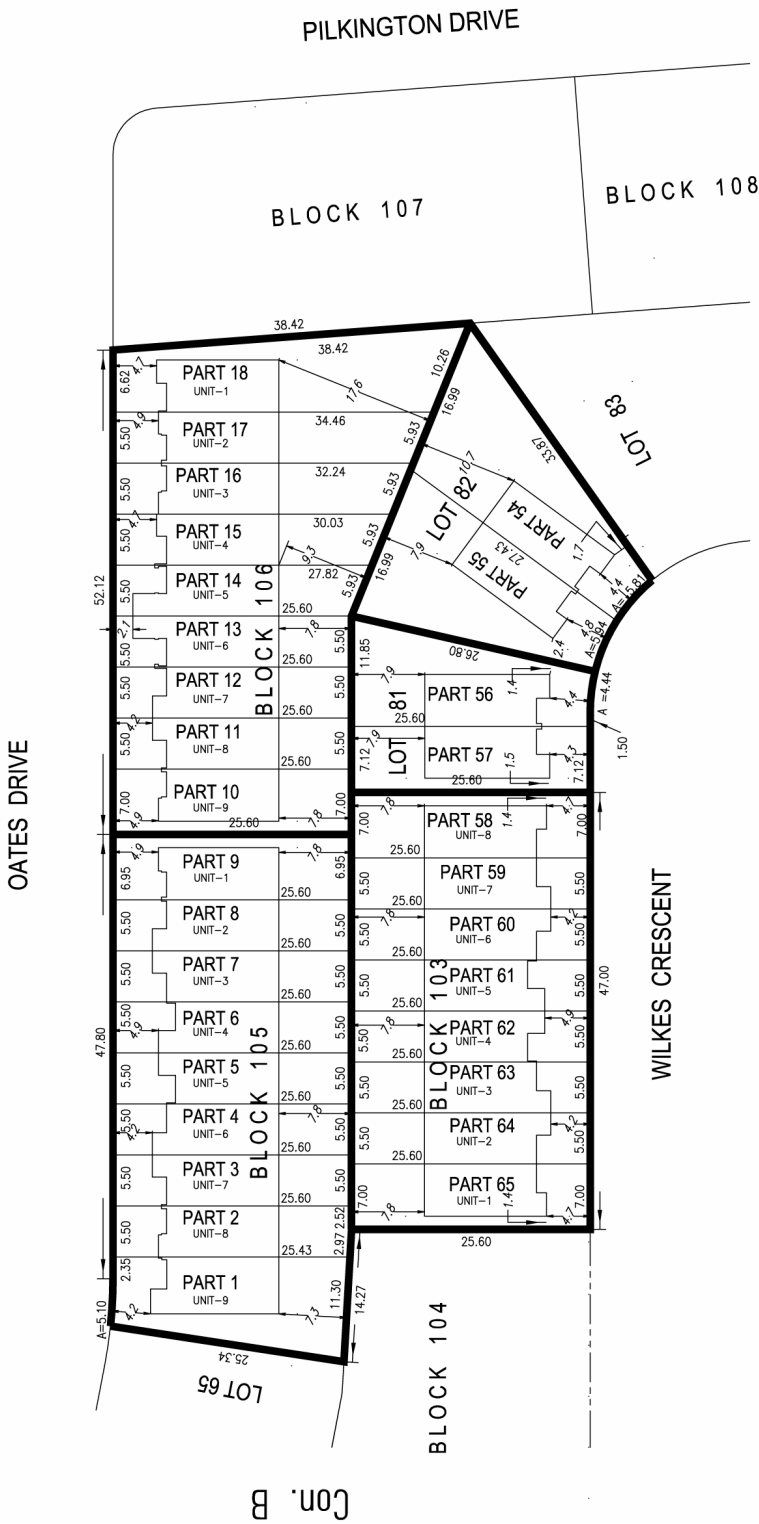
 Area Affected By This By-Law

Oakridge Employment District By-law
 Not to Scale
 6/20/07



Attachment 3: Part Lot Control Exemption Plan (Schedule '3')

Schedule '3'
Lot 31



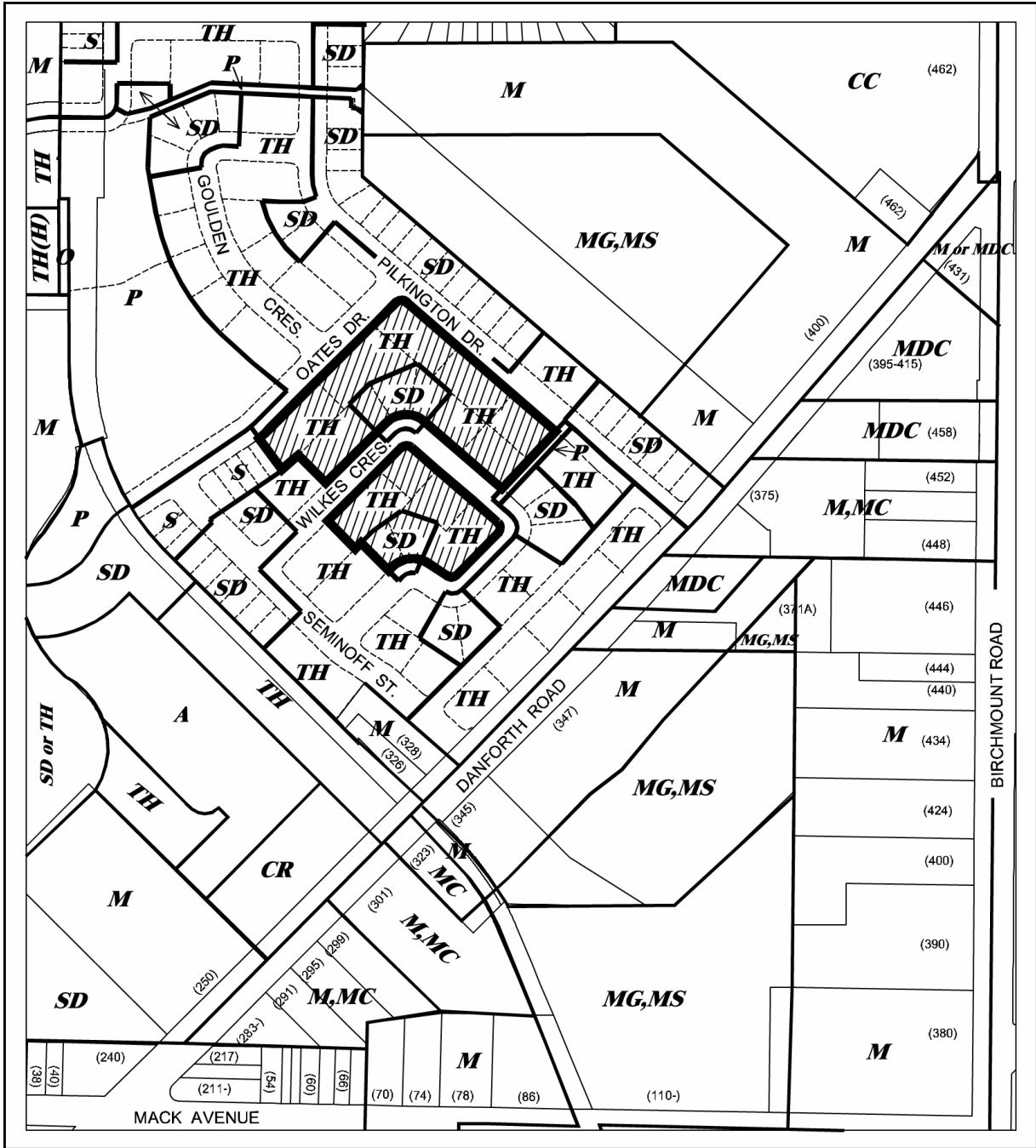
Toronto City Planning Division
Part Lot Control Exemption
 350 Danforth Road
 Lots 81 & 82 and Blocks 103, 105 & 106
 File # 07 230822 PL

Area Affected By This By-Law

Oakridge Employment District By-law
 Not to Scale
 6/21/07



Attachment 4: Zoning



350 Danforth Road
 Lots 81-83, 87-88 and Blocks 97-103, 105-109
 File # 07 230822 PL

 Location of Application	TH Townhouse Residential Zone	(H) Holding Provision	MG General Industrial Zone
S Single-Detached Residential Zone	A Apartment Residential Zone	CC Community Commercial Industrial Zone	MS Special Industrial Zone
SD Semi-Detached Residential Zone	CR Commercial / Residential Zone	M Industrial Commercial Zone	MDC Industrial District Commercial Zone
	P Park		

↑ Not to Scale
 6/14/07

Attachment 5: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	07 230822 ESC 35 PL
Details		Application Date:	June 12, 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 Exemption for Lots 81-83 & 87-88 to allow for the creation of 10 semi-detached dwellings, and Blocks 97-103 & 105-109 to allow for the creation of 83 freehold street townhouse units, on Plan 66M-2437.

Applicant:	Agent:	Architect:	Owner:
MONARCH CORPORATION JASON CHEN			ZHAVISH HOLDINGS LTD

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	16253.4	Height:	Storeys: 0
Frontage (m):	0		Metres: 0
Depth (m):	0		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	0		Parking Spaces: 0
Total Non-Residential GFA (sq. m):	0		Loading Docks 0
Total GFA (sq. m):	0		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	0	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:	93			

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