

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

<b>Date:</b>	November 7, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 35 – Scarborough Southwest
<b>Reference Number:</b>	07 271623 ESC 35 PL

**SUMMARY**

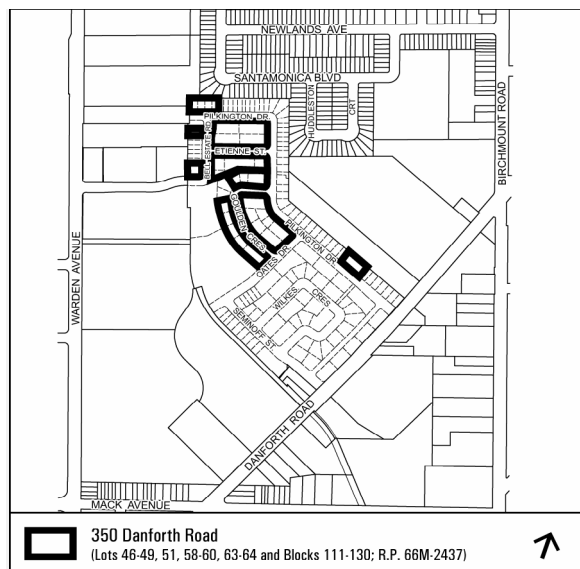
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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 division of land to create conveyable parcels for 16 single detached dwellings, 30 semi-detached dwelling units, and 82 townhouses, as well as the division of a block into 3 lots for 6 future semi-detached dwelling 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 46-49, 51, 58-60, and 63-64 and Blocks 111-130 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 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).

A site plan agreement has been registered on title for the 82 townhouses included in this part lot control exemption application on Blocks 112 and 115-125 (Site Plan Approval Application 07 109339 ESC 35 SA, Phase 2 townhouses).

### **ISSUE BACKGROUND**

#### **Proposal**

The lots and blocks front onto new public roads within the 350 Danforth Road property, including Pilkington Drive, Bell Estate Road, Etienne Street, and Goulden Crescent. (Refer to Attachment 7 for the project data).

The application seeks exemption from part lot control in order to enable the division of land to create parcels conveyable as separate ownerships for 16 single-detached dwellings (Blocks 126-130), 30 semi-detached dwelling units (Lots 46-49, 51, 58-60, and 63-64, and Blocks 113-114), and 82 townhouses (Blocks 112 and 115-125).

Block 111 is to be divided into 3 parcels through the current application to allow the release of building permits. Block 111 will be further divided into conveyable parcels for 6 semi-detached dwelling units through a future part lot control exemption application once the foundations have been poured.

## **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 and along the western boundary 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.

## **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 residential units 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.

The final division of the 3 parcels within Block 111 into 6 parcels for semi-detached dwelling units will be dealt with through a subsequent part lot control exemption application for a future phase of development.

## **CONTACT**

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## **SIGNATURE**

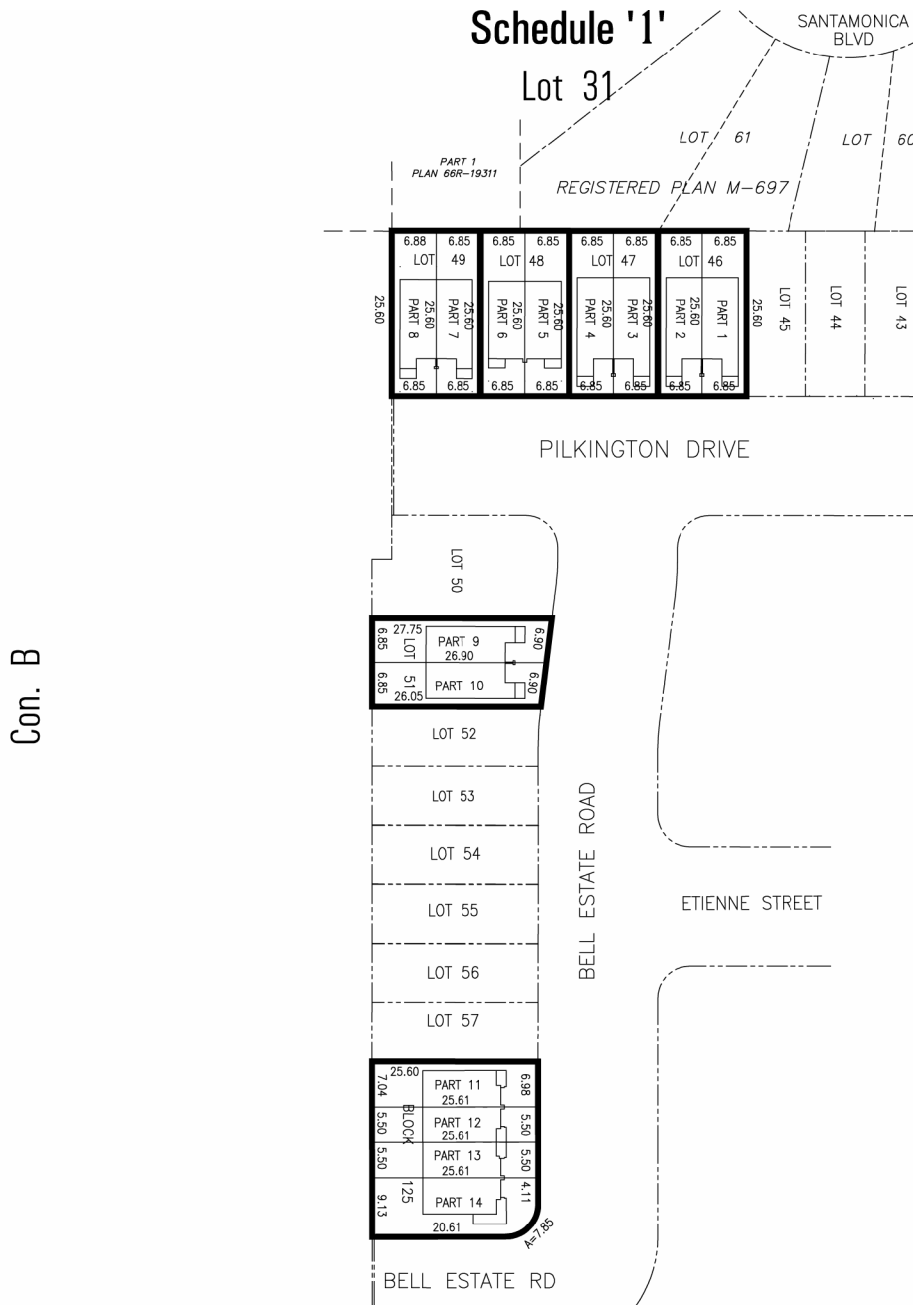
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Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption Plan (Schedule '1')  
Attachment 2: Part Lot Control Exemption Plan (Schedule '2')  
Attachment 3: Part Lot Control Exemption Plan (Schedule '3')  
Attachment 4: Part Lot Control Exemption Plan (Schedule '4')  
Attachment 5: Part Lot Control Exemption Plan (Schedule '5')  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

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



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

350 Danforth Road  
 Lots 46-49, 51 and Block 125; R.P. 66M-2437  
 File # 07 271623 PL

 Area Affected By This By-Law

Oakridge Employment District By-law  
 Not to Scale  
 10/23/07



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

Schedule '3'  
Lot 31



Con. B

**Toronto** City Planning Division  
**Part Lot Control Exemption**  
 350 Danforth Road  
 Lots 58, 59 and 60, Blocks 117-120; R.P. 66M-2437  
 File # 07 271623 PL

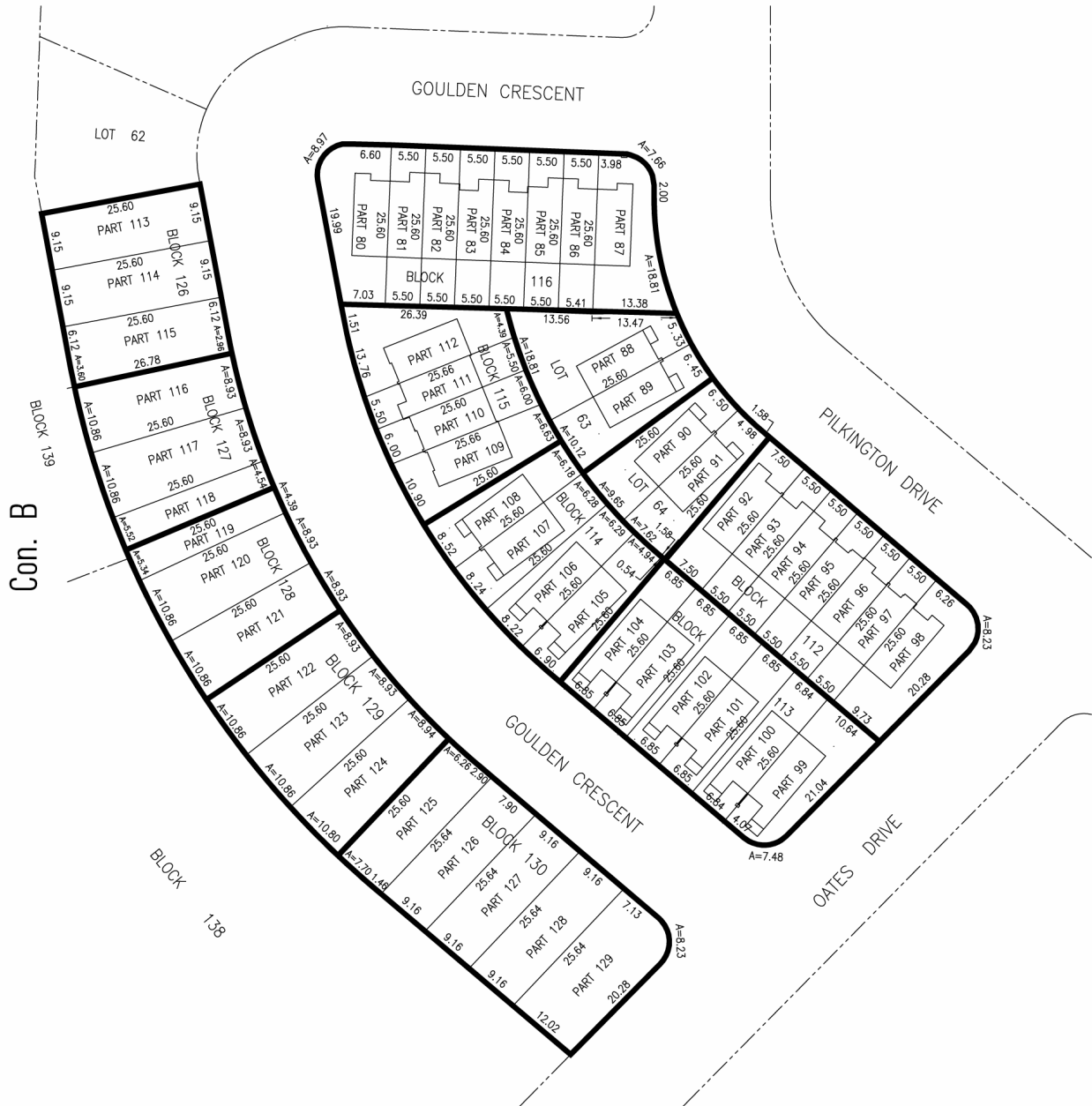
Oakridge Employment District By-law  
 Not to Scale  
 10/23/07

Area Affected By This By-Law

Attachment 4: Part Lot Control Exemption Plan (Schedule '4')

Schedule '4'

Lot 31



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

350 Danforth Road  
 Lots 63 and 64, Blocks 112-116 and 126-130; R.P. 66M-2437  
 File # 07 271623 PL

 Area Affected By This By-Law

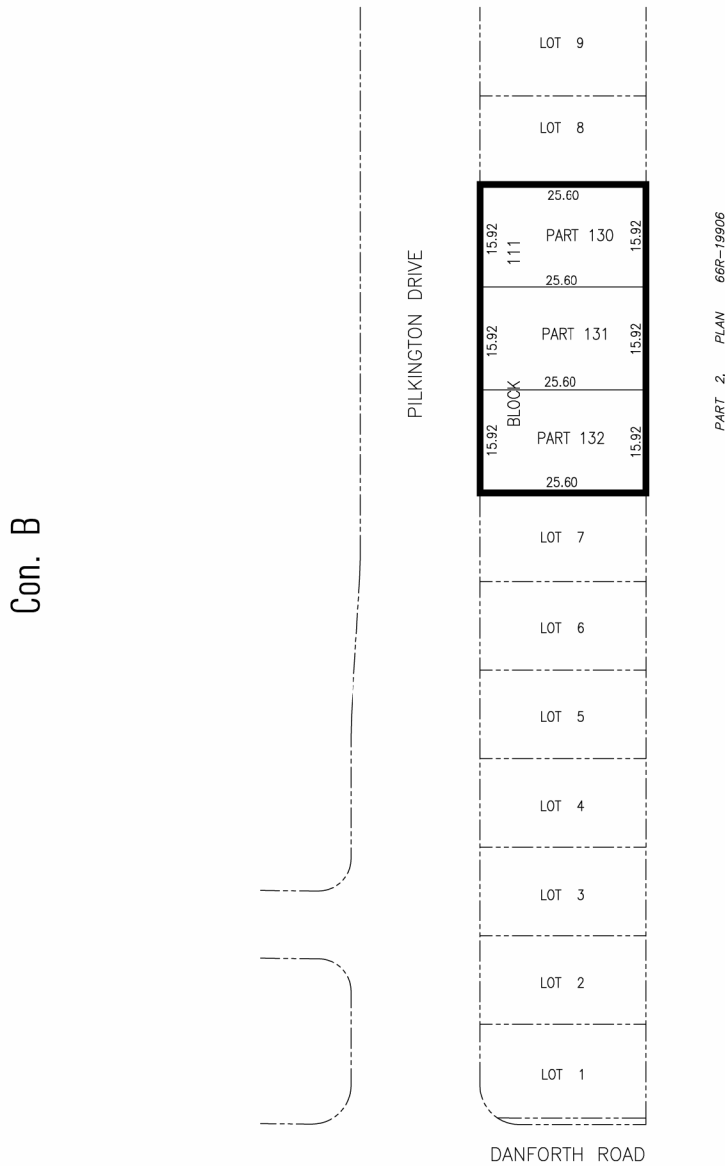
Oakridge Employment District By-law  
 Not to Scale  
 10/23/07



Attachment 5: Part Lot Control Exemption Plan (Schedule '5')

Schedule '5'

Lot 31



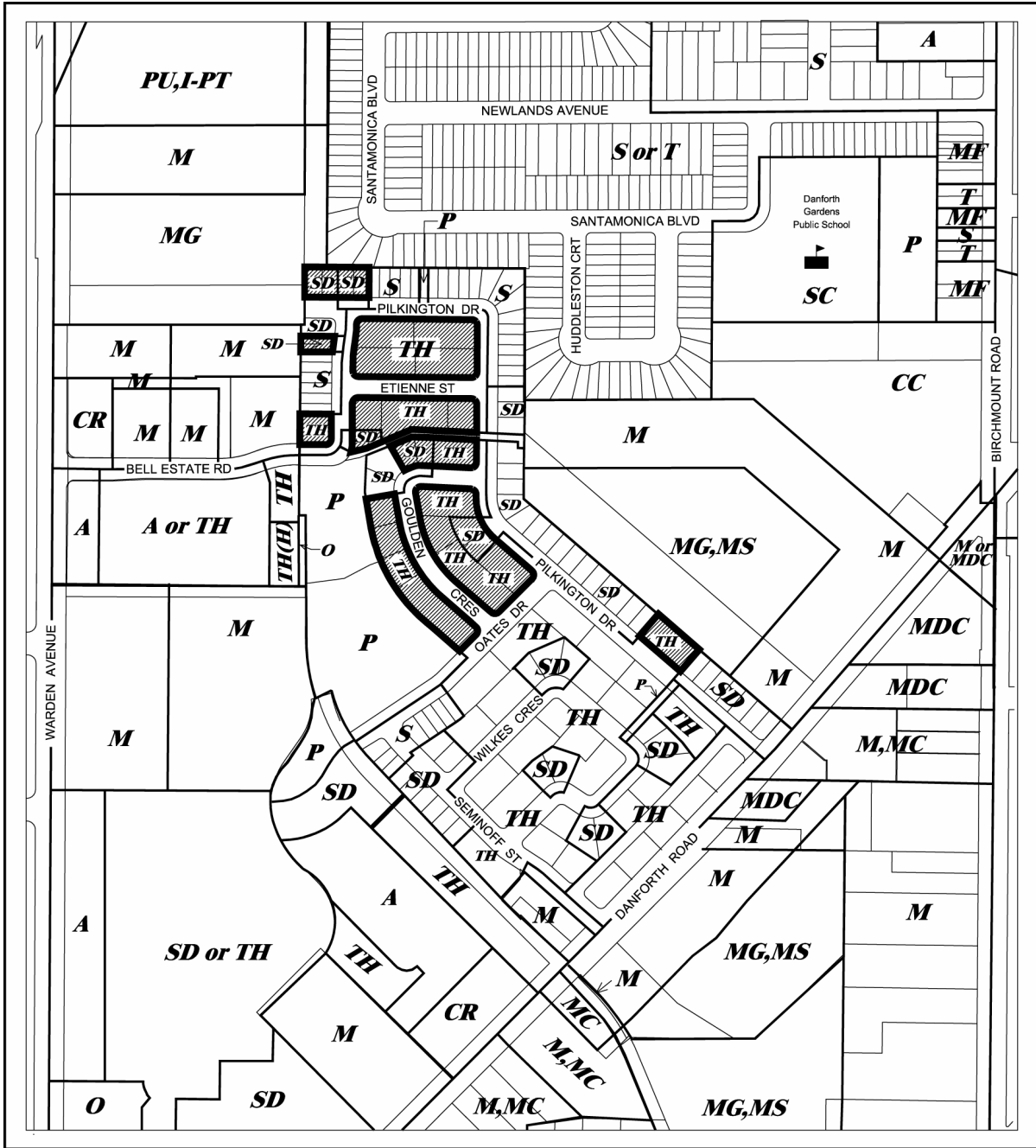
 **TORONTO** City Planning Division  
**Part Lot Control Exemption**

350 Danforth Road  
 Block 111, R.P. 66M-2437  
 File # 07 271623 PL

 Area Affected By This By-Law

Oakridge Employment District By-law  
 Not to Scale  
 10/23/07

## Attachment 6: Zoning



**TORONTO** City Planning Division  
**Zoning**

350 Danforth Road  
 Lots 46-49, 51, 58-60, 63-64 and Blocks 111-130; R.P. 66M-2437  
 File # 07 271623 PL

Location of Application	<b>TH</b> Townhouse Residential Zone	<b>(H)</b> Holding Provision	<b>MDC</b> Industrial District Commercial Zone
<b>S</b> Single-Detached Residential Zone	<b>A</b> Apartment Residential Zone	<b>M</b> Industrial Zone	<b>PU</b> Public Utilities
<b>SD</b> Semi-Detached Residential Zone	<b>CR</b> Commercial / Residential Zone	<b>MC</b> Special Industrial Zone	<b>I-PT</b> Institutional - Public Transit Zone
<b>MF</b> Multiple-Family Residential	<b>P</b> Park	<b>MG</b> General Industrial Zone	
	<b>CC</b> Community Commercial		

↑ Not to Scale  
10/24/07

## Attachment 7: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	07 271623 ESC 35 PL
Details		Application Date:	October 19, 2007

Municipal Address: 350 DANFORTH RD

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 46-49, 51, 58-60 and 63-64, and Blocks 111-130 on Plan 66M-2437, to allow for the creation of conveyable parcels of land for 16 single detached dwellings, 30 semi-detached dwelling units, and 82 townhouses, as well as the division of Block 111 into 3 lots for 6 future semi-detached dwelling units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.			ZAHAVISH HOLDINGS LTD

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	24739.4	Height:	Storeys:	0
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
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:				
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:	134			

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