

**30 Massie Street (Part of Lots 1 to 75 inclusive) – Part Lot Control Application – Final Report**

<b>Date:</b>	January 18, 2008
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 42 – Scarborough-Rouge River
<b>Reference Number:</b>	File No. 07 271795 ESC 42 PL

**SUMMARY**

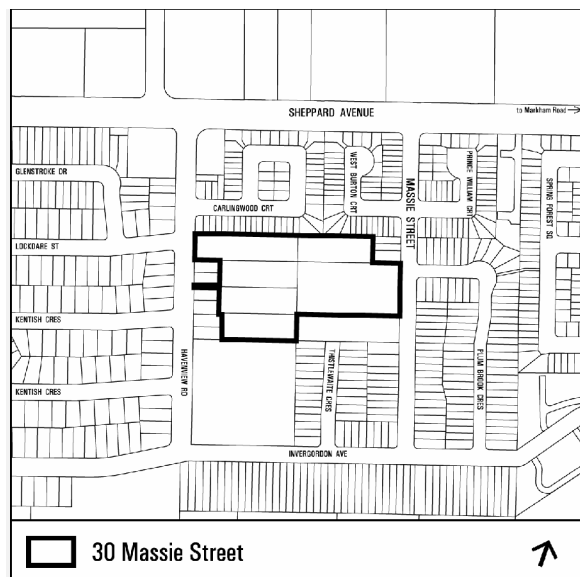
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of an application by Emery Homes Massie Limited for Part Lot Control Exemption, in order to create the necessary parts for maintenance easements for part of lots 1 to 75 inclusive.

**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 part of lots 1 to 75 inclusive on Plan 66M-2440 (collectively known as 30 Massie Street) 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**

On May 23, 24 and 25, 2006, City Council adopted staff recommendation and passed By-law No. 427-2006, for a rezoning and draft plan of subdivision for the subject lands. Registered Plan 66M-2440 was registered on January 5, 2007.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant is requesting exemption from part lot control in order to create the necessary parts for maintenance easements for part of lots 1 to 75 inclusive on the lands collectively known as 30 Massie Street.

#### **Site and Surrounding Area**

The properties subject to the part lot control application are collectively known as 30 Massie Street on Registered Plan 66M-2440. The site is located between Havenview Road and Massie Street, just north of Invergordon Avenue and is approximately 2.4 hectares (6 acres) in size with 96 metres (315 ft.) of frontage on Massie Street as well as 32 metres (105 ft.) of frontage on Havenview Road. The site is generally flat and rectangular in shape. Two detached residential dwellings on the lands have since been demolished.

The subject lands share half of its southern boundary with a Catholic school, the remainder with single-detached dwellings. Single-detached dwellings of similar size to the subject application exist to the east, west, north and south-east.

#### **Official Plan**

The subject lands are designated as Neighbourhoods within the 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, townhouses and interspersed walk-up apartments. Development of the subject lands with detached residential units is permitted within the Neighbourhoods designation of the Official Plan.

## **Zoning**

The subject property has been rezoned Single-Family Residential by site specific By-law No. 427-2006, which amended the Malvern West Community Zoning By-law No. 12181. Permitted uses in the Single-Family Residential Zone include detached residential dwellings.

## **Site Plan Control**

The lands are not subject to site plan control.

## **Reasons for Application**

The registered plan for the subject property allocated one detached residential unit per lot with limited side yards for maintenance purposes. In order to facilitate maintenance easements, a part lot control exemption application is required to create the parts containing the maintenance easements.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. No concerns have been reported to staff.

## **COMMENTS**

Section 50(7) of the Planning Act, R.S.O. 1990, authorizes City 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 maintenance easements by a series of reference plans which conform to the proposed siting plan.

In order to ensure that the exemption from part lot control does not remain open indefinitely, it is recommended that the by-law expire one year from the date of enactment.

## **CONTACT**

Renrick Ashby, Senior Planner  
Tel. No. (416) 396-7022  
Fax No. (416) 396-4265  
E-mail: rashby2@toronto.ca

## **SIGNATURE**

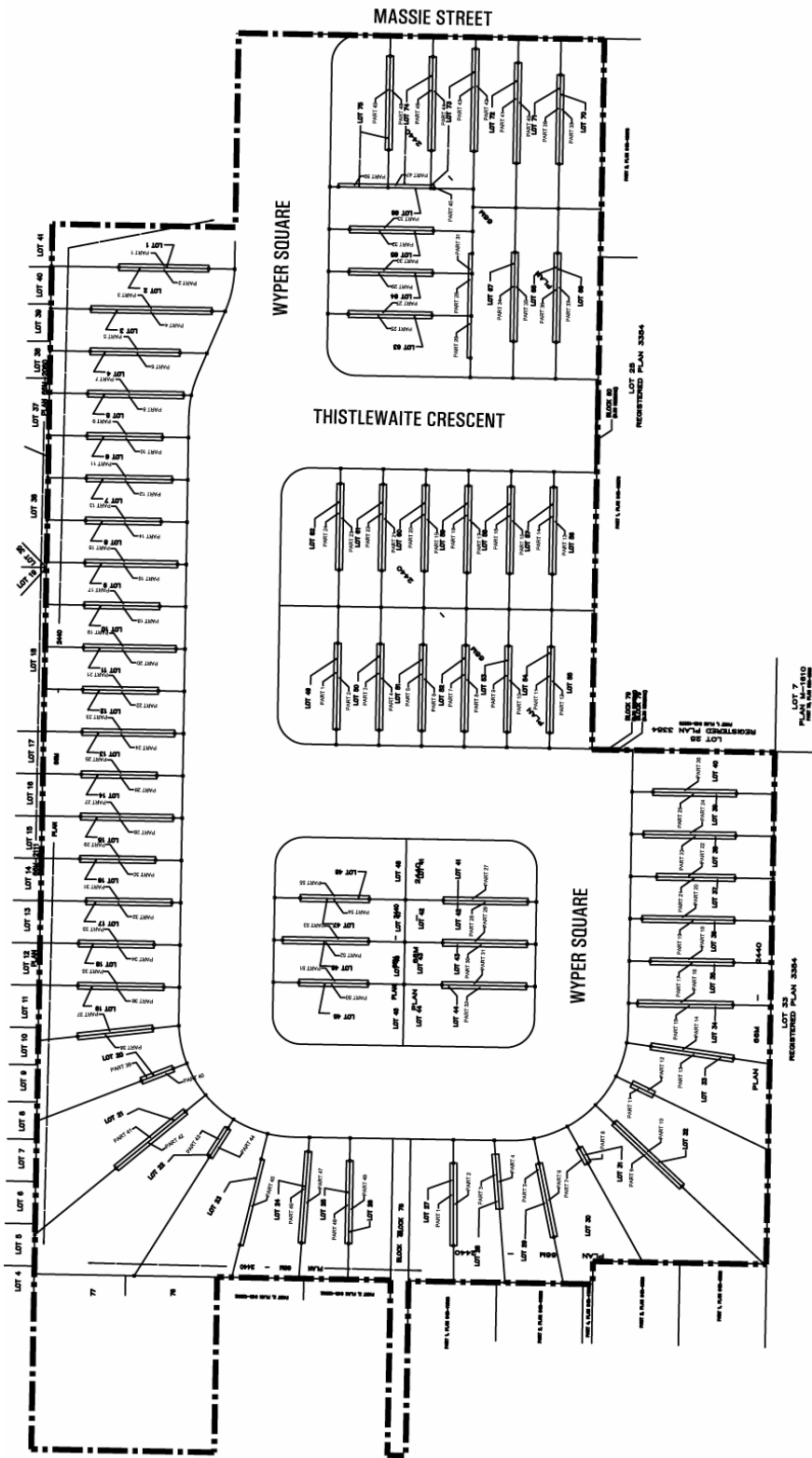
---

Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Proposed Plan of Survey  
Attachment 2: Application Data Sheet

# Attachment 1: Proposed Plan of Survey



30 Massie Street

Part Lot Control Exemption

Applicant's Submitted Drawing

Not to Scale  
01/04/08

File # 07-271795 PL



## Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	07 271795 ESC 42 PL
Details		Application Date:	October 22, 2007

Municipal Address:	30 MASSIE ST
Location Description:	PLAN 3354 LOTS 26 27 AND PT LOT 28 AND RP 64R8463 PART 4 **GRID E4210
Project Description:	Part lot control

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EMERY HOMES MASSIE LIMITED			1681885 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	NEIGHBOURHOOD	Site Specific Provision:	By-law 427-2006
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	no

### PROJECT INFORMATION

Site Area (sq. m):	24200	Height:	Storeys:	3	
Frontage (m):	65		Metres:	10.7	
Depth (m):	220				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	150	
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

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	77

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Renrick Ashby, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7022</b>