



# STAFF REPORT ACTION REQUIRED

## 133 to 143 and 155 Homestead Road and 4275 Lawrence Avenue East – Part Lot Control Application – Final Report

<b>Date:</b>	June 9, 2008
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	08 158851 ESC 44 PL

### SUMMARY

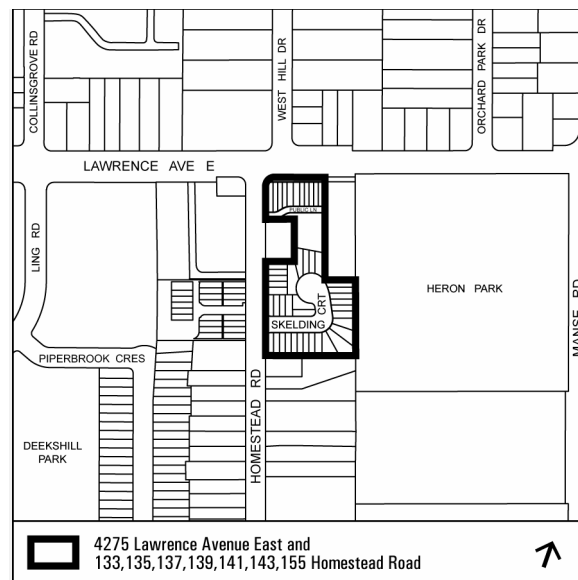
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to lift part lot control on a residential subdivision currently under construction to enable the separate conveyances of 46 lots, including 39 townhouse units, 6 semi-detached dwelling units, and 1 single-family detached dwelling. This report recommends that a part lot control exemption by-law be enacted for a period of two years.

### RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to Blocks 1 to 11 (both inclusive) of Registered Plan 66M-2447;



2. City Council deem that the part lot control exemption by-law shall expire two (2) years from the date of its passing.
3. City Council require 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, or his delegate.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The rezoning application was approved by City Council on July 27, 2006, resulting in By-law No. 669-2006, which amended the former City of Scarborough West Hill Community Zoning By-law 10327 to permit 46 residential dwelling units and a parcel of land for “Open Space”.

The residential subdivision was registered on November 22, 2007. A site plan agreement for the approved development was registered on title on August 2, 2007 as Instrument No. AT 1529555.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant seeks exemption from part lot control in order to enable the division of land to create conveyable lots for the development of 46 separate land parcels for each of the dwellings (Attachment 2).

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

The 1.18 hectare (2.93 acres) site is located on the southeast corner of Homestead Road and Lawrence Avenue East in the West Hill Community.

The site is adjacent to the Habitat for Humanity townhouse development and the Heron Park Community Centre and Recreation Complex to the east; townhouses to the west; and single-family dwellings to the south as well as on the north side of Lawrence Avenue East.

There is a small, shallow ravine south of Lawrence Avenue East that traverses 145 Homestead Road and the subject site in an east-west direction. This ravine, which contains several trees, only exists between Homestead Road and the Habitat for Humanity property at the westerly boundary of Heron Park, where it enters a culvert under a driveway and the park parking lot. The site is currently under construction.

### **Official Plan**

The property is designated Neighbourhoods, which contain a full range of residential uses within lower scale-buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. The plan establishes development criteria which, among other matters, require development to respect and reinforce the physical patterns and character of established neighbourhoods with particular regards to patterns of streets and parks, size and configuration of lots, setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks, and heights, massing, scale and type of dwelling unit compatible with nearby residential properties.

### **Zoning**

The subject lands are zoned Street Townhouse Residential (ST) Zone (Attachment 1) in the West Hill Community Zoning By-law No. 10327. The Street Townhouse Residential Zone permits correctional group homes, group homes, single-family dwellings, two-family dwellings, and street townhouse dwellings.

### **Site Plan Control**

A site plan was previously submitted for the entire lands. The site plan agreement was registered on title on August 2, 2007 as Instrument No. AT 1529555. This part lot control application conforms with the approved site plan.

### **Reasons for Application**

A part lot control application is required in order to facilitate the creation of 46 separate lots within the approved subdivision and as shown on the approved site plan.

### **Agency Circulation**

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

### **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. The release of part lot control would allow for the creation of each lot. In order to ensure that part lot control is not lifted indefinitely, it is recommended that the exempting by-law expire two years after being enacted.

The lifting of part lot control on the subject lands and the proposed by-law will enable the sale of the individual lots in a manner that fully complies with the Official Plan, zoning, and is considered appropriate for the orderly development of the lands.

**CONTACT**

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**SIGNATURE**

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Allen Appleby, Director  
Community Planning, Scarborough District

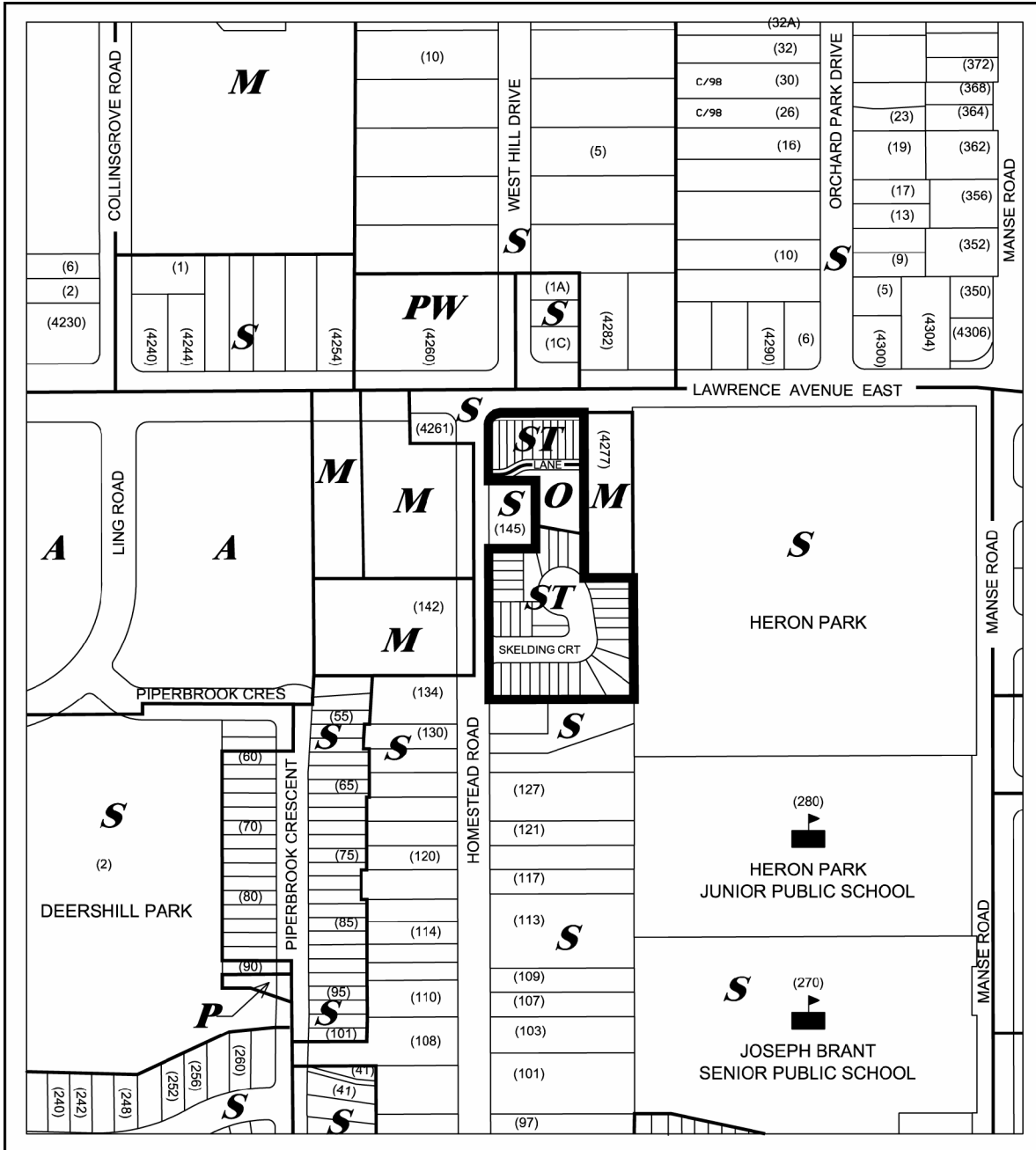
**ATTACHMENTS**

Attachment 1: Zoning

Attachment 2: Part Lot Control Exemption

Attachment 3: Application Data Sheet

# Attachment 1: Zoning



**Toronto** City Planning Division  
**Zoning**

133,135,137,139,141,143,155 Homestead Road  
 and 4275 Lawrence Avenue East  
 File # 08-158851 OZ

- S** Single-family Residential
- M** Multiple-family Residential
- A** Apartment Residential
- ST** Street Townhouse Residential
- P** Parks
- PW** Place(s) of Worship
- O** Major Open Spaces

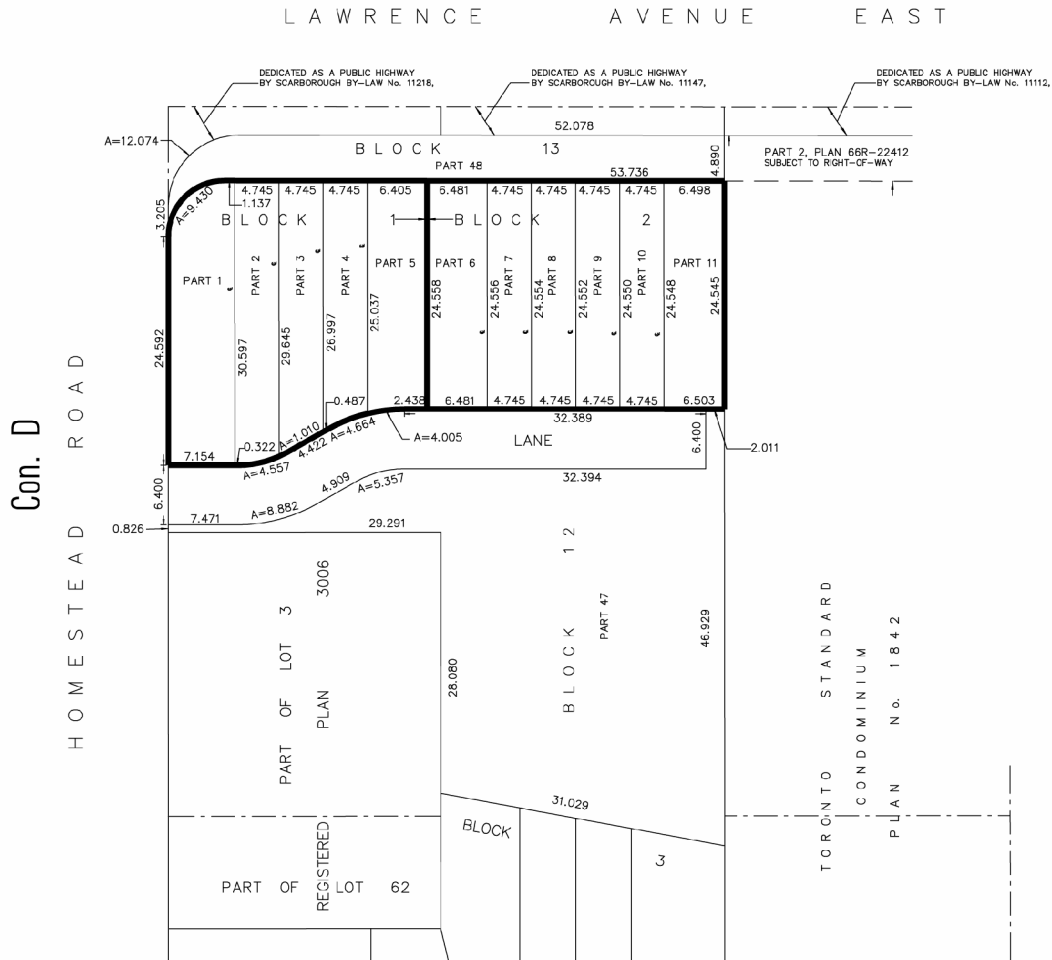
West Hill Community By-law  
 Not to Scale  
 06/09/08



# Attachment 2: Part Lot Control Exemption

## Schedule '1'

Lot 9



### Part Lot Control Exemption

133,135,137,139,141,143,155 Homestead Road  
and 4275 Lawrence Avenue East

File # 08-158851 OZ

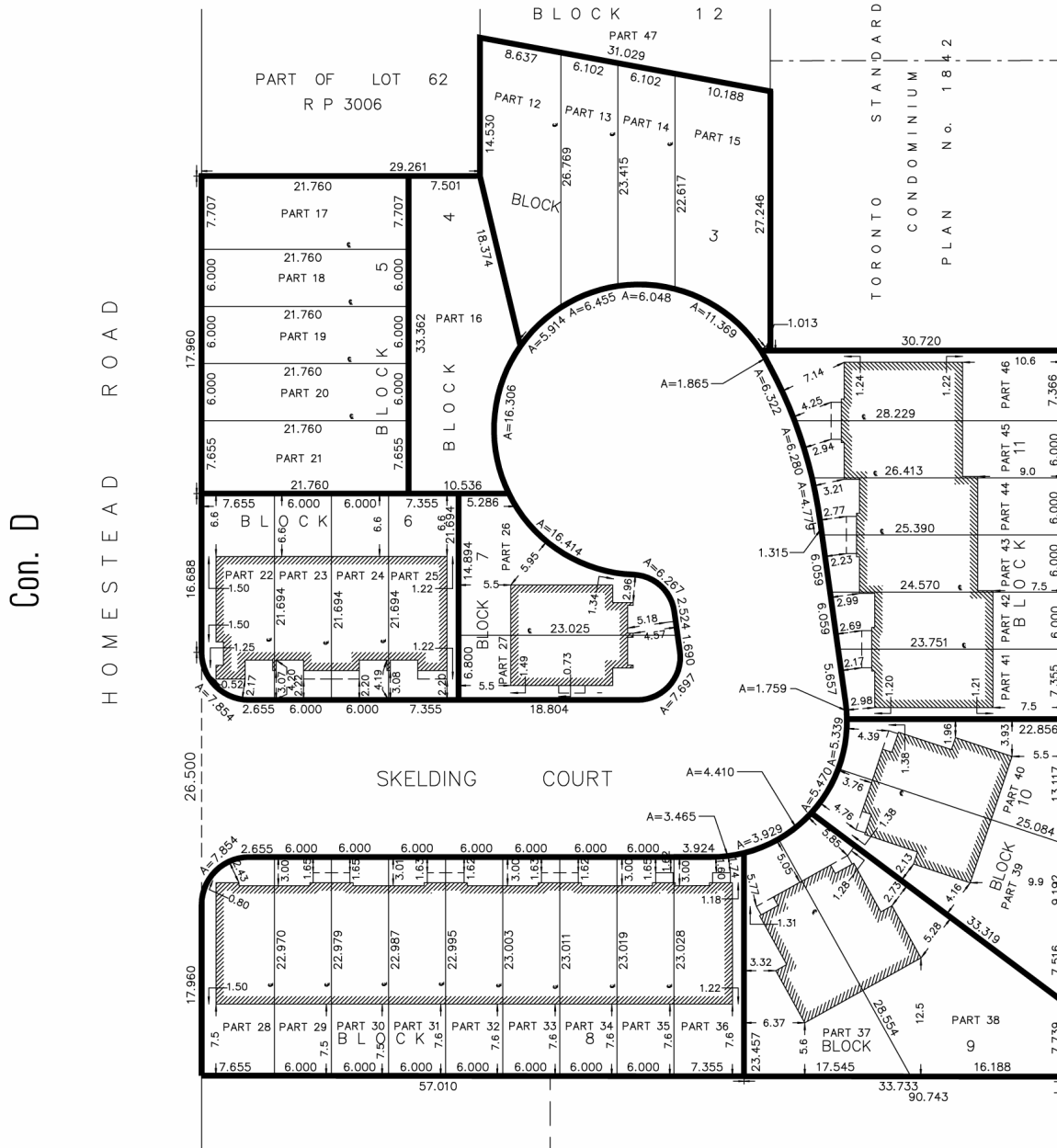


Area Affected By This By-Law

West Hill Community By-law  
Not to Scale  
06/09/08

# Schedule '2'

## Lot 9



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

133,135,137,139,141,143,155 Homestead Road  
 and 4275 Lawrence Avenue East  
 File # 08-158851 OZ

 Area Affected By This By-Law

West Hill Community By-law  
 Not to Scale  
 06/09/08

### Attachment 3: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	08 158851 ESC 44 PL
Details		Application Date:	May 15, 2008

Municipal Address: 133 to 143, and 155 Homestead Road and 4275 Lawrence Avenue East

Location Description:

Project Description: Part lot control for 133 to 143, and 155 Homestead Road and 4275 Lawrence Avenue East

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MMM GROUP LTD.			BALLYMORE DEVELOPMENT (HOMESTEAD) CORP.

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	ST-Street Townhouse Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	11841.4	Height:	Storeys:	3
Frontage (m):	0		Metres:	11
Depth (m):				0
Total Ground Floor Area (sq. m):		0		<b>Total</b>
Total Residential GFA (sq. m):	7682		Parking Spaces:	92
Total Non-Residential GFA (sq. m):	0		Loading Docks:	0
Total GFA (sq. m):				7682
Lot Coverage Ratio (%):				0
Floor Space Index:				0

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
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:	46	Institutional/Other GFA (sq. m):	0	0
Total Units:	46			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Frank Stirpe, Planner</b>
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