

9, 11, 25-31, 45, 47, 65-99 and 103-113 Pilkington Dr (350 Danforth Rd), Part Lot Control Application – Final Report

Date:	September 15, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	08 182315 ESC 35 PL

SUMMARY

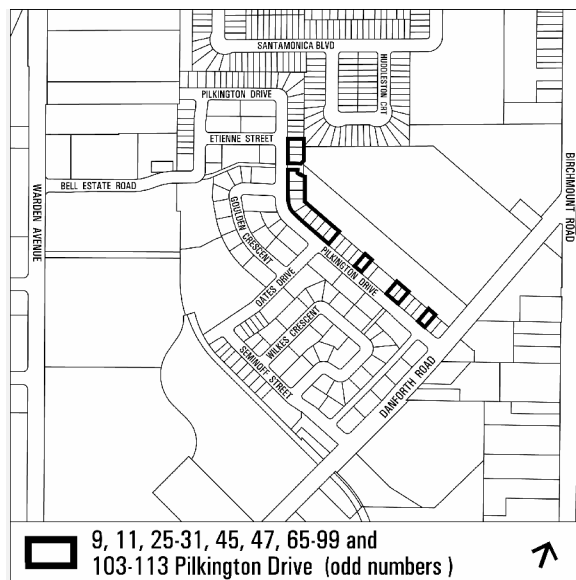
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit exemption from part lot control for the odd numbered properties at 9, 11, 25, 27, 29, 31, 45, 47, 65-99 and 103-113 Pilkington Drive, (part of the larger property known as 350 Danforth Road), to allow the development of 32 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 3, 7, 9, Lots 14 to 25 inclusive, and part of Block 111 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. 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.

ISSUE BACKGROUND

Proposal

The lots front onto new public roads within the 350 Danforth Road property, and are municipally addressed as the odd numbered properties at 9 and 11 Pilkington Drive (Lot 3), 25, 27, 29, and 31 Pilkington Drive (Lot 7 and part of Block 111), 45 and 47 Pilkington Drive (Lot 9), 65 to 99 Pilkington Drive (Lots 14 to 22) and 103 to 113 Pilkington Drive (Lots 23 to 25). (Refer to Attachment 6 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 32 semi-detached dwellings.

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 lands which are the subject of the current application for part lot control exemption are lots fronting on Pilkington Drive along the eastern boundary of the 350 Danforth Road subdivision.

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 portions of 350 Danforth Road are designated as Mixed Use Areas (Lot 3) and Neighbourhoods (Lot 7, part of Block 111, Lot 9, and Lots 14-25) in the Warden Woods Community Secondary Plan. Mixed Use Areas are made up a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Neighbourhoods 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 majority of the subject portions of 350 Danforth Road are zoned Semi-Detached Residential (SD). 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 exception is the part of Block 111, which is zoned Townhouse Residential (TH). This block is permitted to be developed with semi-detached dwellings pursuant to the approval of Minor Variance A180/06SC.

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.

CONTACT

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SIGNATURE

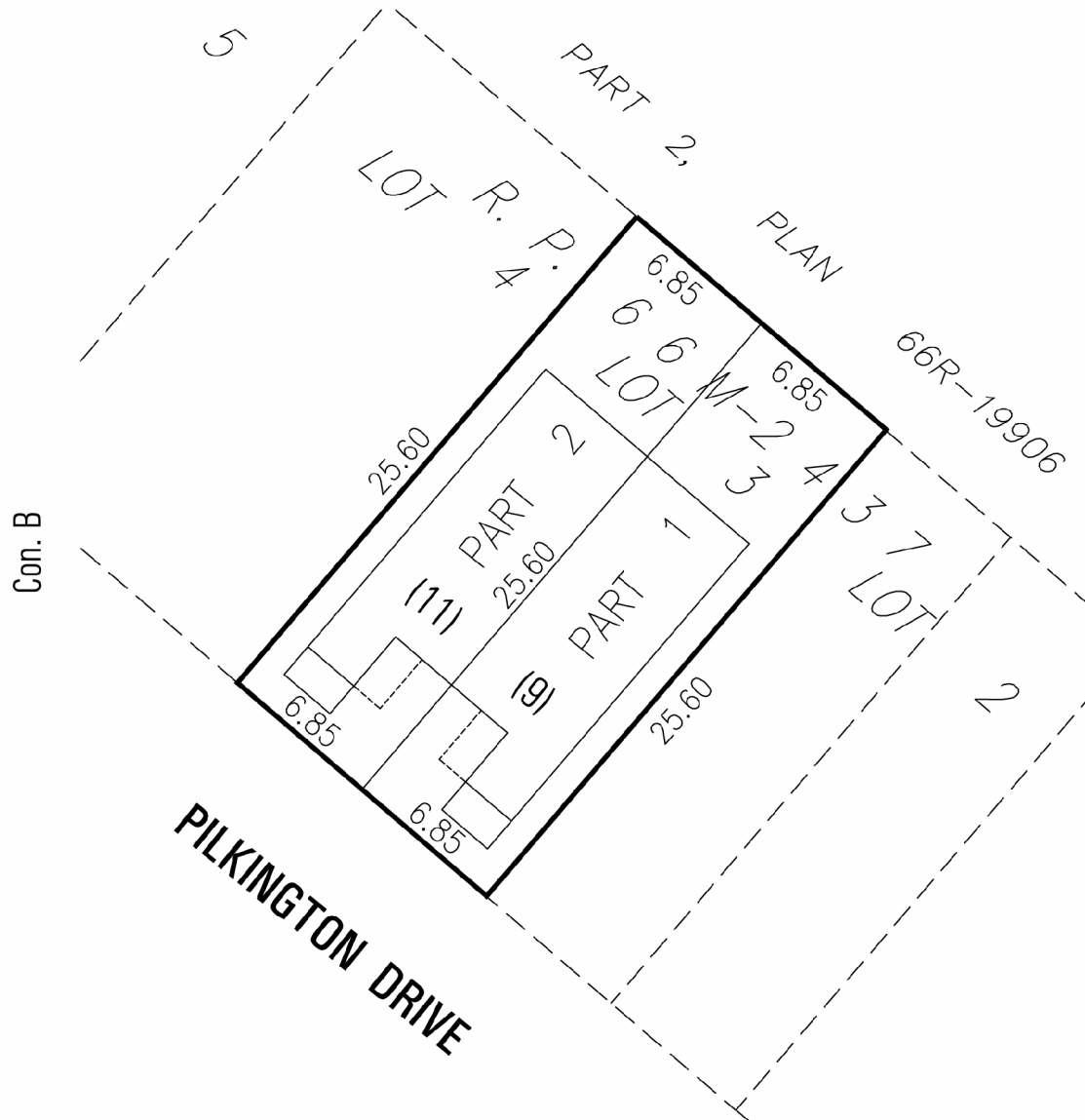
Allen Appleby, Director
Community Planning, Scarborough District

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

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

Schedule '1'
Lot 31



Part Lot Control Exemption

9 and 11 Pilkington Drive
(350 Danforth Road)
File # 08-182315 PL

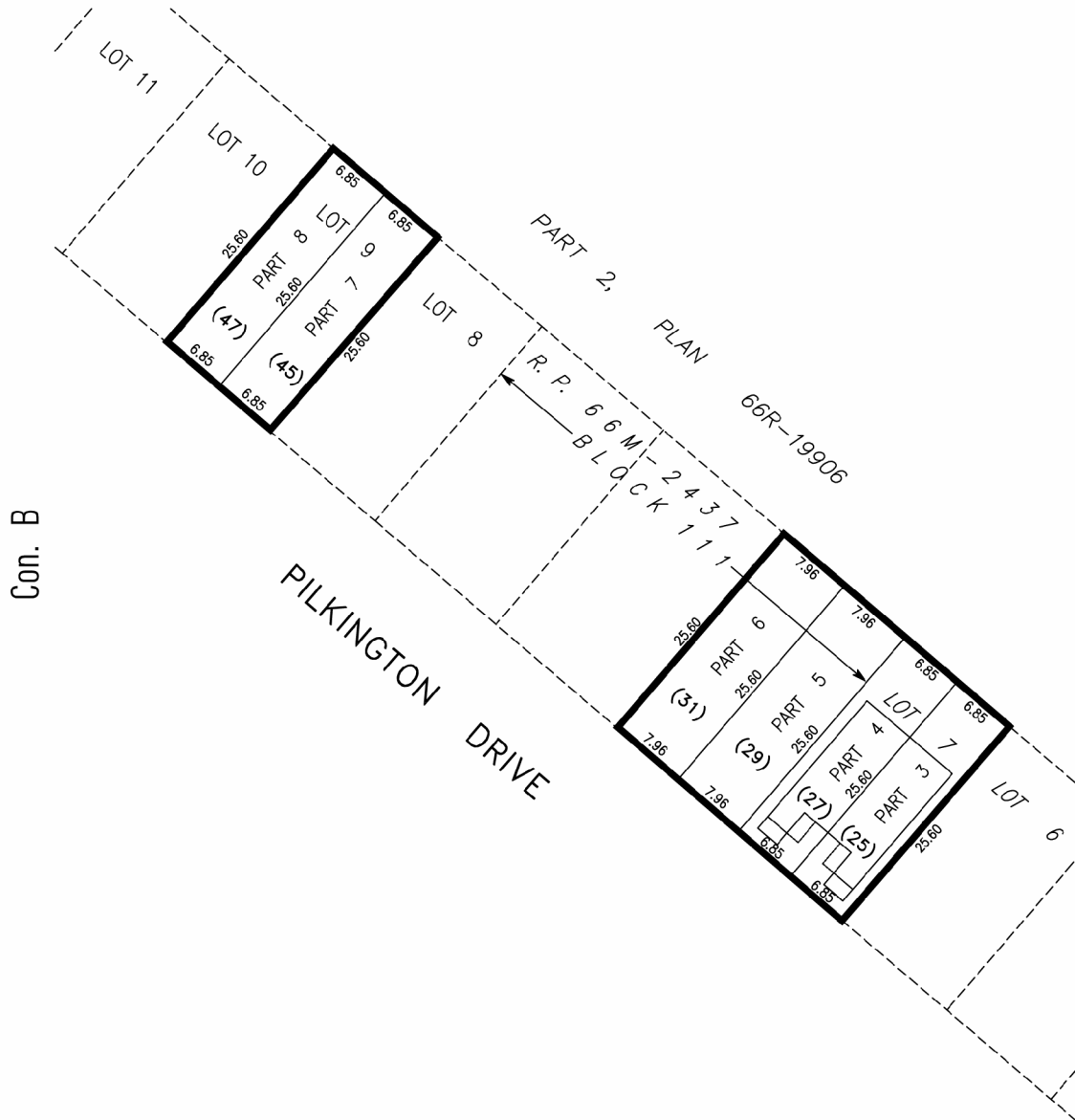
 Area Affected By This By-Law

Oakridge Employment District By-law
Not to Scale
7/29/08


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

Schedule '2'

Lot 31



Part Lot Control Exemption

25, 27, 29, 31, 45 and 47 Pilkington Drive
(350 Danforth Road)

File # 08-182315 PL



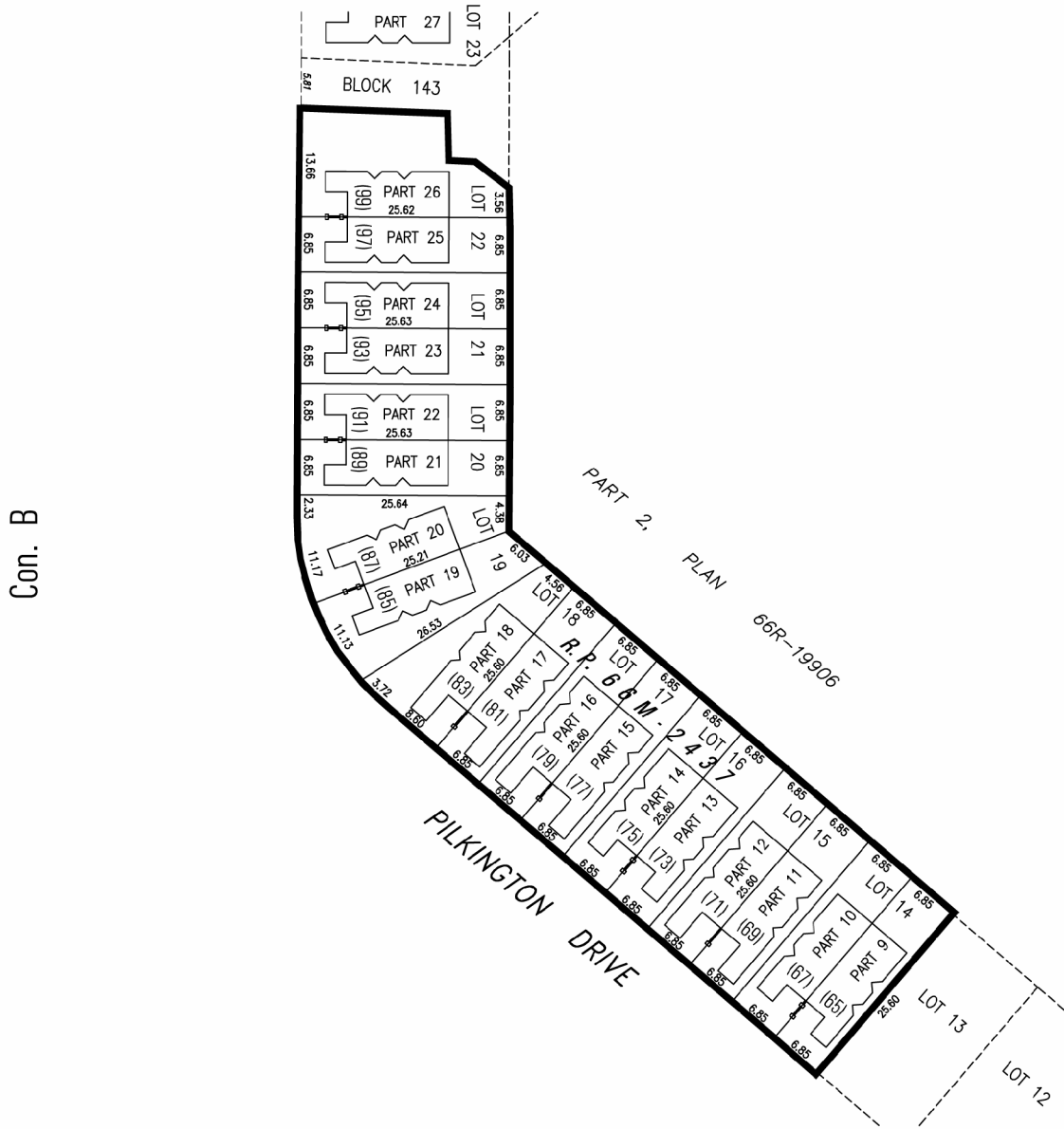
Area Affected By This By-Law

Oakridge Employment District By-law
Not to Scale
7/29/08



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

Schedule '3'
Lot 31



Part Lot Control Exemption

65 to 99 Pilkington Drive (odd numbers)
(350 Danforth Road)

File # 08-182315 PL

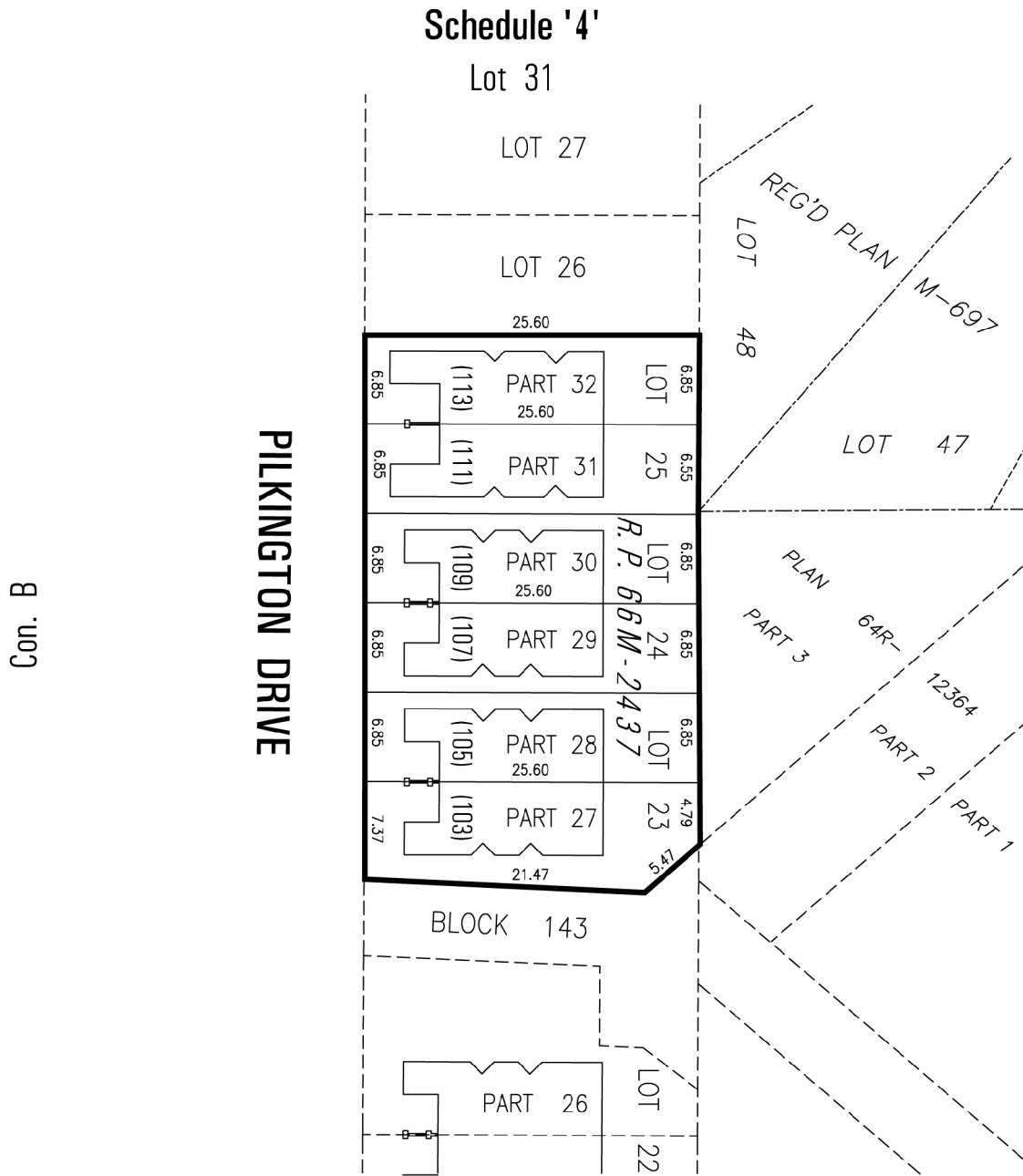


Area Affected By This By-Law

Oakridge Employment District By-law
Not to Scale
7/29/08



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



Part Lot Control Exemption

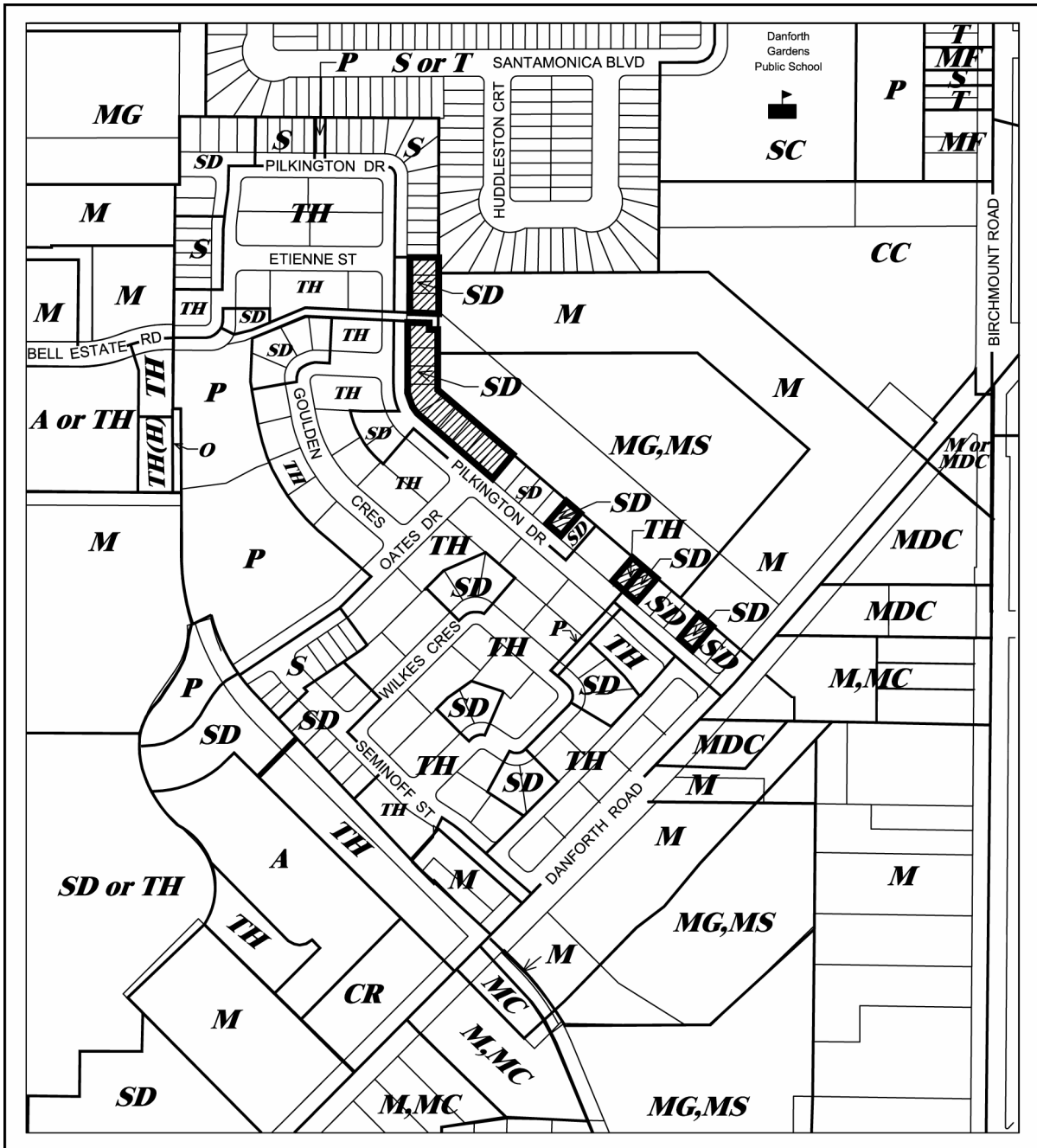
103 to 113 Pilkington Drive (odd numbers)
(350 Danforth Road)

File # 08-182315 PL

Area Affected By This By-Law

Oakridge Employment District By-law
Not to Scale
7/30/08

Attachment 5: Zoning



Toronto City Planning
Division
Zoning

9,11,25-31,45,47,65-99 and 103-113 Pilkington Drive (odd numbers)
(350 Danforth Road)
File # 08 182315 PL

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

↑ Not to Scale
07/28/08

Attachment 6: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	08 182315 ESC 35 PL
Details		Application Date:	July 16, 2008

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 for Lots 3, 7, 9, and Lots 14 to 15 inclusive and Part of Block 111, Registered Plan 66M-2437 (350 Danforth Road), to allow for the creation of 32 freehold semi-detached units at 9 & 11; 25, 27, 29 & 31; 45 & 47; 65-99 and 103-113 (odd numbers only) Pilkington Drive.

Applicant:	Agent:	Architect:	Owner:
MONARCH CORPORATION			MONARCH CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Neighbourhoods	Site Specific Provision:	Exception 831
Zoning:	SD & TH	Historical Status:	
Height Limit (m):		Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	2460.9	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:	64	
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:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	32

FLOOR AREA BREAKDOWN (upon project completion)

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

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