

**651 Warden Avenue – Part Lot Control Application –
Final Report**

Date:	October 27, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	08 205323 ESC 35 PL

SUMMARY

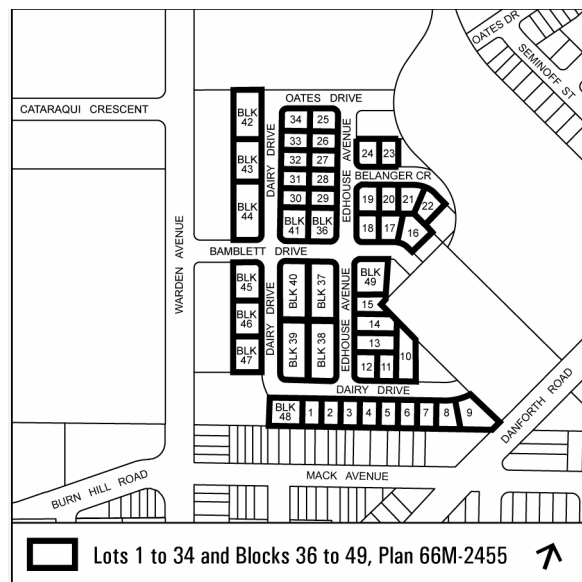
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit exemption from part lot control for certain portions of the lands known as 651 Warden Avenue, to allow the division of land to create conveyable parcels for 152 dwelling units (68 semi-detached dwelling units and 84 townhouses). 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 Lots 1 to 34 and Blocks 36 to 49 of Plan 66M-2455, 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 February 2, 2006, City Council adopted staff recommendations to approve a rezoning and draft plan of subdivision for the subject lands. The zoning bill was withheld pending satisfactory resolution of the interface with adjacent industrial land uses. On April 27, 2006, City Council adopted staff recommendations regarding interface with adjacent industrial and passed Zoning By-law No. 347-2006. The subdivision was registered on July 15, 2008 as Plan 66M-2455.

ISSUE BACKGROUND

Proposal

The lots and blocks front onto new public roads within the 651 Warden Avenue property, including Bamblett Drive, Belanger Crescent, Dairy Drive, Edhouse Avenue, and Oates Drive. Refer to Attachment No. 9 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 68 semi-detached homes (Lots 1 to 34), and 84 townhouses (Blocks 36 to 49). Refer to Attachment Nos. 1-7 for the reference plans.

Site and Surrounding Area

The site is located on the east side of Warden Avenue, north of Danforth Road. The property has a frontage of approximately 304 metres on Warden Avenue, is irregular in shape, and is approximately 6.6 hectares (16.3 acres) in size. The property was occupied by the former Centennial College, Warden Woods Campus.

The surrounding uses include:

North: Tradition Fine Foods Bakery at 663 Warden Avenue;

South: low density residential neighbourhood;

East: Patterson Industries at 250 Danforth Road (manufacturer of process equipment and machinery for industry), approved residential for 348 dwelling units at 300 Danforth Road, newly constructed residential at 350 Danforth Road; and

West: Warden Avenue Junior Public School, townhouses, and two 23-storey apartment buildings on Burn Hill Road.

Official Plan

The subject portions are designated 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

Lots 1 to 15 of Plan 66M-2455 are zoned Semi-Detached Residential (SD). The uses permitted in the SD zone include semi-detached dwellings and group homes, as well as domestic or household arts and private home day care. Lots 16 to 34 and Blocks 36 to 49 of Plan 66M-2455 are zoned Semi-Detached Residential (SD) or Townhouse Residential (TH). The uses permitted in a TH zone include townhouse dwellings and group homes, as well as private home day care. Refer to Attachment No. 8 for the zoning.

Site Plan Control

Site plan agreements were registered on October 8 and 9, 2008 for 84 townhouses. This part lot control application conforms to the approved site plans. The 68 semi-detached dwelling units are not subject to site plan control.

Reasons for Application

A part lot control application is required to facilitate the creation of 152 separate parcels within the approved subdivision.

Subdivision Conditions

The subdivision approval and agreement established environmental conditions pertaining to the interface with adjacent industrial land uses which were to be satisfied prior to the lifting of part lot control. Among other conditions, one particular subdivision condition that needed to be satisfied prior to the enactment of a part lot control by-law by the City pursuant to Section 50 of the Planning Act was the submission of an Emission Summary and Dispersion Modelling Report to document Patterson Industries atmospheric air discharges from existing and normal operations based on current infrastructure. This report was to determine the off-property point of impingent concentration of contaminants, and ensure that all necessary mitigation measures are implemented. This required report has been prepared by Pinchin Environmental and submitted in support of this development application, and an application for a Ministry of Environment Certificate of Approval for Air Quality. The Pinchin report concludes that no mitigation measures are necessary to meet the Ministry of Environment requirements for off-property contaminant concentrations.

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. The lands are subject to subdivision and site plan applications which ensures the orderly development of the lands. 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: Part Lot Control Exemption Plan (Schedule 5)

Attachment 6: Part Lot Control Exemption Plan (Schedule 6)

Attachment 7: Part Lot Control Exemption Plan (Schedule 7)

Attachment 8: Zoning

Attachment 9: Application Data Sheet

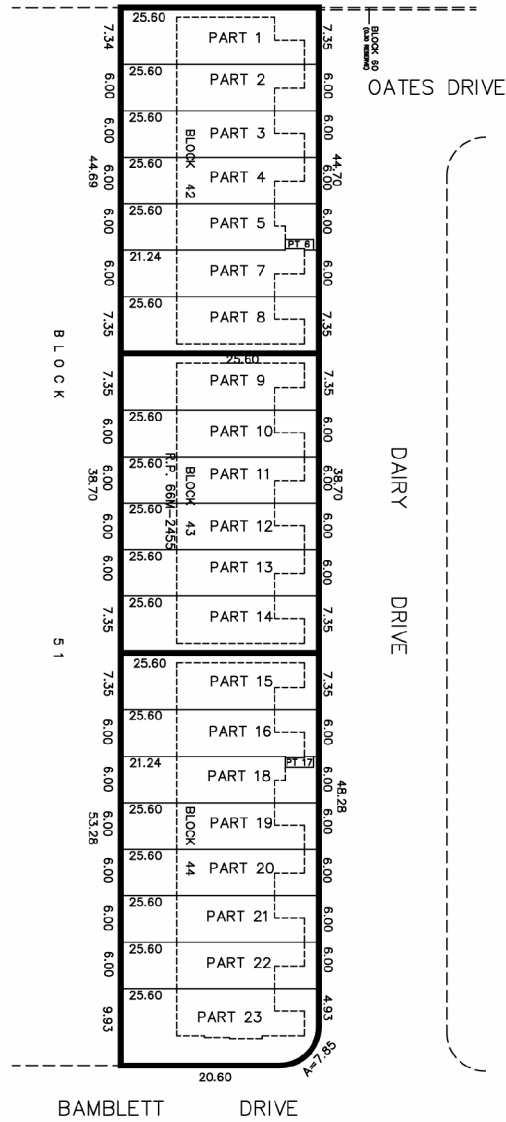
Attachment 1: Part Lot Control Exemption Plan (Schedule 1)

Schedule '1'

Lot 32

PART 5, PLAN 66R-12570

Con. B



TORONTO City Planning Division
Part Lot Control Exemption

651 Warden Avenue
 Blocks 42-44, R.P. 66M-2455
 File # 08 205323 PL

 Area Affected By This By-Law

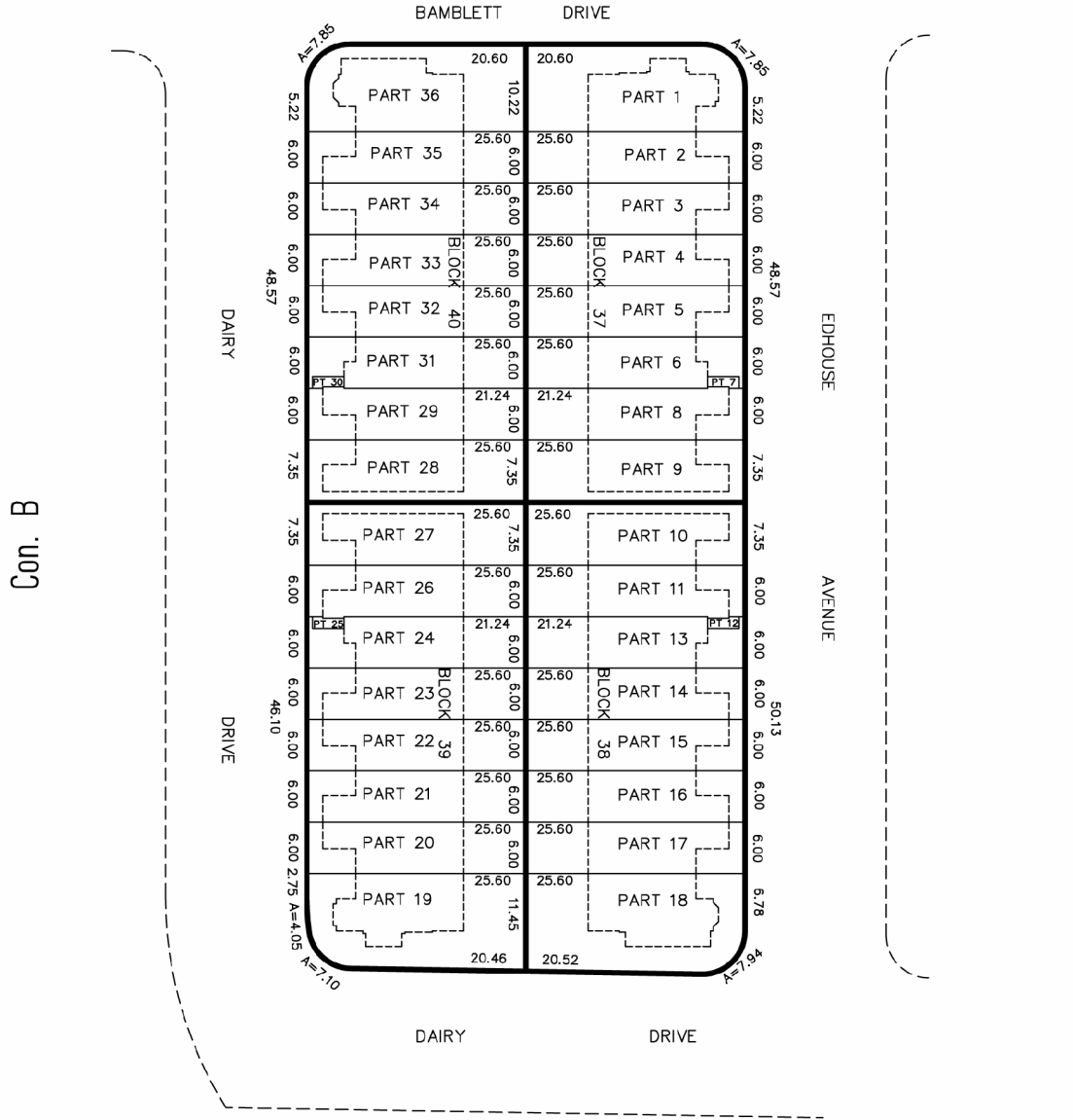
Warden Woods Community By-law
 Not to Scale
 10/08/08



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

Schedule '3'

Lot 32



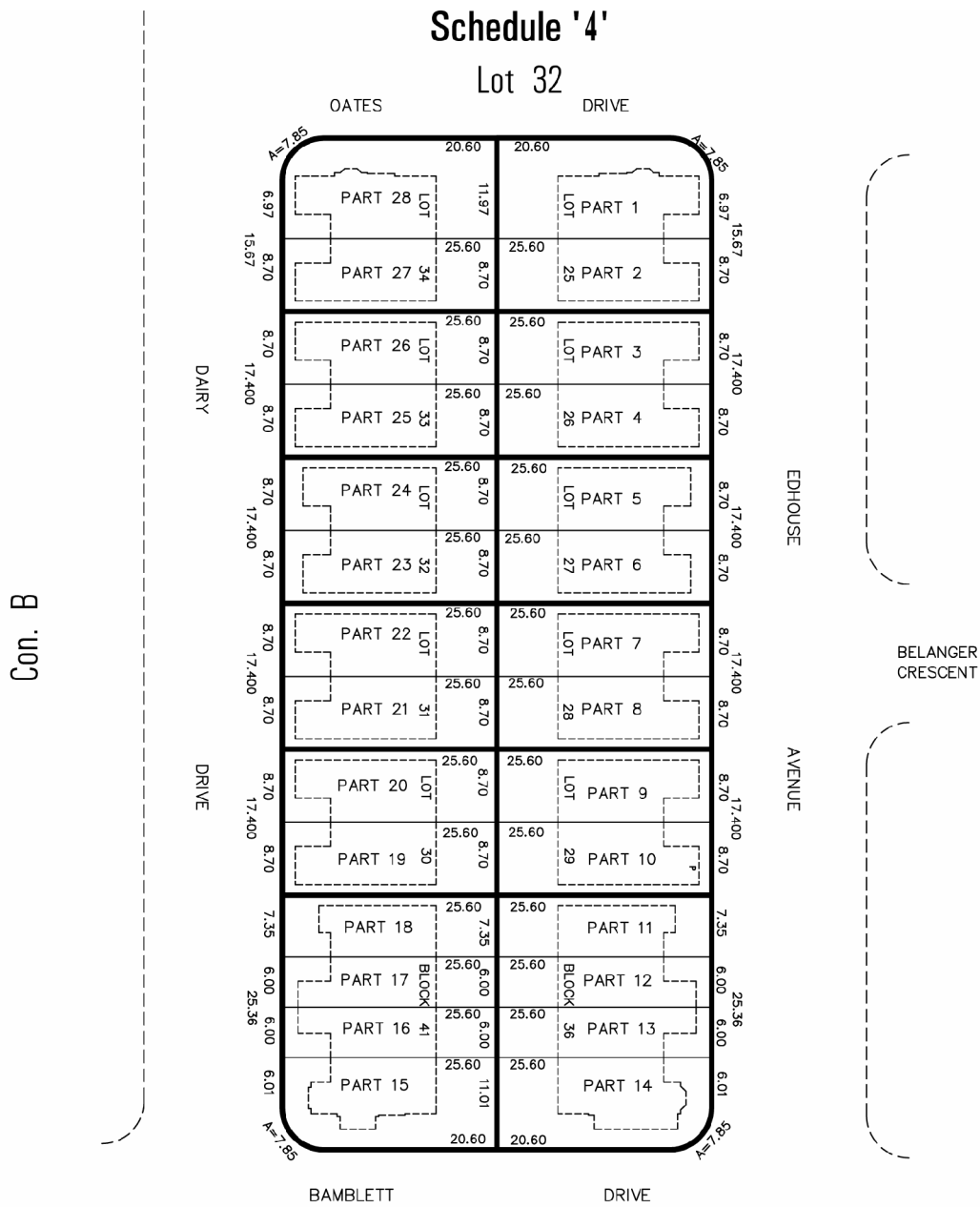
Part Lot Control Exemption

651 Warden Avenue
 Blocks 37-40, R.P. 66M-2455
 File # 08 205323 PL

 Area Affected By This By-Law

Warden Woods Community By-law
 Not to Scale
 10/08/08

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



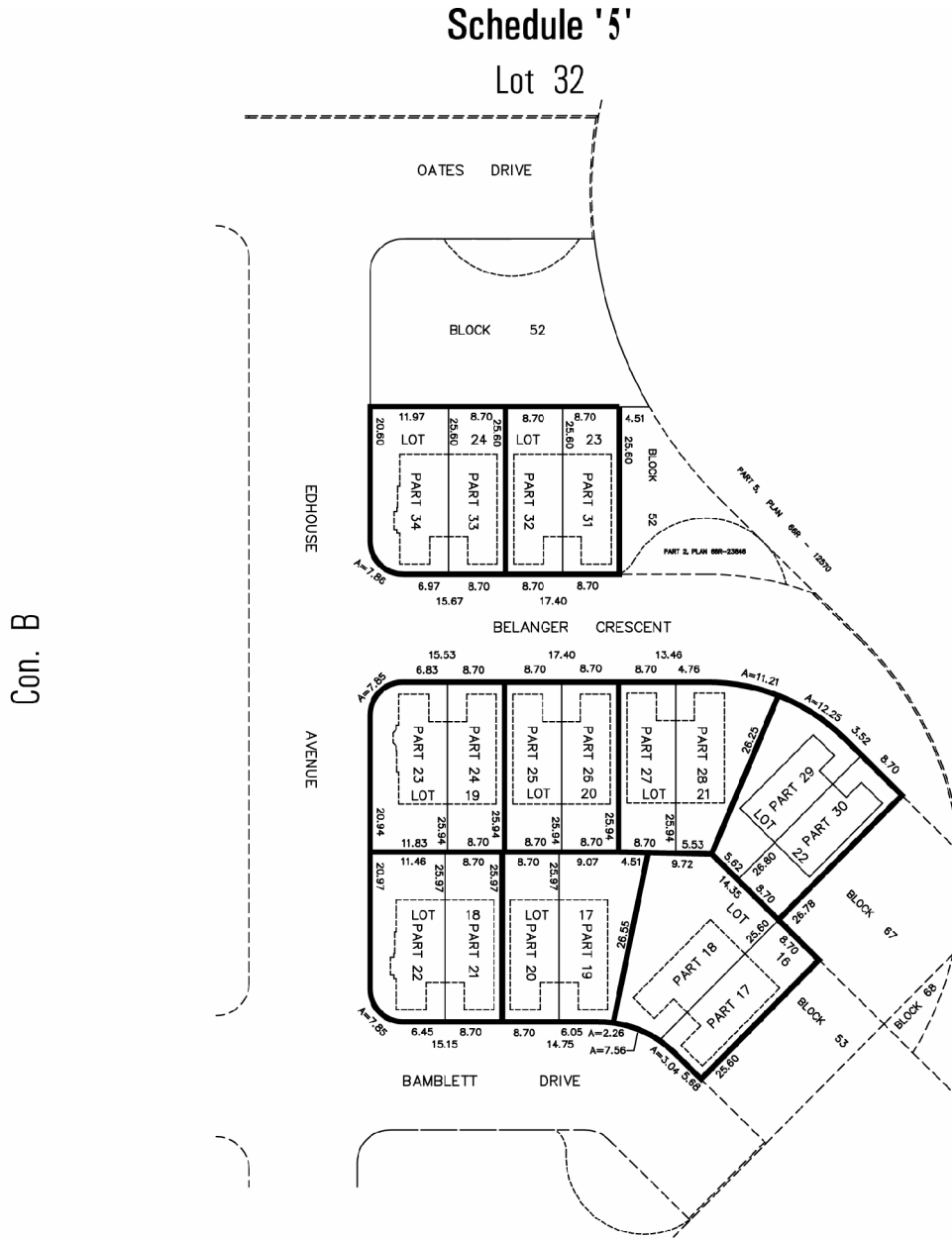
TORONTO City Planning Division
Part Lot Control Exemption

651 Warden Avenue
Lots 25-34 and Blocks 36 and 41, R.P. 66M-2455
File # 08 205323 PL

Area Affected By This By-Law

Warden Woods Community By-law
Not to Scale
10/08/08

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



Part Lot Control Exemption

651 Warden Avenue
 Lots 16-24, R.P. 66M-2455
 File # 08 205323 PL

Area Affected By This By-Law

Warden Woods Community By-law
 Not to Scale
 10/08/08

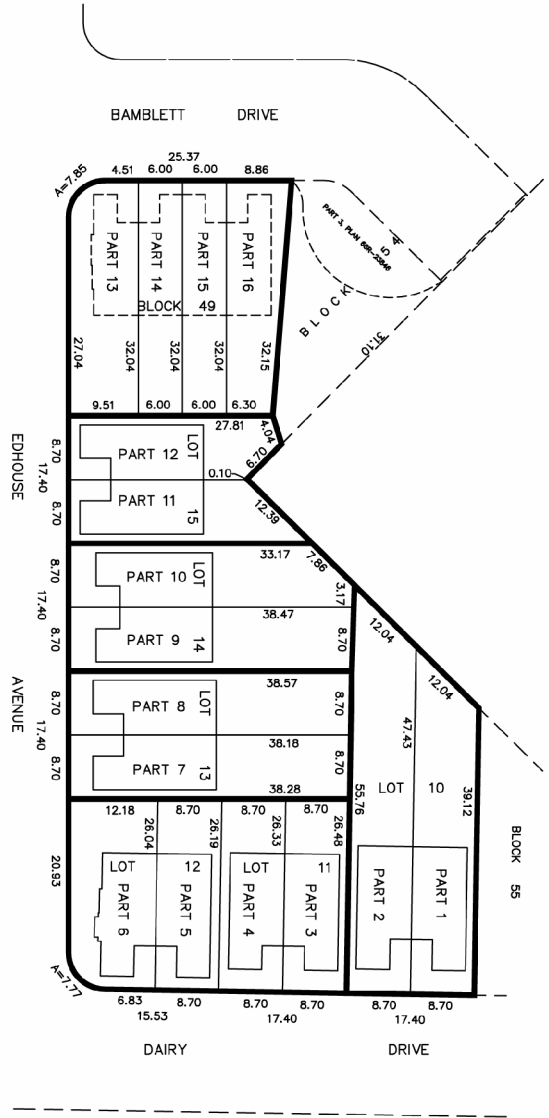


Attachment 6: Part Lot Control Exemption Plan (Schedule 6)

Schedule '6'

Lot 32

Con. B



Part Lot Control Exemption

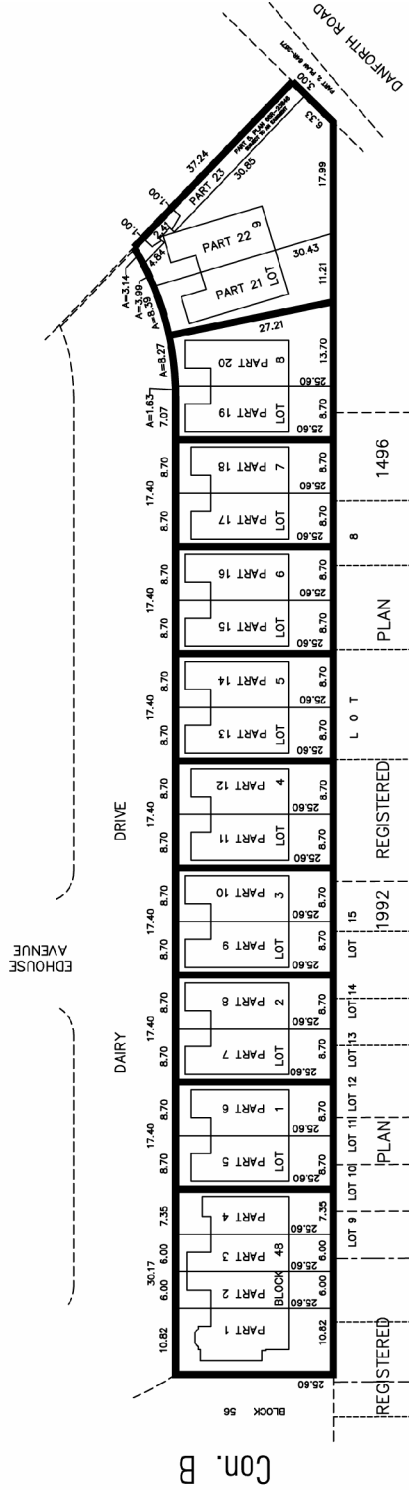
651 Warden Avenue
 Lots 10-15 and Block 49, R.P. 66M-2455
 File # 08 205323 PL

 Area Affected By This By-Law

Warden Woods Community By-law
 Not to Scale
 10/08/08

Attachment 7: Part Lot Control Exemption Plan (Schedule 7)

Schedule '7'
Lot 32



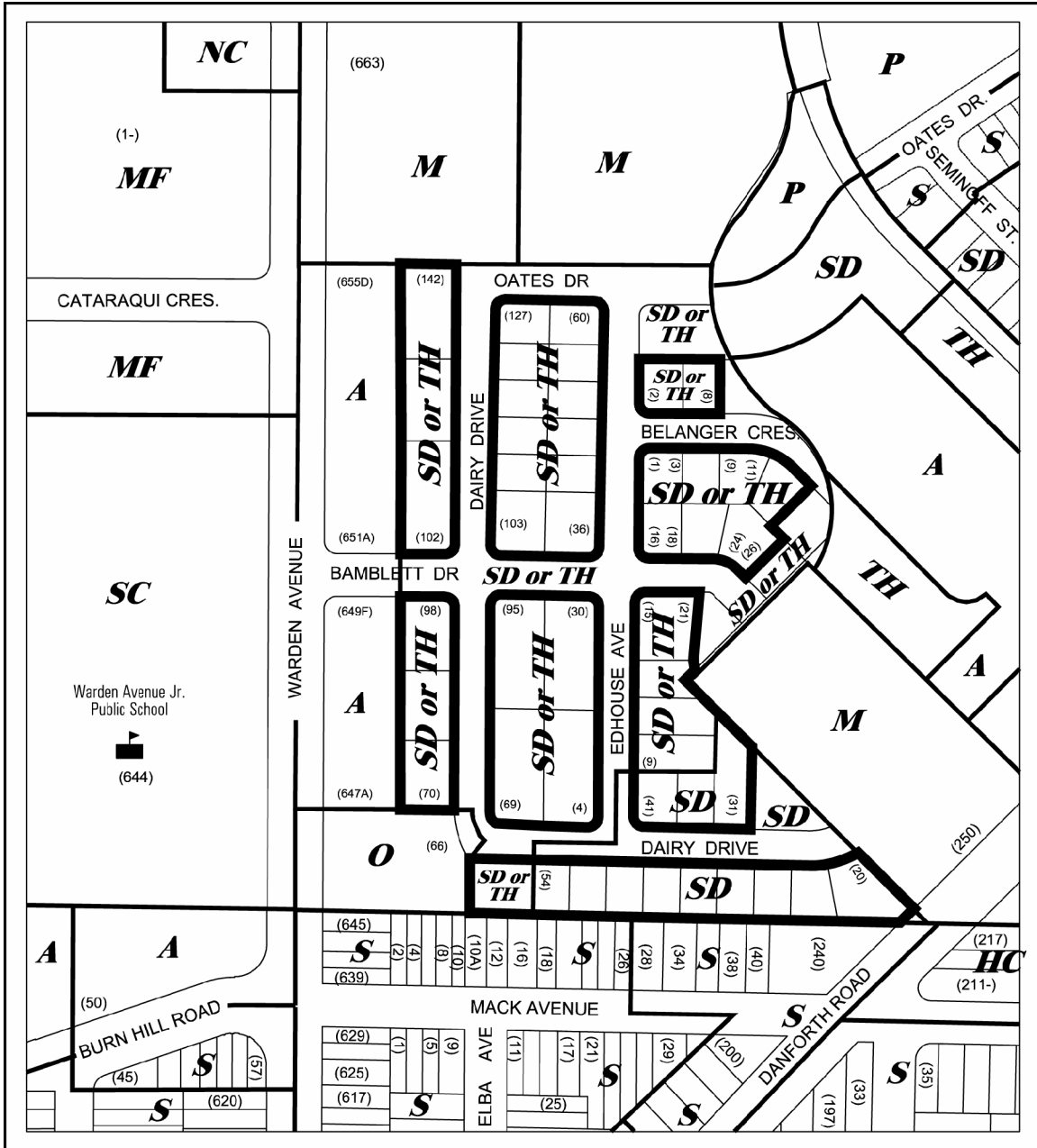
651 Warden Avenue
Lots 1-9 and Block 48, R.P. 66M-2437
File # 08 205323 PL

Toronto City Planning Division
Part Lot Control Exemption

Warden Woods Community By-Law
Not to Scale
10/08/08

Area Affected By This By-Law

Attachment 8: Zoning



Toronto City Planning
Division
Zoning

651 Warden Avenue
File # 08 205323 PL

- | | | | |
|--|--|--|---|
| <p>S Single-Detached Residential Zone
SD Semi-Detached Residential Zone
TH Townhouse Residential Zone
A Apartment Residential Zone</p> | <p>MF Multiple-Family Residential
NC Neighbourhood Commercial
HC Highway Commercial
P Park</p> | <p>SC School
M Industrial Zone</p> | <p style="text-align: right;">Warden Woods Community By-law
Not to Scale
10/08/08</p> |
|--|--|--|---|



Attachment 9: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	08 205323 ESC 35 PL
Details		Application Date:	September 19, 2008

Municipal Address: 651 WARDEN AVE
 Location Description: CON B PT LOT 32 **GRID E3507
 Project Description: Part Lot Control Exemption for Lots 1 to 34 and Blocks 36 to 49, Plan 66M-2455, to allow for the development of 152 dwelling units (semi-detached and townhouses).

Applicant:	Agent:	Architect:	Owner:
RADY-PENTEK & EDWARD SURVEYING LTD. GEORGE PIETRACCI			GOLDMAN CENTENNIAL DEVELOPMENT

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):	0	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

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	157

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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