

**Hainford Street (Formerly 4331 Lawrence Avenue East) –  
Part Lot Control Application – Final Report**

<b>Date:</b>	May 14, 2009
<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>	09 125776 ESC 44 PL

**SUMMARY**

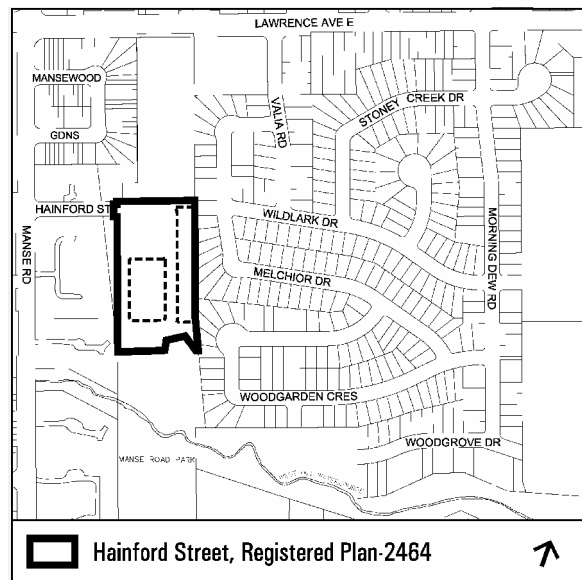
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to lift part lot control on Lots 1 to 18 and Lots 27 to 30, on a registered plan 66M-2464, in order to enable the separate conveyances of 44 semi-detached homes to be known municipally as 80-122 (even numbers only) and 135-165 (odd numbers only) Hainford Street. 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 the subject lands as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor.



2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a part lot control exemption by-law to expire (2) years from the date of enactment.
3. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to enactment of the part lot control exemption by-law.
4. City Council authorize and direct the City Solicitor to register the part lot control exemption by-law on title.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On February 28, 2005 an application was filed by Women Religious Projects for 76 residential dwelling units comprised of 24 semi-detached units, located along the eastern edge of the site abutting existing single-detached dwellings and 52 townhouse units occupying the remainder of the site. The application was subsequently amended to be 60 semi-detached dwellings. On May 25, 2006 Toronto City Council approved the Zoning By-law amendment and draft plan of subdivision for the development. The plan of subdivision was registered on February 12, 2009.

### **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 44 semi-detached dwellings (Attachment 1). This represents Lots 1 to 18 and Lots 27 to 30 in the approved plan of subdivision 66M-2464 currently under construction.

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

The subject site is approximately 8,042.9 square metres (1.99 acres) in size. Sixty semi-detached dwellings are currently being constructed on site.

The land to the north of the subject site is occupied by the new 43 Division Police Station and 26 Station Ambulance Facility, while the land to the south is a vacant natural open space and park area, known as the Woodgrove Ravine which includes a portion of Danzig Creek (see Attachment 2 – Zoning).

To the immediate west of the site is a vacant triangular shaped property that is privately owned and just west of this parcel is a residential townhouse development zoned Multiple-Family Residential (M).

To the east of the development site there are single-detached residential homes zoned Single-Family Residential (S). The Heron Park Community Centre is located nearby at the southwest corner of Lawrence Avenue and Manse Road.

### **Official Plan**

The subject lands are designated Neighbourhoods in the Official Plan. Neighbourhoods are stable areas of the City where lower density forms of housing are located. Development within neighbourhoods is expected to respect and reinforce the existing characteristics.

### **Zoning**

The subject lots are currently zoned for two-family dwellings (T), with a number of performance standards associated with it. The application complies with the zoning by-law.

### **Site Plan Control**

Semi-detached dwellings are not subject to site plan control. A plan of subdivision (66M-2464) was registered on February 12, 2009.

### **Reasons for Application**

A part lot control application is required in order to facilitate the creation of 44 separate lots within the approved subdivision.

### **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 and zoning, and is considered appropriate for the orderly development of the lands.

### **CONTACT**

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## **SIGNATURE**

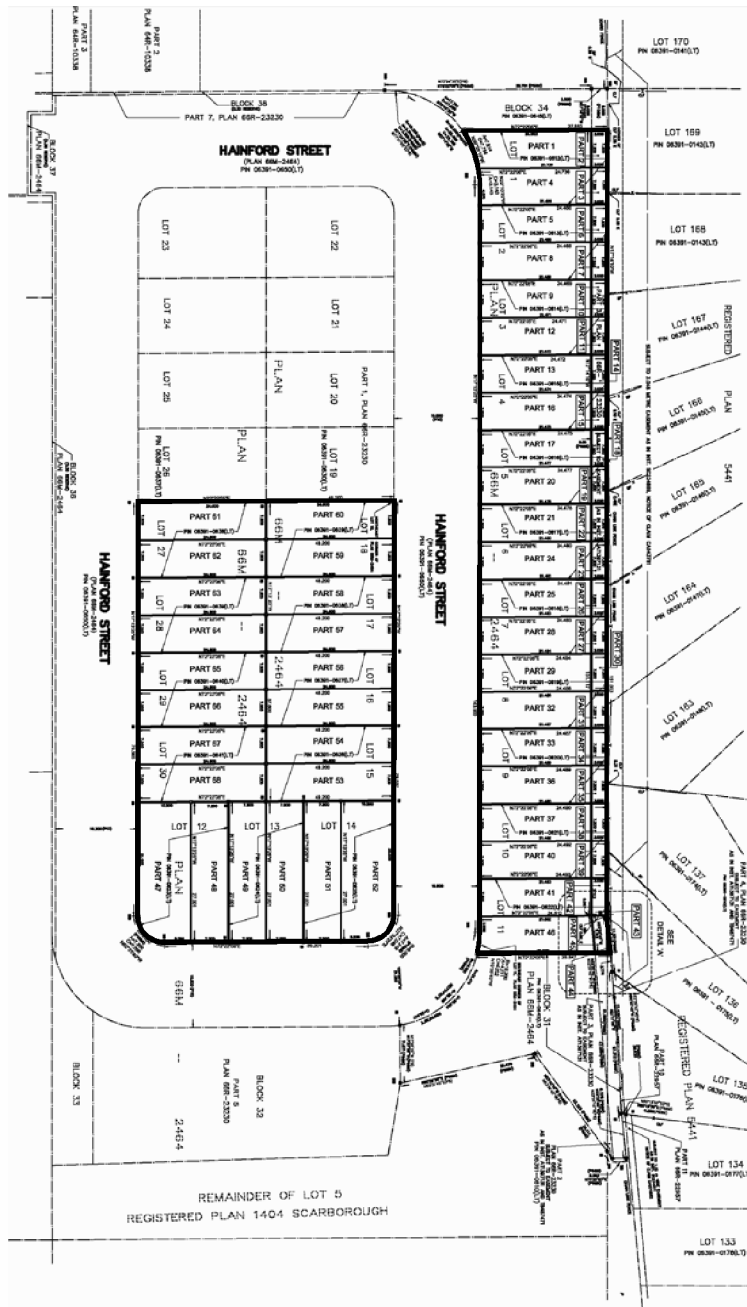
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Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption  
Attachment 2: Zoning  
Attachment 3: Application Data Sheet

# Attachment 1: Part-lot Control Exemption



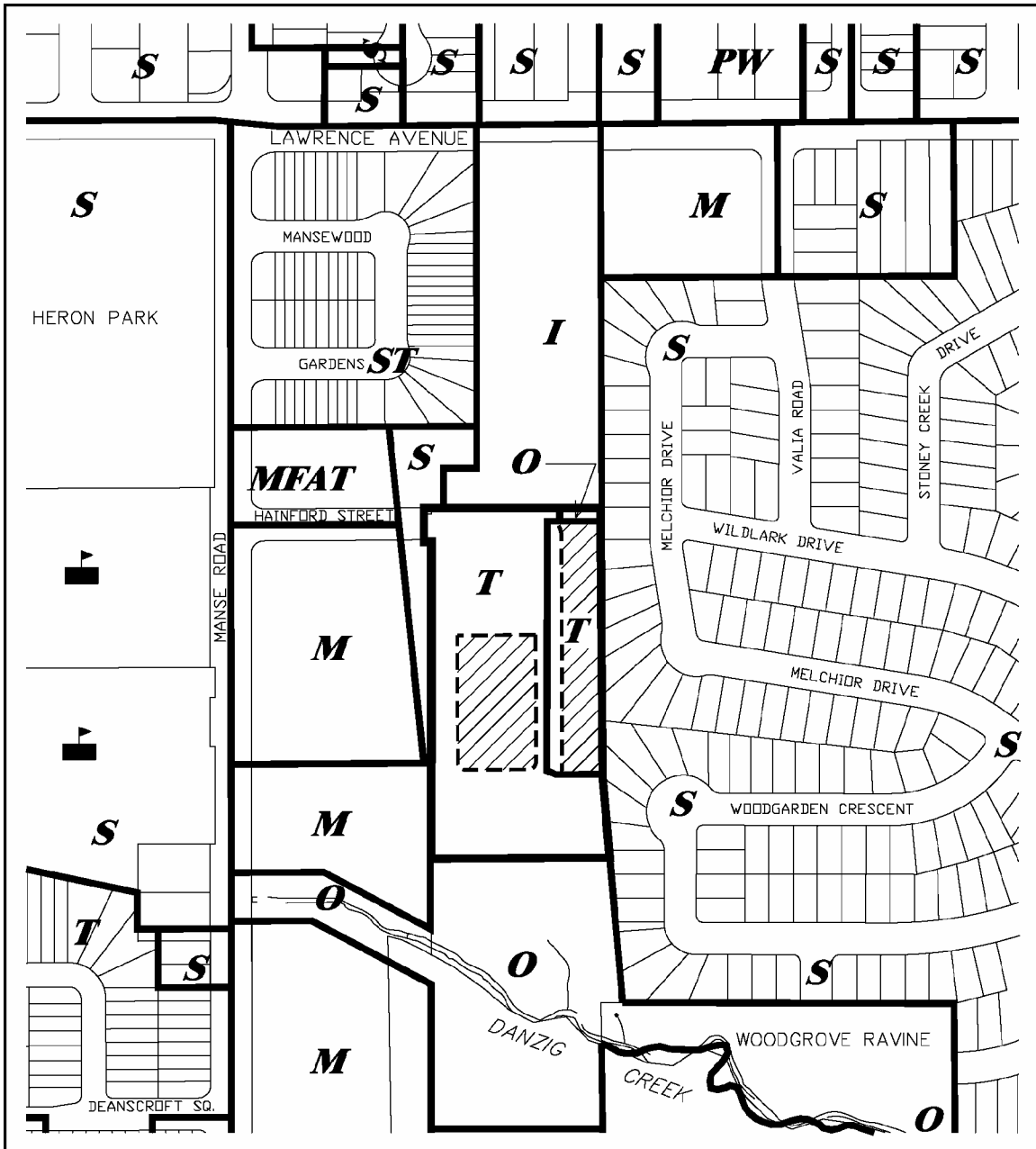
## Part Lot Control Exemption Applicant's Submitted Drawing

Not to Scale   
5/21/09

## Hainford Street, Registered Plan 66M-2464

File # 09-125776 PL

## Attachment 2: Zoning



**TORONTO** Urban Development Services  
**Zoning**

**Hainford Street, Reg. Plan M-2464**

File # **09-125776\_PL**

- |  |   |
|--|---|
| <b>S</b> Single-Family Residential                         | <b>O</b> Major Open Space   |
| <b>T</b> Two-Family Residential                            | <b>I</b> Institutional Uses   |
| <b>ST</b> Street Townhouse Residential                     | <b>PW</b> Places of Worship   |
| <b>M</b> Multiple-Family Residential                       | <b>(H)</b> Holding Provision (see clause IV-<br>General Provisions, Sub-Clause 1.2) |
| <b>MFAT</b> Multiple-Family Apartment<br>Terrace Apartment |   |

West Hill Community Bylaw  
 Not to Scale  
 5/22/09



### Attachment 3: Application Data Sheet

Application Type: Part Lot Control Exemption      Application Number: 09 125776 ESC 44 PL  
 Details:      Application Date: April 14, 2009

Municipal Address: 0 HAINFORD ST  
 Location Description: Lots 1-18 and 27-30 Plan 66M-2464  
 Project Description: Part Lot Control Application Lots 1-18 and 27-30

**Applicant:** REMO AGOSTINO  
 DANIELS CORPORATION  
**Agent:**  
**Architect:**  
**Owner:** WRP NEIGHBOURHOOD HOUSING

#### PLANNING CONTROLS

Official Plan Designation: Neighbourhoods      Site Specific Provision:  
 Zoning: T      Historical Status:  
 Height Limit (m):      Site Plan Control Area: N

#### PROJECT INFORMATION

Site Area (sq. m):	8042.9	Height:	Storeys:	2
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:	88
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: 44

#### 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

**CONTACT:**      **PLANNER NAME:** Giulio Cescato, Planner  
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