

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

Date:	September 23, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	09 148960 ESC 44 PL

SUMMARY

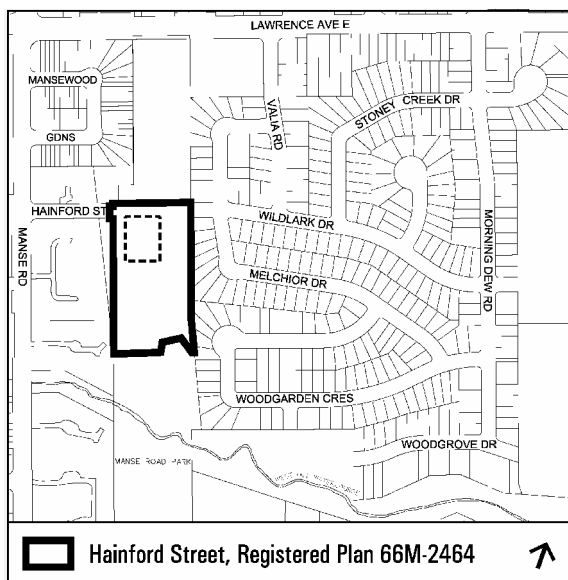
This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to lift part lot control on Lots 19 to 26, on registered plan 66M-2464, in order to enable the separate conveyances of 16 semi-detached homes to be known municipally as 85-97 (odd numbers only) and 167-179 (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 May 25, 2006 Toronto City Council approved the zoning by-law amendment and draft plan of subdivision for the development of 60 semi-detached dwellings on the subject lands. The plan of subdivision was registered on February 12, 2009. On August 5th, 2009 Toronto City Council approved a part-lot control exemption by-law for the majority of the lots in this development, excluding only the properties constructed by Habitat for Humanity. This application will enact the part-lot control exemption by-law for those lots.

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 16 semi-detached dwellings (Attachment 1). This represents Lots 19-26 in the approved plan of subdivision 66M-2464 currently under construction.

Site and Surrounding Area

The total area of the subject site is 8,042.9 square metres (1.99 acres) in size. Sixty semi-detached dwellings have neared completion on the site. 16 semi-detached dwellings are currently being constructed on a site area of 2975.5 square metres.

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 Two-Family Residential (T) which permits semi-detached dwellings, 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 16 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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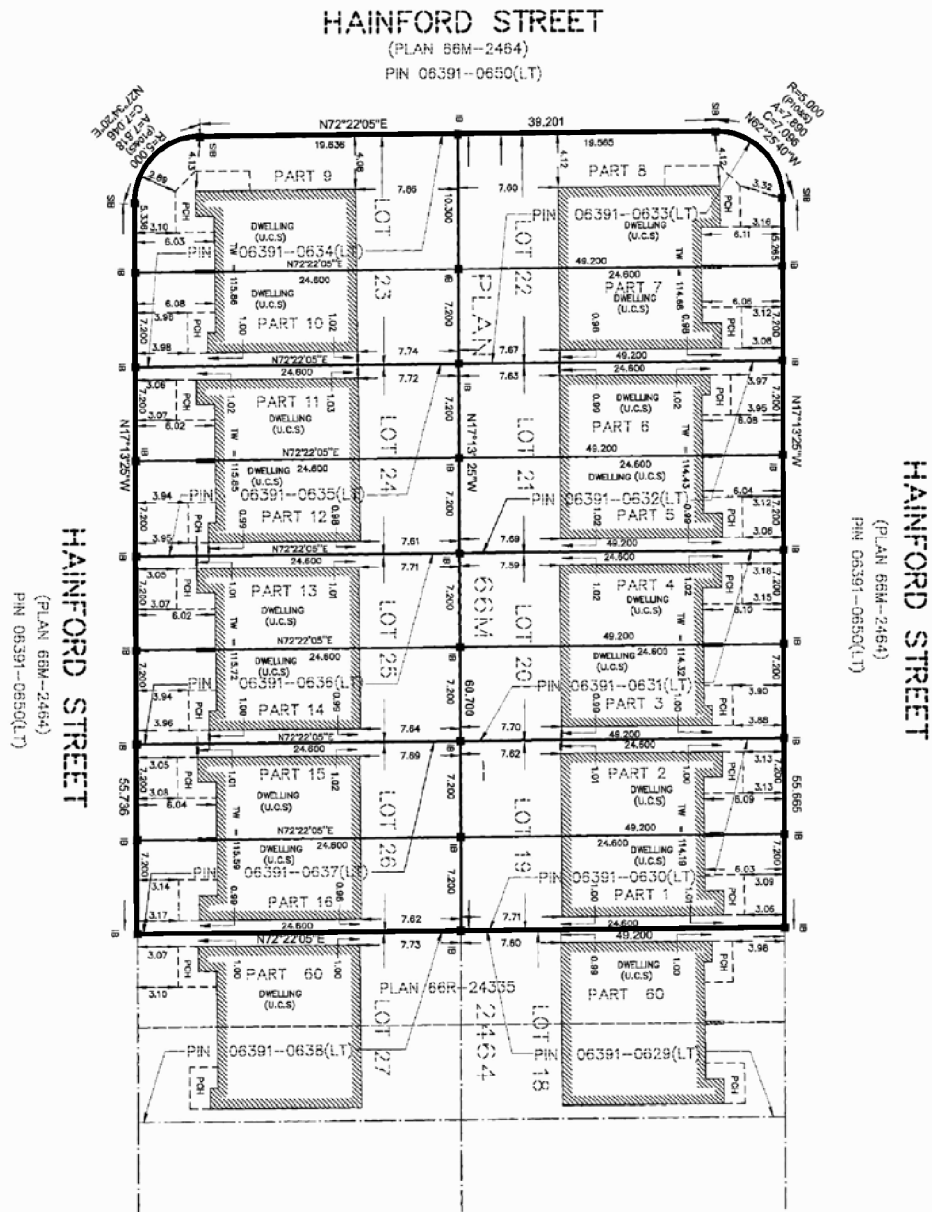
ATTACHMENTS

Attachment 1: Part Lot Control Exemption

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Part-lot Control Exemption



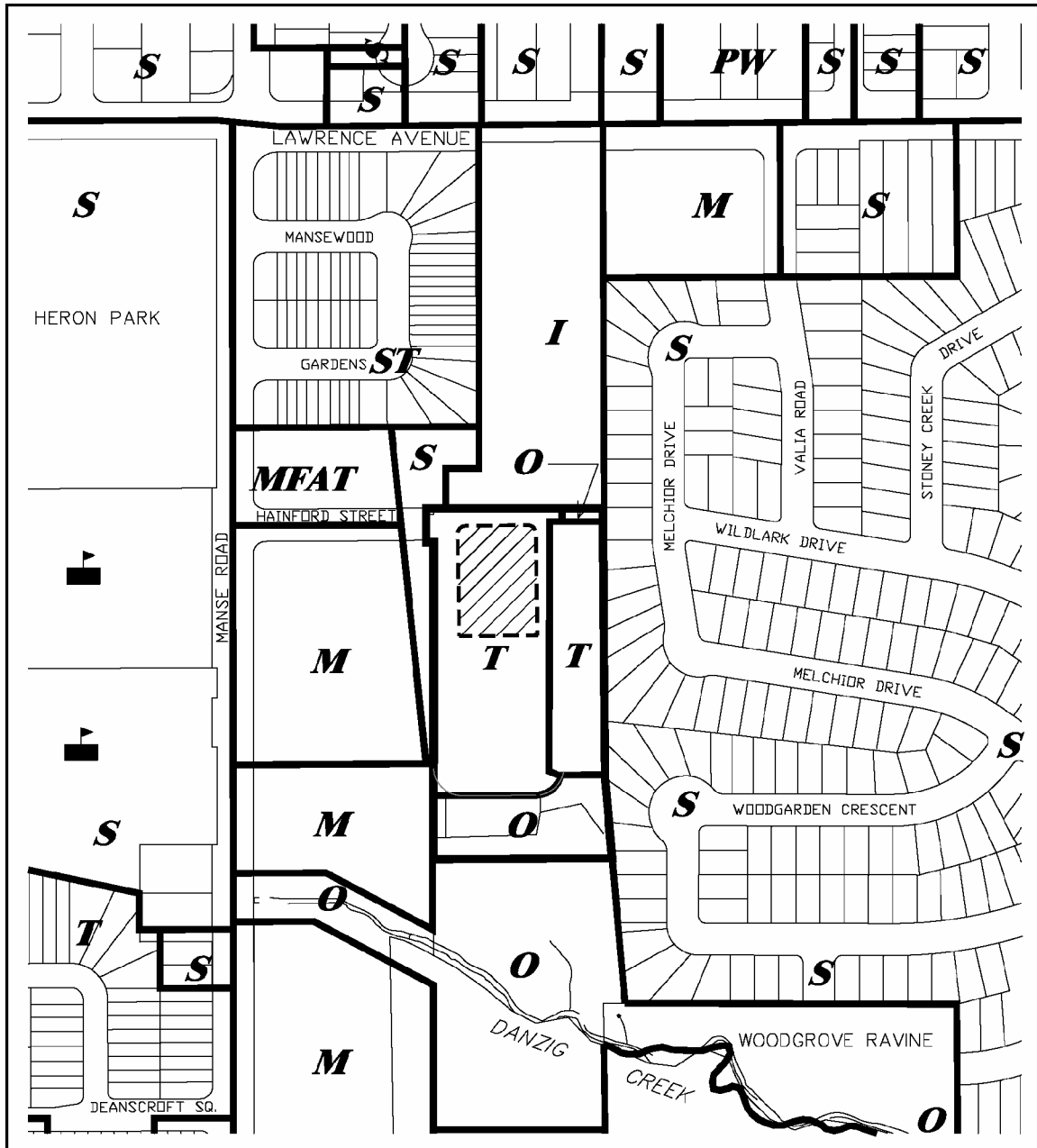
Part Lot Control Exemption
Applicant's Submitted Drawing

Not to Scale
9/22/09

**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**

S Single-Family Residential
T Two-Family Residential
ST Street Townhouse Residential
M Multiple-Family Residential
MFAT Multiple-Family Apartment
 Terrace Apartment

O Major Open Space
I Institutional Uses
PW Place(s) of Worship
(H) Holding Provision (see clause IV-
 General Provisions, Sub-Clause 1.2)

West Hill Community Bylaw
 Not to Scale
 9/22/09



Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Part Lot Control Exemption	Application Number:	09 148960 ESC 44 PL
Details		Application Date:	June 12, 2009

Municipal Address:	0 HAINFORD ST
Location Description:	Lots 19 to 26 on registered plan 66M-2464
Project Description:	Part Lot Control Application Lots 19-26

Applicant:	Agent:	Architect:	Owner:
HABITAT FOR HUMANITY			WRP NEIGHBOURHOOD HOUSING

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	2975.5	Height:	Storeys:	2
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	1227.04			Total
Total Residential GFA (sq. m):	1974.7		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1974.7			
Lot Coverage Ratio (%):	41.2			
Floor Space Index:	0.66			

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:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	16			

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