

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

Date:	March 29, 2011
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	10 321189 ESC 35 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.

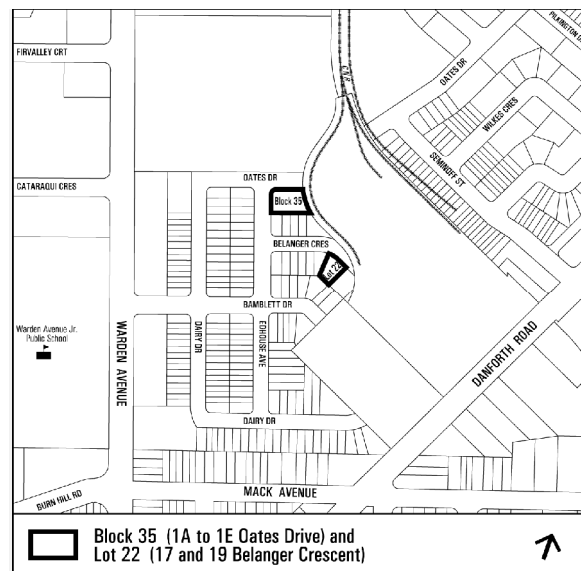
This application proposes to create seven lots for five (5) townhouses and two (2) semi-detached dwellings currently under construction at 651 Warden Avenue (Block 35 and Lot 22 of Plan 66M-2455).

This report reviews and recommends approval of a part lot control exemption.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a part lot control exemption by-law with respect to the subject lands at 651 Warden Avenue, Block 35 and Lot 22 on Plan 66M-2455, as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor and to expire two years following enactment by City Council.



2. 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 the enactment of the part lot control exemption by-law.
3. City Council authorize and direct the City Solicitor to register the part lot control exemption by-law on title.
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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This development, currently under construction, was subject to official plan and zoning amendment applications. The official plan amendment (OPA) by-law was enacted October 25, 2005 and the zoning by-law was enacted April 27, 2006.

A plan of subdivision was registered as Plan 66M-2455 on July 15, 2008.

The development of the 5 townhouses on Block 35 was also subject to site plan control. A site plan agreement between the owner and the City was registered on title March 2011 as Instrument No. AT2639838.

ISSUE BACKGROUND

Proposal

The development consists of 5 townhouse units on Block 35 of Plan 66M-2455 fronting on Oates Drive, and 2 semi-detached units on Lot 22 of plan 66M-2455 fronting on Belanger Crescent.

Exemption from part lot control is being sought to enable the creation of 7 separately conveyable parcels for the townhouse and semi-detached dwellings currently under construction.

Site and Surrounding Area

The site for the 5 townhouse units (Block 35) fronts onto Oates Drive and has a total area of 953.83 square metres (10,266.94 square feet). It has a frontage of approximately 34.26 metres (112.4 feet) on Oates Drive and a depth of 25.6 metres (84 feet) (See Attachment 2: Application Data sheet).

The following land uses are adjacent to the subject lands on Block 35:

North: one-storey industrial building (bakery)
East: Vacant lands reserved for future residential development;
West: Semi-detached residential units
South: Semi-detached residential units

The site for the 2 semi-detached units (Lot 22) fronts onto Belanger Crescent and has a total area of 521.53 square metres (5,613.7 square feet). It has a frontage of approximately 23.69 metres (77.7 feet) on Belanger Crescent and a depth of 26.8 metres (87.9 feet).

The following land uses are adjacent to the subject lands on Lot 22:

North: Vacant lands reserved for future residential development
East: Vacant lands reserved for future residential development
West: Semi-detached residential units
South: Semi-detached residential units

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposal conforms and does not conflict with these plans.

Official Plan

The subject lands are designated as Neighbourhoods in the Toronto Official Plan. Neighbourhoods consist of a full range of residential uses within lower-scale buildings, as well as parks, schools, local institutions and small-scale stores and shops. The lower-scale residential buildings found within the Neighbourhoods designation consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are four storeys or less.

The policies of the Plan provide that development within the Neighbourhoods will respect and reinforce the general physical character of the neighbourhood.

Zoning

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized zoning by-law for the City of Toronto. By-law No. 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the by-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to Zoning By-law No. 1156-2010.

The site is identified as "not part of this By-law". Accordingly, none of the provisions of By-law No. 1156-2010 currently apply to the subject site. However, the intent is to bring such properties into the new zoning by-law either site specifically as opportunities arise, or by a future comprehensive amendment.

At this time the Warden Woods Community Zoning By-law No. 950-2005 regulations apply to the subject sites. The lands are zoned Semi-detached (SD) and Townhouse Residential (TH) which permits semi-detached and townhouse dwellings.

Site Plan Control

A site plan agreement, for the 5 townhouse units on Block 35, between the owner and the City was registered on title in March 2011 as Instrument No. AT2639838.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate recommendations.

COMMENTS

The application for lifting of part lot control is necessary to create separately conveyable parcels for the 5 townhouse and 2 semi-detached dwellings.

Land Division

Section 50(7) of the Planning Act, R.S.O. 1990, as amended, authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from part lot control. The subject lands are within a registered plan of subdivision. The lifting of part lot control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development.

To ensure that the part lot control exemption does not remain open indefinitely, it is recommended that the by-law contain an expiration date. In this case, the by-law should expire two years following enactment by City Council. This timeframe provides sufficient time for the completion of the proposed development.

CONTACT

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SIGNATURE

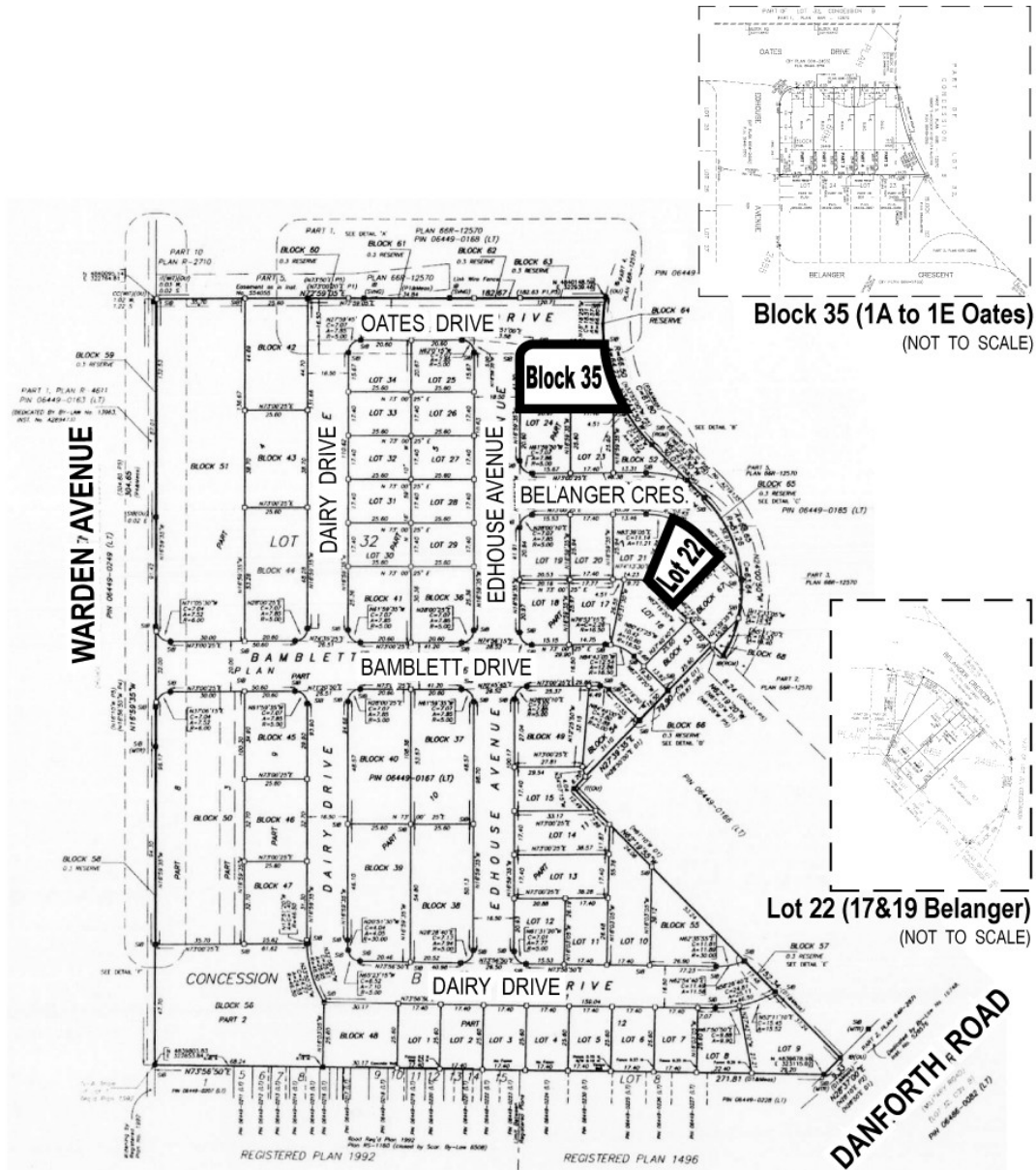
Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



Part Lot Control Exemption Plan

Applicant's Submitted Drawing

Not to Scale
03/31/2011



Block 35 (1A to 1E Oates Drive) and
Lot 22 (17 and 19 Belanger Crescent)

File # 10 321189 ESC 35 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	10 321189 ESC 35 PL
Details		Application Date:	December 30, 2010

Municipal Address:	651 WARDEN AVE
Location Description:	CON B PT LOT 32 **GRID E3507
Project Description:	Part Lot Control application to create seven lots for two semi-detached dwellings and 5 townhouses currently under construction.

Applicant:	Agent:	Architect:	Owner:
PEN TEK & EDWARD SURVEYING LTD			GOLDMAN CENTENNIAL DEVELOPMENT

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	SD (Semi-detached) or TH (Townhouse Residential)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION (Lot 22/ Block 35)

Site Area (sq. m):	521.53/ 953.83	Height:	Storeys:	
Frontage (m):	23.69/ 34.26		Metres:	
Depth (m):	26.8/ 25.6			
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

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:	7	Institutional/Other GFA (sq. m):	0	0
Total Units:	7			

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