

Lands on the East Side of Pidgeon St., North of St. Clair Ave. East (Known Municipally as 0 Hymus Rd. S/S) – Part Lot Control Exemption Application – Final Report

Date:	October 11, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	13 198781 ESC 35 PL

SUMMARY

This application proposes to permit exemption from part lot control for the lands located on the east side of Pidgeon Street, north of St. Clair Avenue East, to allow the division of land to create conveyable parcels for 42 townhouse dwelling units currently under construction. This report recommends that a part lot control exemption bylaw be enacted for a period of two (2) years.

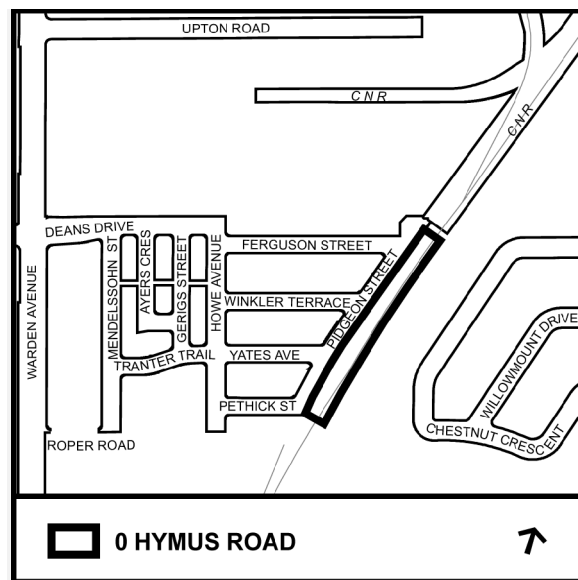
The proposal complies with the official plan and zoning by-law. The lifting of part lot control for a period of two (2) years is considered appropriate for the orderly development of these lands.

This report reviews and recommends approval of 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 on the



east side of Pidgeon Street, north of St. Clair Avenue East as generally illustrated on Attachment 1 to report dated October 11, 2013, 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

City Council enacted By-law No 994-2011 on July 14, 2011. This zoning by-law provides the development framework for 42 townhouse dwelling units on the east side of Pidgeon Street (originally created through the subdivision of the Mattamy Homes lands to the west in 2007). The subdivision of the subject lands, creating six (6) development blocks for the 42 townhouses, was registered on February 19, 2013 as Plan 66M-2505. On September 19, 2013, the Director, Community Planning, East District issued the Final Statement of Approval respecting the site plan control application for the townhouse development, and the site plan agreement was registered on September 24, 2013.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from part lot control to create separate, conveyable lots of each of the 42 proposed townhouses currently under construction on the east side of Pidgeon Street, as indicated on Attachment 1. (Refer to Attachment No. 2 for project data.)

Site and Surrounding Area

The 6 234 m² site on the east side of Pidgeon Street comprises part of a former CNR rail corridor. The Bloor-Danforth Subway runs beneath Pidgeon Street, northerly to Kennedy Station. Immediately behind the east side of the site is a Hydro One transmission corridor, with detached single-family dwellings in Birchmount Park Community beyond.

Pidgeon Street currently terminates as a cul-de-sac at the north end of the site, with a pedestrian walkway over the Hydro corridor leading to the General Brock Public School. To the north is a CNR spur line, with currently vacant industrial lands to the north-west.

To the west of Pidgeon Street are recently constructed townhouses within the Mattamy Homes subdivision. Immediately south of the site is the Bloor-Danforth Subway tunnel portal and associated TTC plant, with vacant lands to the south-west down to St. Clair Avenue intended to accommodate a public pedestrian/cycling trail pursuant to a Section 37 agreement and associated conditions of the subdivision approval. To the west of this longer block are the recently completed Warden Hilltop Community Centre and a TTC commuter parking lot.

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.

Official Plan

The site is designated *Neighbourhoods* by the Toronto Official Plan. *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.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Zoning

The Warden Woods Community Zoning By-law No. 950-2005 of the former City of Scarborough, as amended by By-law No 994-2011 in July 2011, zones the site Townhouse Residential Zone (TH) permitting a maximum of 43 townhouse dwelling units with associated appropriate performance standards. (The subject lands are not currently regulated by the new Toronto Zoning By-law No. 569-2013.)

Site Plan Control

The property is subject to site plan control. The Final Statement of Approval respecting the site plan control application filed with the City for the townhouse development was issued on September 19, 2013, with the site plan agreement registered on September 24, 2013.

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 draft plan approval conditions. No concerns with the requested Part Lot Control Exemption By-law have been identified.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. It is a modest, appropriate redevelopment under appropriate development standards which facilitates intensification, and therefore the efficient use of land and infrastructure.

The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The Growth Plan under section 2.2.2(1a) directs growth to built-up areas through intensification.

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 time frame provides sufficient time for the completion of the proposed development.

CONTACT

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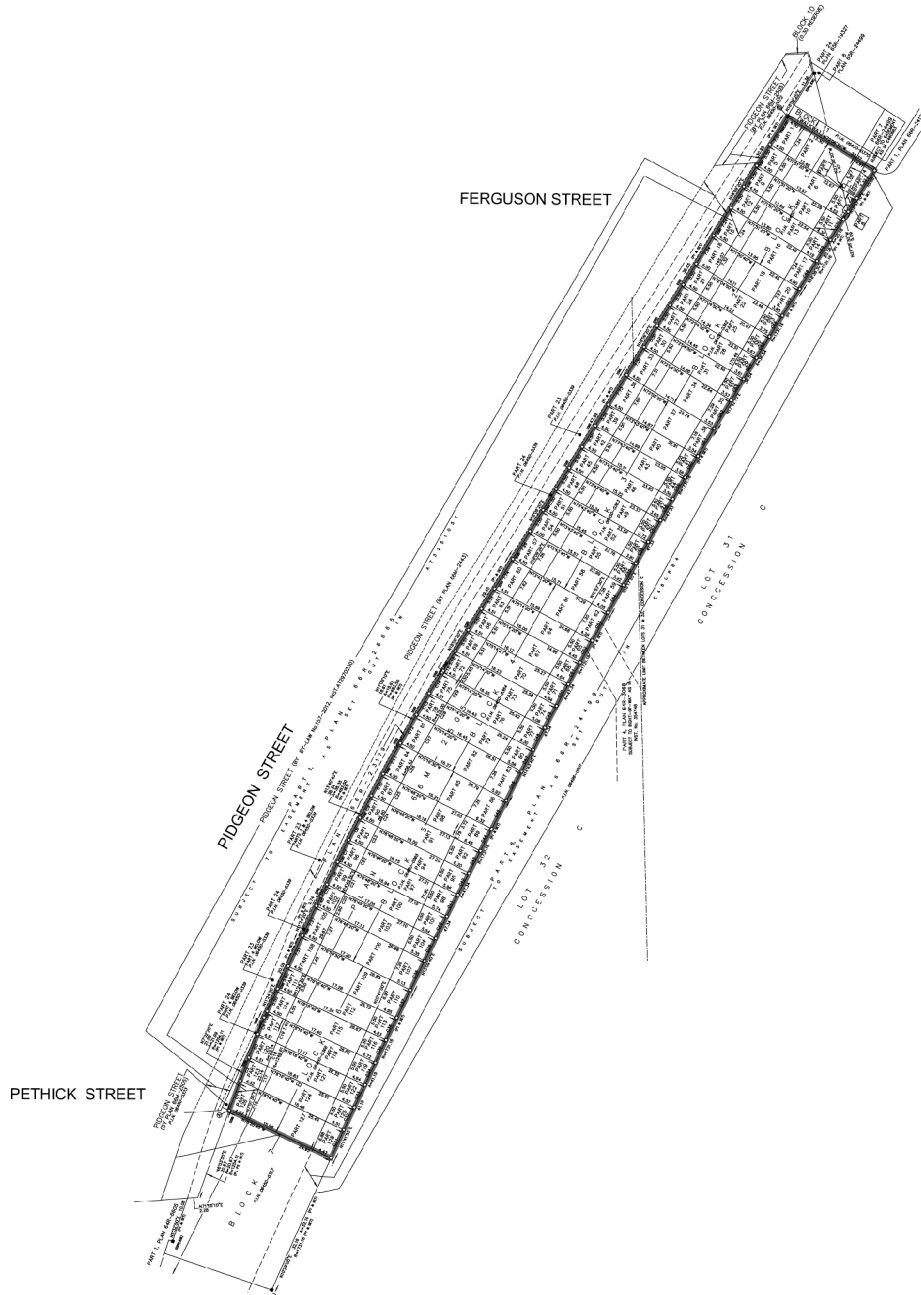
SIGNATURE

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

0 Hymus Road

Applicant's Submitted Drawing

Not to Scale
10/03/13



File # 13 198781 ESC 35 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	13 198781 ESC 35 PL
Details		Application Date:	July 4, 2013

Municipal Address: 0 HYMUS RD S/S (East side of Pidgeon Street)
 Location Description: Blocks 1 to 6 inclusive, Registered Plan 66M-2505 **GRID E3502
 Project Description: Part of former CN rail spur east of Warden and north of St. Clair Avenues, to permit 42 street townhouses.

Applicant:	Agent:	Architect:	Owner:
ANTHONY BIGLIERI			REXTON DEVELOPMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	TH	Historical Status:	
Height Limit (m):	13 m and 3 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6234.36	Height:	Storeys:	3	
Frontage (m):	0		Metres:	13	
Depth (m):	0				
Total Ground Floor Area (sq. m):	2834.85				Total
Total Residential GFA (sq. m):	7353.11		Parking Spaces:	84	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	7353.11				
Lot Coverage Ratio (%):	45.5				
Floor Space Index:	1.18				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	42

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7353.11	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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