

**716 - 718 Marlee Avenue – Part Lot Control Exemption
Application – Final Report**

Date:	February 12, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	13 238794 NNY 15 PL

SUMMARY

This application proposes 4 new single lots for detached dwellings at 716 - 718 Marlee Ave.

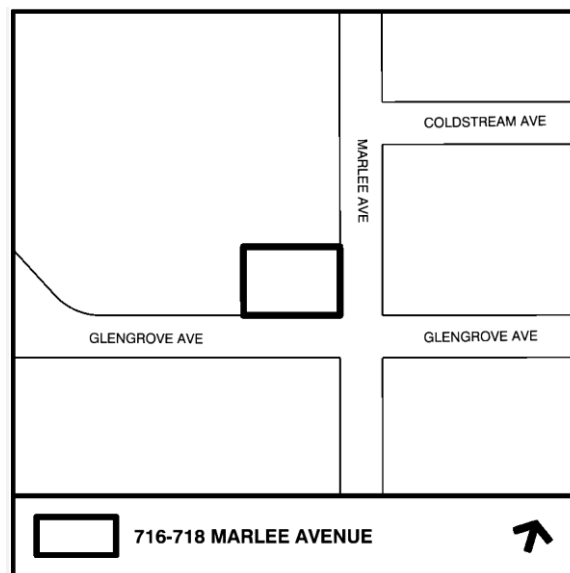
The requested exemption from the Part Lot Control provisions of the Planning Act is required to permit the creation of 4 conveyable lots fronting on Glengrove Avenue.

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 at 716 - 718 Marlee Avenue as generally illustrated on Attachment 1 to report dated February 12, 2014 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

The subject site originally comprised of two lots, each with an existing storey and a half detached dwelling fronting onto Marlee Avenue. A Zoning By-law Amendment Application was submitted in March 2012 and approved by North York Community Council on June 11, 2013.

ISSUE BACKGROUND

Proposal

This application proposes to establish 4 new lots fronting on Glengrove Avenue for single-detached dwelling units. The lots would vary in width from 11.41 metres to 11.45 metres and have a depth of 32.6 metres. Refer to Attachment No. 1 Part Lot Control Exemption Plan and Attachment No. 2 for project data.

Site and Surrounding Area

The site is located on the northwest corner of Marlee Avenue and Glengrove Avenue West. The site has an area of 1,490m², with 32.6m frontage on Marlee Avenue and 45.2m frontage on Glengrove Avenue West.

Land uses surrounding the subject lands include:

North: Single-detached dwellings directly to the north and three-storey apartment buildings to the north east.

East: Marlee Avenue, beyond which are single-detached dwellings.

West: Wenderly Park directly abuts the site to the west and on the west side of the park are single-detached dwellings.

South: Glengrove Avenue West, beyond which are Wenderly Park directly to the south and single-detached dwellings. Further south on Marlee Avenue are retail plazas, townhouses and apartment buildings.

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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto.

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 and the Greenbelt Plan.

Official Plan

The subject property is designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character. Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

Built form policies in the Official Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. More specifically, Section 3.1.2 provides direction pertaining to site organization, improving the safety and attractiveness of adjacent streets through building design and appropriate massing.

Zoning

The subject site is zoned R6(23), One Family Detached Dwelling Sixth Density Zone, in former City of North York Zoning By-law No. 7625. The residential permissions in the R6 zone permit single-detached dwellings and accessory buildings. The R6(23) zone requires a minimum lot frontage of 11.4m and minimum lot area of 365m². The maximum lot coverage permitted is 40% and a maximum height of 9.1m is permitted.

Site Plan Control

Under the new Site Plan Control By-law, applications for Site Plan Control are not required to implement this proposed development of single-detached homes.

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.

COMMENTS

Engineering and Construction Services have provided the following advisory comments:

1. The owner will be required to make application to the Toronto Water Services Division, and pay for the installation of City service connections for each building from the property line to the City mains and the abandonment of the old service connections. The owner is responsible to provide for the installation of the water and sanitary service connections from each building to City services at the property line.
2. The owner shall install a sump pump in the dwellings for the purposes of draining ground water from weeping tiles and any driveway catchbasins to grade.
3. The owner will be required to make an application to Engineering and Construction Services, Land and Property Surveys Section for revised municipal numbering.
4. All accesses must be at least 1.0 metre from existing utilities and must be explicitly shown on site plan drawings. If required, the relocation of any public utilities would be at the cost of the developer and shall be subject to the approval of the applicable governing agencies.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (PPS) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas which provide a healthy, liveable and safe community.

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

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan

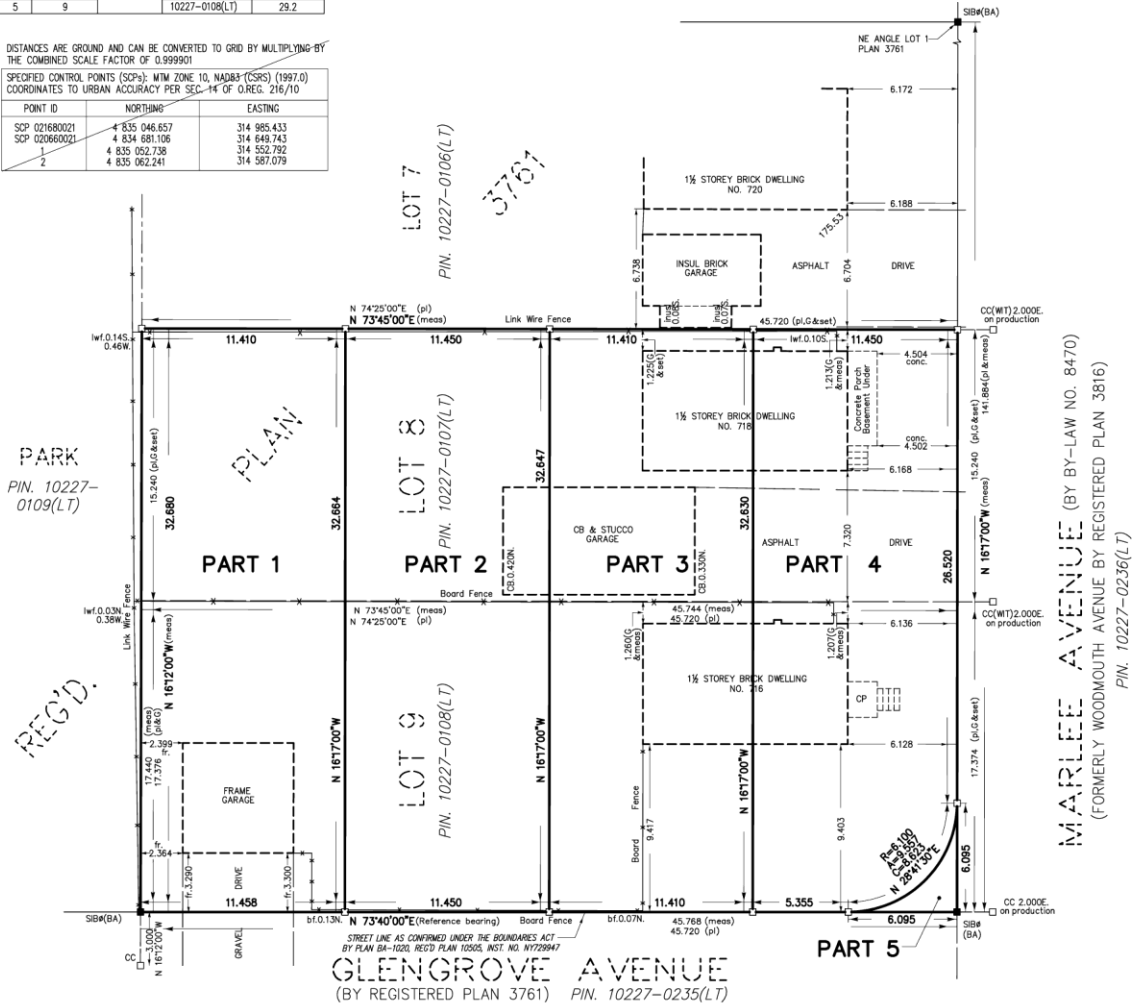
SCHEDULE

PART	PART OF LOT	REG'D PLAN	ALL OF PIN	AREA (m ²)
1				373.6
2	8 & 9	3761	10227-0107(LT) &	373.9
3			10227-0108(LT)	372.4
4				344.4
5	9		10227-0108(LT)	29.2

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999901

SPECIFIED CONTROL POINTS (SCP): MTM ZONE 10, NAD83 (CSRS) (1997.0) COORDINATES TO URBAN ACCURACY PER SEC. 14 OF O.REG. 216/10

POINT ID	NORTHING	EASTING
SCP 021680021	4 835 046.657	314 985.433
SCP 020660021	4 834 681.106	314 649.743
1	4 835 052.738	314 552.792
2	4 835 062.241	314 587.079



Site Plan

716-718 Marlee Avenue

Applicant's Submitted Drawing

Not to Scale

File # 13 238794 NNY 15 PL

Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Part Lot Control Exemption	Application Number:	13 238794 NNY 15 PL
Details		Application Date:	September 19, 2013

Municipal Address:	716 - 718 MARLEE AVE
Location Description:	PLAN 3761 LOT 9 **GRID N1504
Project Description:	To establish 4 new lots for single-detached dwellings.

Applicant:	Agent:	Architect:	Owner:
GLENGROVE ESTATES INC, 1050-5255 Yonge St, Toronto, M2N 6P4			GLENGROVE ESTATES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R6(23)	Historical Status:	N
Height Limit (m):	9.1	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	1493.36	Height:	Storeys:	2
Frontage (m):	32.614		Metres:	8.8
Depth (m):	45.168			
Total Ground Floor Area (sq. m):	631.32			Total
Total Residential GFA (sq. m):	1736.03		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1736.03			
Lot Coverage Ratio (%):	42.28			
Floor Space Index:	1.16			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1268.1	467.93
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:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	4			

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