

**53, 57 and 61 Saulter Street – Part Lot Control
Exemption Application – Final Report**

Date:	March 6, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-166404 STE 30 PL

SUMMARY

This application proposes 5 new single lots for 5 live-work units at 53, 57 and 61 Saulter Street.

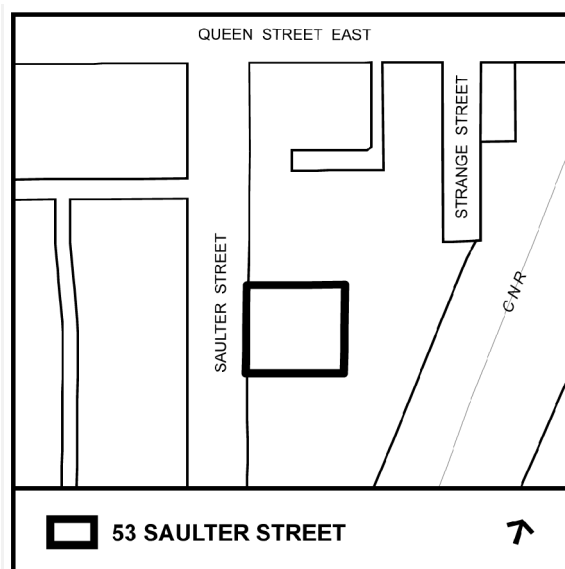
The requested exemption from the Part Lot Control provisions of the Planning Act is required in order to permit the creation of 5 conveyable lots fronting on Saulter Street.

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 53, 57 and 61 Saulter Street as generally illustrated on Attachment 1 to the report (March 6, 2014) from the Director, Community Planning, 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 require the owner to enter into a Development Agreement to the satisfaction of the City Solicitor which will include the following requirements to be completed prior the enactment of Part Lot Control Exemption By-law:
 - (a) Provide an easement to the satisfaction of Toronto Water and the City Solicitor for the existing combined sewer, existing water main and proposed service connection and hydrant required for this application;
 - (b) Provide an easement for the benefit of the future owners for ownership and maintenance of the storm drainage works and overland flow swale over Parts 2, 4, 7, 9, 12, 14 and 16 on the proposed lot reference plan.
4. City Council require the owner to obtain approval from the Committee of Adjustment for parking-related variances for this development prior to the enactment of Part Lot Control Exemption By-law.
5. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
6. 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 property was subject to an Official Plan Amendment and Rezoning application that was submitted in August 2004 (File 04 169574 STE 30 OZ) and a Site Plan Control application that was submitted in June 2008 (File 08 176758 STE 30 SA).

The Official Plan Amendment and Rezoning application was appealed to the Ontario Municipal Board in November 2006 due to Council's failure to make a decision on the applications within the time allotted by the Planning Act.

A settlement was reached between the landowners, City of Toronto and Canadian National Railway Company. The Ontario Municipal Board in its decision dated August 25, 2010 with respect to Case No. PL060907, approved the Official Plan Amendment and Rezoning applications.

By-laws 1187-2010(OMB) and 1188-2010(OMB) were enacted to adopt Amendment No. 380 to the Official Plan for the former City of Toronto and to amend the General Zoning

By-law No. 438-86 of the former City of Toronto, respectively, with respect to the lands municipally known as 53-67 Saulter Street.

<http://www.toronto.ca/legdocs/bylaws/2010/law1187.pdf>
<http://www.toronto.ca/legdocs/bylaws/2010/law1188.pdf>

A Site Plan Control Agreement has been registered on title as Instrument AT2455658 in July 2010.

ISSUE BACKGROUND

Proposal

Five new live/work units are proposed on the subject site. Refer to Attachment No. 1 Part Lot Control Exemption Plan and Attachment No. 2 to report dated (March 6, 2014) from the Director, Community Planning for project data. Parts 5, 10, and 17 as shown on the Part Lot Control Exemption Plan are intended to merge in title with the existing single industrial lot to be east.

Site and Surrounding Area

The subject site is located on the east side of Saulter Street just south of Queen Street East and has a frontage of approximately 30.6 metres and a depth of approximately 33.6 metres. The site area is approximately 1028.2 square metres.

Uses surrounding the site include:

North: One live-work unit, vacant land, a commercial parking lot and Queen Street East;

East: Light industrial uses off the foot of Strange Street and an elevated CN rail track;

South: Residential uses and Saulter Street Parkette; and,

West: Residential uses.

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.

Official Plan

The subject site is designated "*Employment Areas*" in the City of Toronto Official Plan, which are areas of business and economic activity. It is also subject to Site and Area Specific Policy 153 that allows for a mix of employment and residential uses within any building along a specified area fronting on Saulters Street.

Zoning

The site is zoned I2 D3 in the former City of Toronto Zoning By-law 438-86 and is also subject to Site Specific By-law 1188-2010. On the subject site, live-work units with a minimum lot frontage of 6 metres are permitted. The maximum permitted height is 18.0 metres.

The applicant will need to obtain parking-related variances. Four sub-standard sized parking spaces are provided in for the four northerly live-work units. No parking space is provided for the southerly live-work unit due to a conflict with a Toronto Hydro vault.

A Committee of Adjustment application has been submitted (Application File Number A0242/14TEY) and is scheduled to be considered.

Site Plan Control

A Site Plan Control application that covers the subject site as well as the industrial uses to the east was submitted in June 2008. A Site Plan Control Agreement has been registered on title as Instrument AT2455658 in July 2010.

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.

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

Jason Tsang, Assistant Planner
Tel. No. 416-392-4237
E-mail: jtsang2@toronto.ca

SIGNATURE

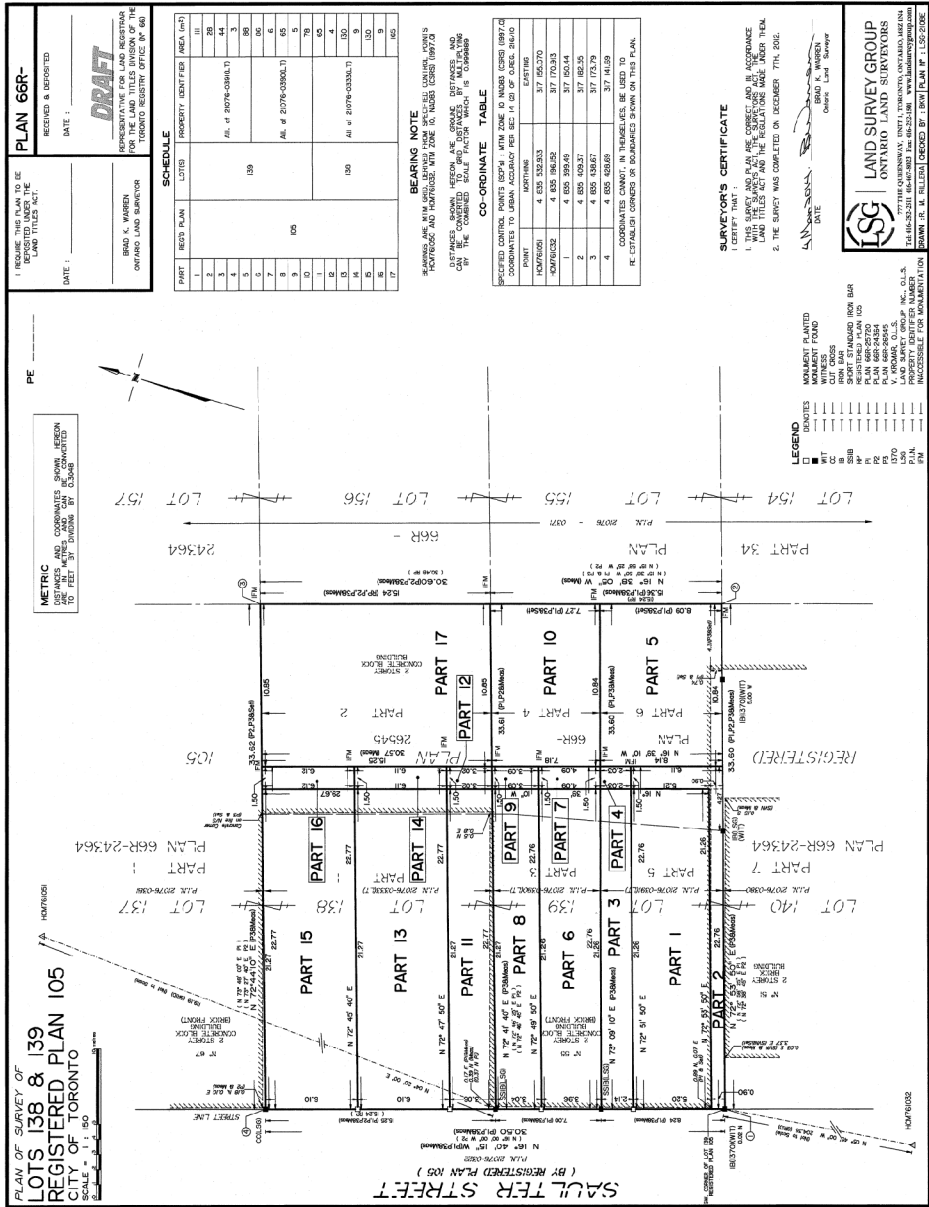
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan
Attachment 2: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



53 Saultier Street

Draft Reference Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/07/2014

File # 13 166404 STE 30 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	13 166404 STE 30 PL
Details		Application Date:	May 10, 2013
Municipal Address:	53 SAULTER ST		
Location Description:	**GRID S3012		
Project Description:	Proposal for part lot control exemption for the redevelopment for 5 live work units.		

Applicant:	Agent:	Architect:	Owner:
940412 Ontario Limited			940412 Ontario Limited

PLANNING CONTROLS

Official Plan Designation:	Employment Areas Site and Area Specific Policy 153	Site Specific Provision:	Bylaw 438-86 & 1188-2010
Zoning:	I2 D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	694.14	Height:	Storeys:	3	
Frontage (m):	30.5		Metres:	10.68	
Depth (m):	16.76				
Total Ground Floor Area (sq. m):	495.98				Total
Total Residential GFA (sq. m):	1894.56		Parking Spaces:	4	
Total Non-Residential GFA (sq. m):	44.68		Loading Docks	0	
Total GFA (sq. m):	1939.24				
Lot Coverage Ratio (%):	71.5				
Floor Space Index:	2.8				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1443.26	451.3
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:	5	Institutional/Other GFA (sq. m):	44.68	0
Total Units:	5			

CONTACT: PLANNER NAME: Jason Tsang, Assistant Planner
TELEPHONE: 416-392-4237