

Lands on the south side of Bell Estate Road, east side of Dairy Drive, north and south sides of Ethel Bell Terrace, and east and west sides of John Bell Crescent – Part Lot Control Exemption Application – Final Report

Date:	April 6, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	10 108870 ESC 35 PL

SUMMARY

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

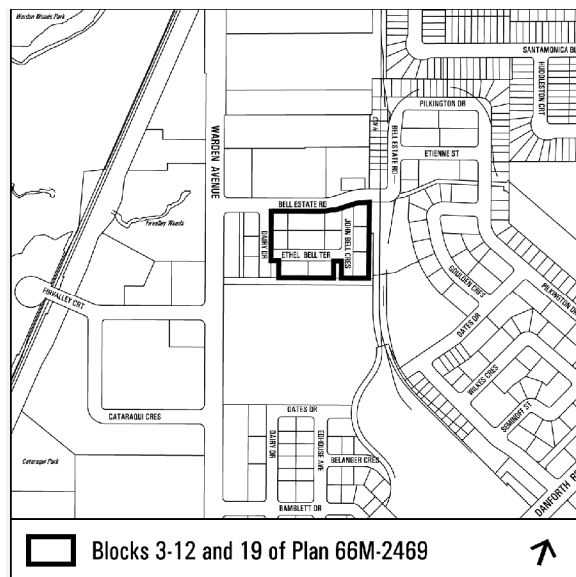
The application proposes to permit the exemption from part lot control for Blocks 3 to 12 and 19 on Plan M-2469 to allow the division of land to create conveyable parcels for 64 dwelling units currently under construction.

This report reviews and recommends approval of the part lot control exemption application, and also recommends that the part lot control exemption by-law be enacted for a period of two years.

RECOMMENDATIONS

The City Planning Division recommends that City Council:

1. Enact a part lot control exemption by-law with respect to Blocks 3 to 12 and 19, Plan M-2469, to be prepared to the satisfaction of the



City Solicitor and to expire two years following enactment by City Council.

2. 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. 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

City Council enacted Zoning By-law No. 153-2006 on February 2, 2006, which rezoned 671 Warden Avenue to permit a residential development and a portion of a stormwater management pond. At the time of rezoning, a total of 174 residential units were approved, consisting of 166 stacked condominium townhouses and 8 freehold street townhouses on the subject lands and lands to the west.

Subsequently, an alternative housing mix was proposed in which the overall unit count was reduced. A total of 115 units are now under construction in the overall subdivision, including 64 street freehold townhouses on the subject lands.

A draft plan of subdivision application was draft approved on January 16, 2007. The subdivision was registered on October 26, 2009 as Registered Plan M-2469. The development was also subject to a site plan control application which was approved on November 6, 2009.

ISSUE BACKGROUND

Proposal

The application seeks exemption from part lot control in order to enable the division of lands to create parcels conveyable as separate ownerships for 64 freehold townhouse dwelling units currently under construction (Blocks 3 to 12 and 19, Plan M-2469). Refer to Attachment Nos. 1 to 4.

The blocks front onto new public roads, which include Dairy Drive, Ethel Bell Terrace, and John Bell Crescent. Refer to Attachment No. 6 for project data.

Site and Surrounding Area

The lands consist of several blocks on a registered plan located on the south side of Bell Estate Road, the east side of Dairy Drive, the north and south sides of Ethel Bell Terrace, and the east and west sides of John Bell Crescent. The surrounding land uses include:

North: Ina Grafton Gage long term care facility at 40 Bell Estate Road and the Bell Estate historic house at 80 Bell Estate Road;

East: stormwater management pond, park, and residential subdivision (350 Danforth Road);

South: industrial lands at 663 Warden Avenue; and

West: townhouses currently under construction on the west side of Dairy Drive.

Official Plan

The lands are designated Neighbourhoods in the Warden Woods Community Secondary Plan. These areas are to be 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.

Zoning

Blocks 3 to 5 of Plan M-2469 are zoned Townhouse Residential (TH). The uses permitted in the TH zone are townhouse dwellings, correctional group homes and group homes. A private home day care is permitted as an ancillary use. Blocks 6 to 12 and 19 of Plan M-2469 are zoned Townhouse Residential (TH) or Apartment Residential (A). The uses permitted in the A zone include apartment buildings, day nurseries, group homes, nursing homes and senior citizen homes. A private home day care is also permitted as an ancillary use. Refer to Attachment No. 5 for zoning information.

Site Plan Control

The development is subject to a site plan control application approved on November 6, 2009. This part lot control application conforms to the approved site plan.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. No issues were identified as a result of the circulation.

COMMENTS

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 and conveyance of 64 townhouses currently under construction.

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 will expire two years following enactment by City Council. This timeframe will provide sufficient time for the completion of the proposed development.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Part Lot Control Exemption Plan

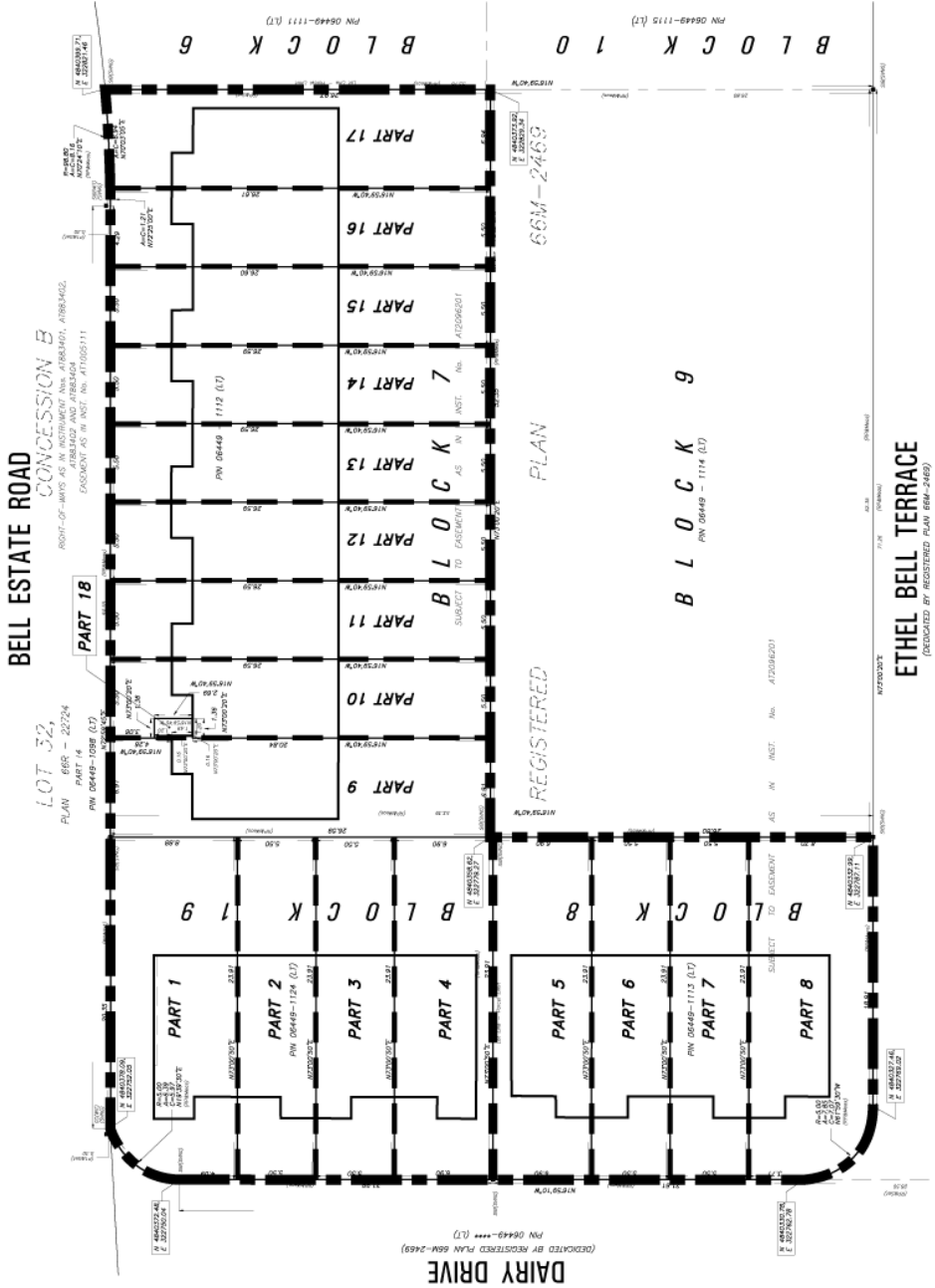
Attachment 3: Part Lot Control Exemption Plan

Attachment 4: Part Lot Control Exemption Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



Site Plan

Applicant's Submitted Drawing

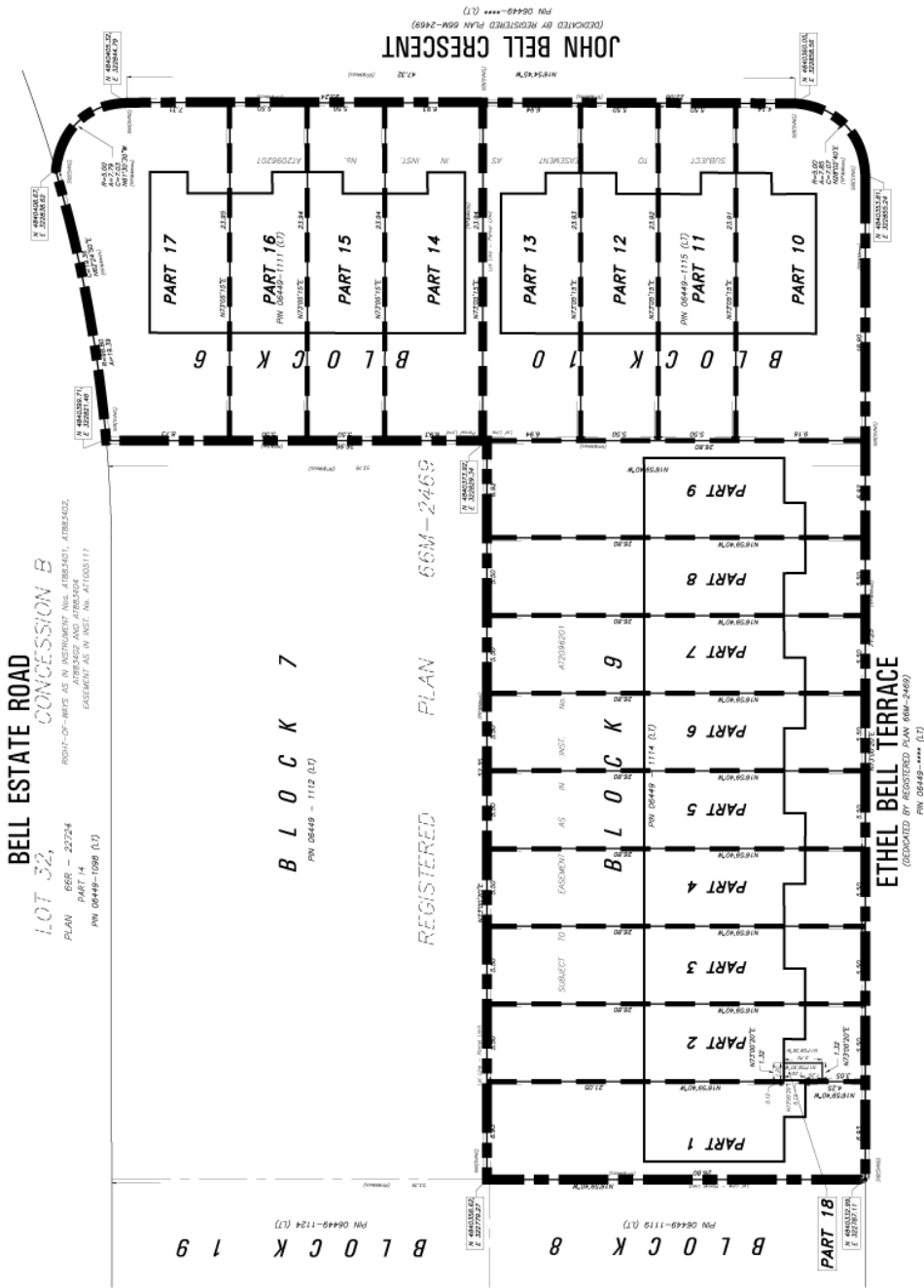
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Blocks 7, 8 and 19 of Plan 66M-2469

File # 10-108870 CD

Attachment 2: Part Lot Control Exemption Plan



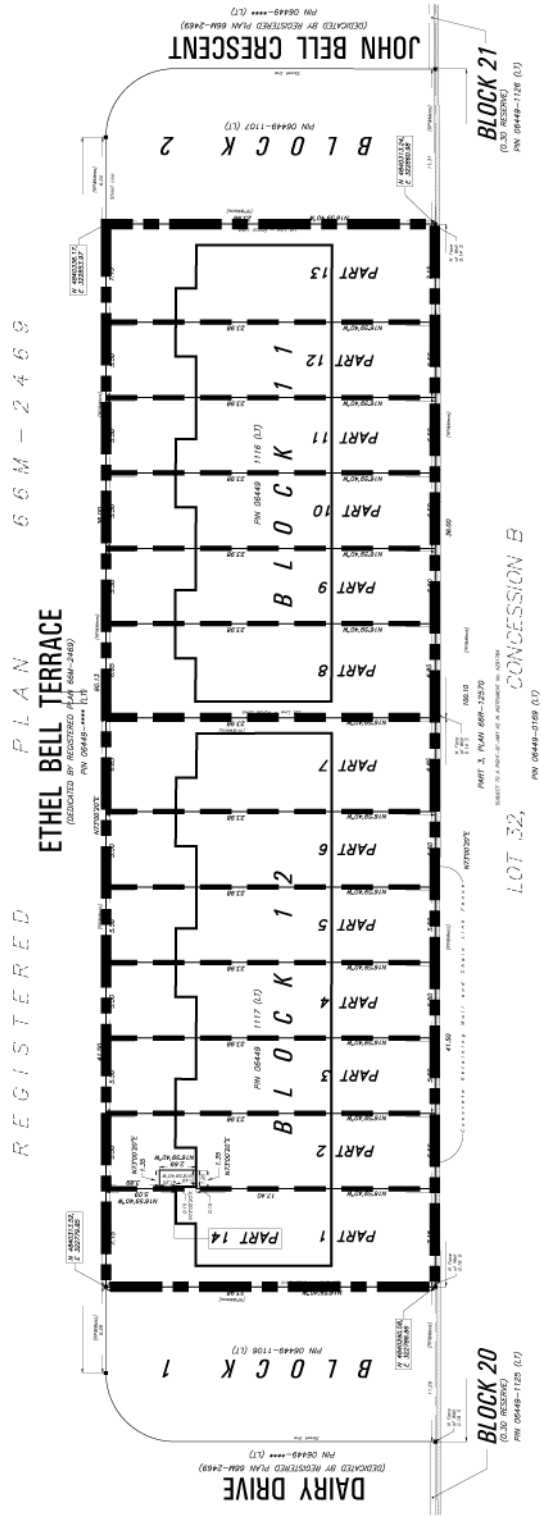
Site Plan

Applicant's Submitted Drawing

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Attachment 3: Part Lot Control Exemption Plan



Site Plan

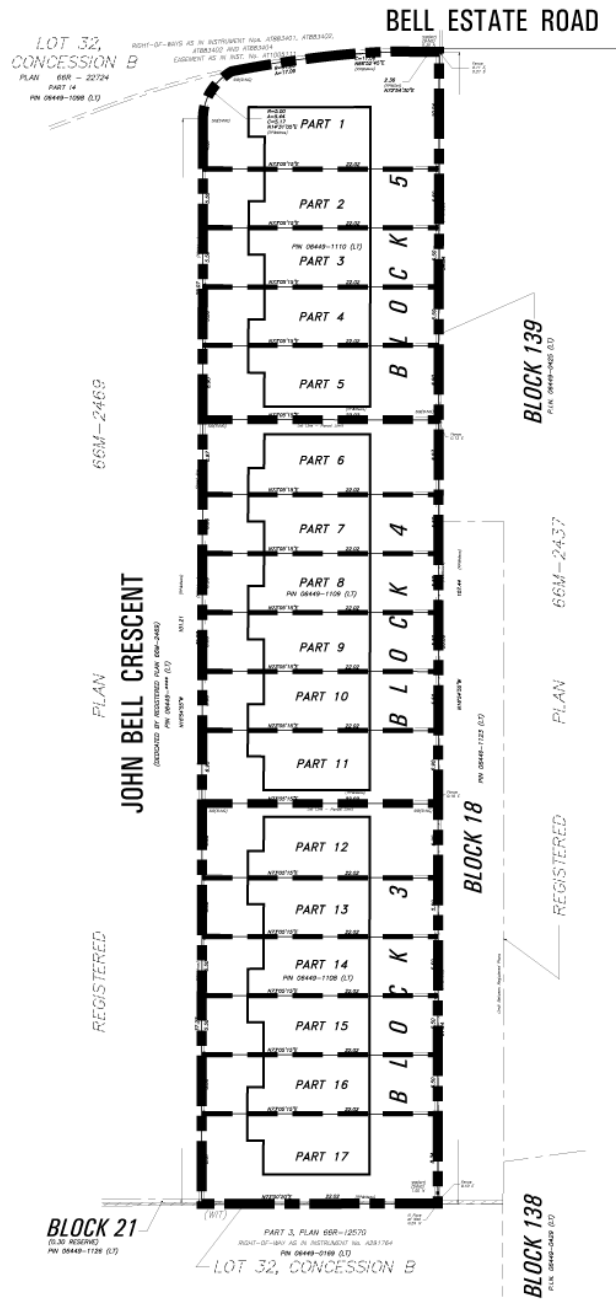
Applicant's Submitted Drawing

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Attachment 4: Part Lot Control Exemption Plan



Site Plan

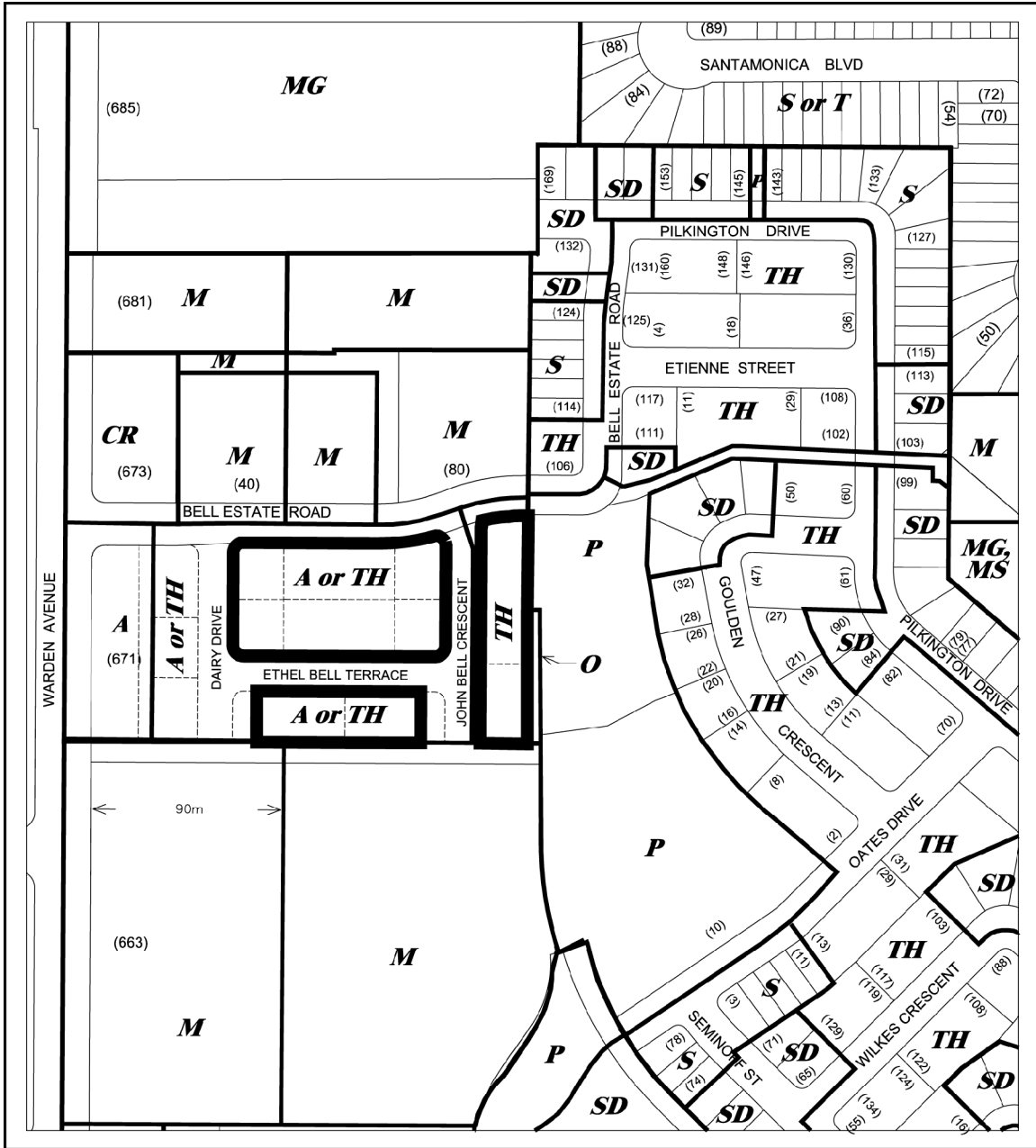
Blocks 3, 4 and 5 of Plan 66M- 2469

Applicant's Submitted Drawing

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File # 10-108870 CD

Attachment 5: Zoning



TORONTO City Planning
Division
Zoning

Blocks 3-12 and 19, Plan 66M-2469
File # 10-108870 PL

S Single - Detached Residential Zone
SD Semi - Detached Residential Zone
TH Townhouse Residential Zone
A Apartment Residential Zone

P Park
O Open Space Zone
(H) Holding Provision

M Industrial Zone
MG General Industrial Zone
MS Special Industrial Zone

Warden Woods Community and
Oakridge Employment District By-laws
Not to Scale
03/31/10



Attachment 6: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	10 108870 ESC 35 PL
Details		Application Date:	January 25, 2010

Municipal Address: Formerly 671 WARDEN AVENUE – Lands on the south side of Bell Estate Road, east side of Dairy Drive, north and south sides of Ethel Bell Terrace, and east and west sides of John Bell Crescent

Location Description: Blocks 3 to 12 and 19, Registered Plan M-2469

Project Description: The applicant has filed a part lot control application to create conveyable lots for sixty-four freehold townhouse units.

Applicant:	Agent:	Architect:	Owner:
BROOKFIELD HOMES (ONTARIO) LIMITED			STAFFORD HOMES LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Apartment and Townhouse Residential Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	20,132	Height:	Storeys:	
Frontage (m):			Metres:	
Depth (m):				
Total Ground Floor Area (sq. m):	3,730.8			Total
Total Residential GFA (sq. m):	13,251.6		Parking Spaces:	64
Total Non-Residential GFA (sq. m):	N/A		Loading Docks	N/A
Total GFA (sq. m):				
Lot Coverage Ratio (%):				
Floor Space Index:				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	Residential GFA (sq. m):		13,251.6	N/A
Bachelor:	Retail GFA (sq. m):		N/A	N/A
1 Bedroom:	Office GFA (sq. m):		N/A	N/A
2 Bedroom:	Industrial GFA (sq. m):		N/A	N/A
3 + Bedroom:	Institutional/Other GFA (sq. m):		N/A	N/A
Total Units:	64			

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