

**23-25 and 27 Hobson Avenue – Part Lot Control
Exemption Application – Final Report**

Date:	May 25, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 34 – Don Valley East
Reference Number:	12 159388 NNY 34 PL

SUMMARY

This report reviews and recommends approval of an application for Part Lot Control Exemption for the development on lands known municipally as 23-25 and 27 Hobson Avenue. This exemption from Part Lot Control will allow five lots containing a pair of semi-detached units to be subdivided yielding a total of 10 semi-detached dwellings and six blocks to be subdivided yielding a total of 42 townhouse units.

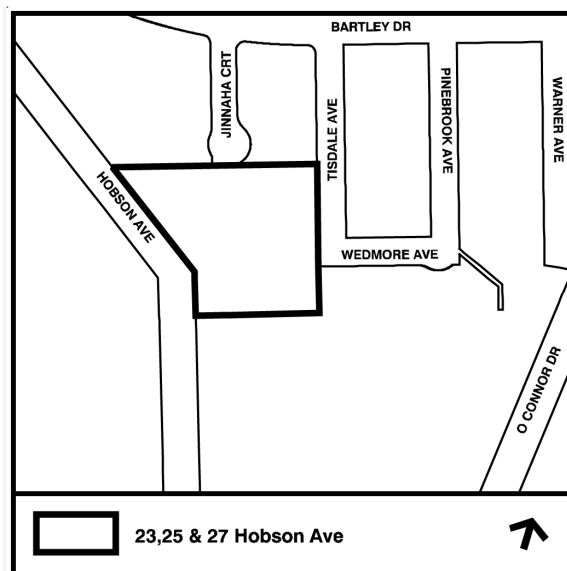
The proposal complies with the Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of two (2) years is considered appropriate for the orderly development of these lands.

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 at [23-25 and 27 Hobson Avenue](#) as generally illustrated on Attachments 2, 3 and 4 to this report, to be prepared to the satisfaction of the City Solicitor and



- to expire two (2) 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

Amendments to the City of Toronto Official Plan and former City of North York Zoning By-law No. 7625 to permit the redevelopment of the lands municipally known as [23-25 and 27 Hobson Avenue](#) were approved by the Ontario Municipal Board on August 25, 2009. The following provides a link to the staff report to North York Community Council:

www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-20777.pdf

The Plan of Subdivision was registered on February 6, 2012 (Plan 66M-2495). Site Plan Control approval was issued on March 26, 2012.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control to create separate, conveyable lots for each of the 10 semi-detached and 42 townhouse dwelling units currently under construction on subdivision plan 66M-2495. Attachment 1 shows the lots and blocks on the subdivision plan. Lots 1 to 5 would yield 10 semi-detached dwelling units as shown on Attachment 2. Blocks 7 to 11 would yield 42 townhouse dwelling units as shown on Attachments 3 and 4. The units would be marketed as freehold with frontage onto Hobson Avenue, Jinnah Court, Street A and Tisdale Avenue.

Site and Surrounding Area

The site has an area of approximately 1.2 hectares (2.9 acres) and is generally flat with the exception of a grade change of approximately two metres at the east end of the site adjacent Tisdale Avenue. The site has frontage on Hobson Avenue and Tisdale Avenue.

This area is bounded by Hobson Avenue to the west, Sunrise Avenue to the south, O'Connor Drive to the east and Eglinton Avenue East and a hydro corridor to the north.

Surrounding land uses are as follows:

North: Two and three storey townhouses on Jinnah Court.

East: Semi-detached units.

South: Two self-storage buildings are located immediately to the south.

West: Lands on the west side of Hobson Avenue are used for a variety of industrial uses. The site immediately opposite the subject lands is occupied by the Islamic Community of Afghans.

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 lands are designated *Neighbourhoods* in the City of Toronto Official Plan. *Neighbourhoods* are 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 walk-up apartments no taller than four storeys. *Neighbourhoods* may also contain parks, low-scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses.

The lands are also subject to the provisions of Site Specific Policy 89 of the Official Plan. Site Specific Policy 89 permits residential uses on all floors of buildings.

Zoning

The site is zoned Multiple-Family Dwellings First Density Zone Exception 83 (RM1 (83)) in Zoning By-law No. 7625, of the former City of North York. This zoning permits a maximum 52 Multiple Attached Dwellings units.

Site Plan Control

The applicant filed a Site Plan Control application under file 08 144190 NNY 34 SA which was approved on March 26, 2012.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions and no issues or requirements were identified.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The proposal also conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The lifting of Part Lot Control from the subject site allows for the orderly development of lands within this new neighbourhood.

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 (2) years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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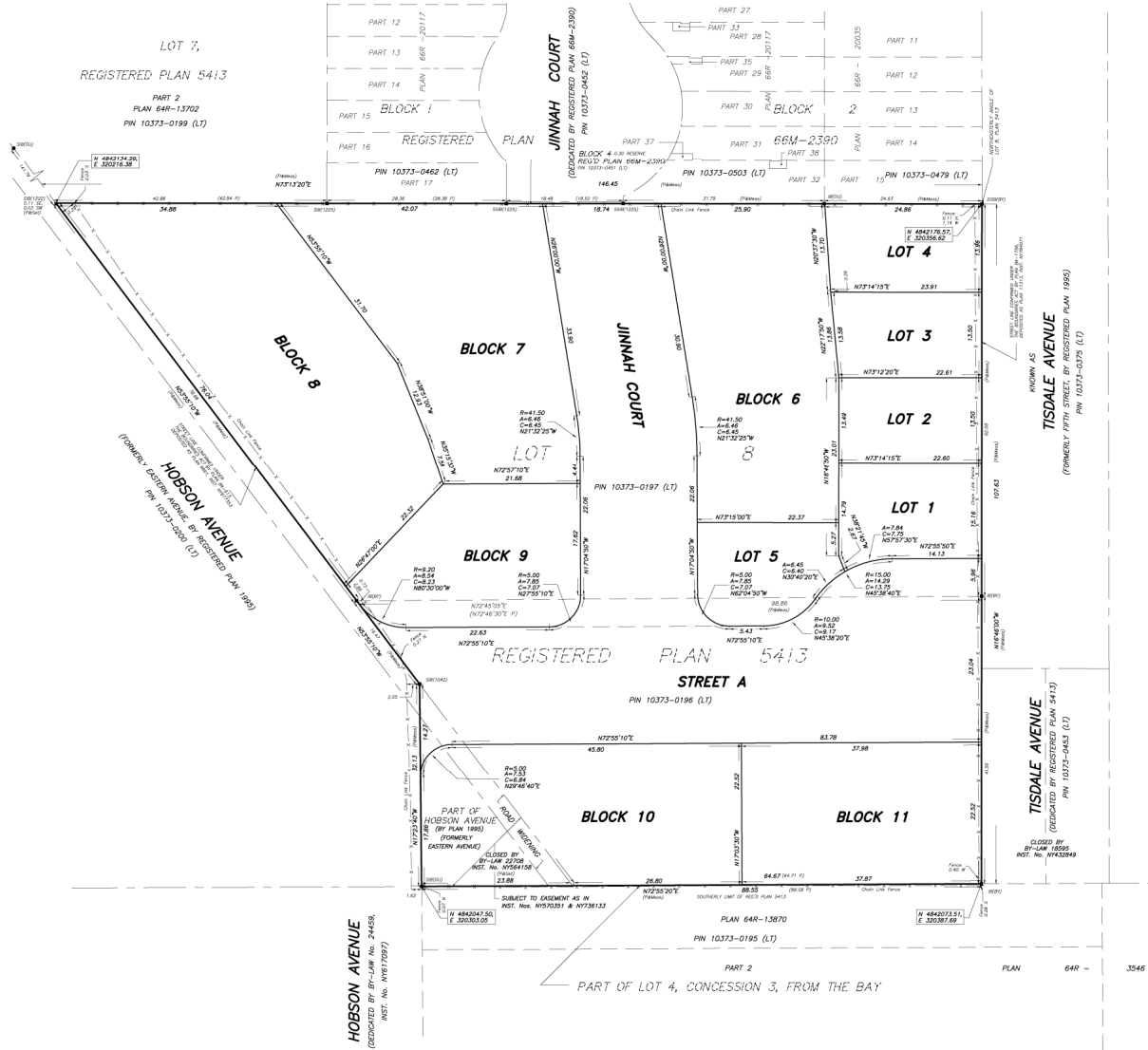
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Plan of Subdivision
Attachment 2: Land Division for Lots 1-5 and Block 6
Attachment 3: Land Division for Blocks 7, 8 and 9
Attachment 4: Land Division for Blocks 10 and 11
Attachment 5: Application Data Sheet

Attachment 1: Plan of Subdivision



Plan of Subdivision

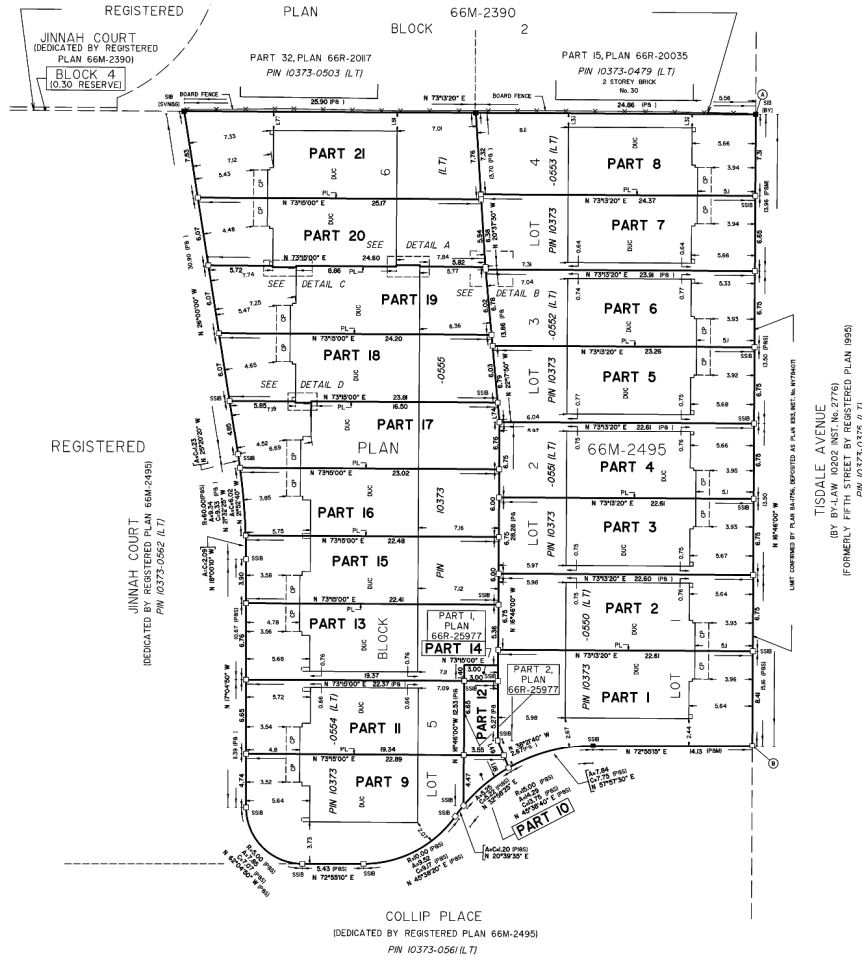
23-25 & 27 Hobson Avenue

Applicant's Submitted Drawing

Not to Scale
05/15/2012

File # 12 159388 NNY 34 PL

Attachment 2: Land Division for Lots 1-5 and Block 6



Lots 1-5 and Block 6

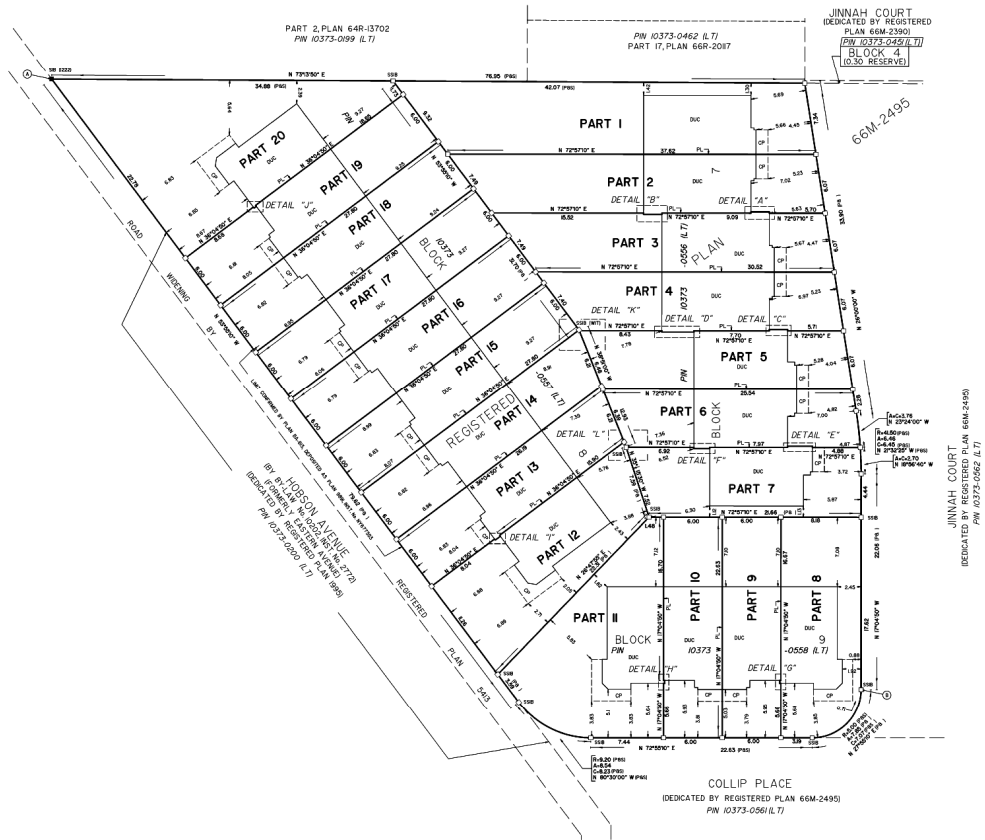
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Attachment 3: Land Division for Blocks 7, 8 and 9



Blocks 7, 8 and 9

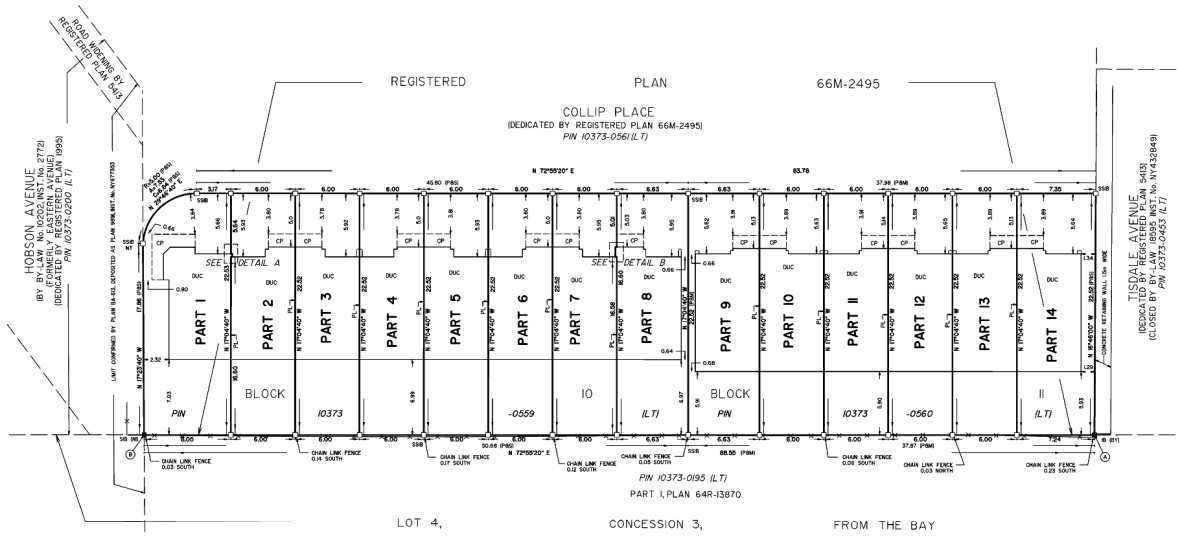
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Attachment 4: Land Division for Blocks 10 and 11



Blocks 10 and 11

23-25 & 27 Hobson Avenue

Applicant's Submitted Drawing

Not to Scale

File # 12 159388 NNY 34 PL

Attachment 5: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	12 159388 NNY 34 PL
Details		Application Date:	April 23, 2012

Municipal Address: 23-25 and 27 HOBSON AVENUE

Location Description: PLAN 5413 PT LOT 8 **GRID N3407

Project Description: The exemption of the part lot control provisions of the Planning Act is required to creat 52 conveyable lots from the blocks and lots delineated on plan 66M-2495: Lots 1 to 5 are to yield 10 lots for semi-detached units, Block 6 is to yield 10 townhouse lots, Block 7 is to yield 7 townhouse lots, Block 8 is to yield 9 townhouse lots, Block 9 is to yield 4 townhouse lots, Block 10 is to yield 8 townhouse lots and Block 11 is to yield 6 townhouse lots.

Applicant:	Agent:	Architect:	Owner:
GUY D'ONOFRIO			STAFFORD (HOBSON) LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	89
Zoning:	RM1(83)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	11774	Height:	Storeys:	4
Frontage (m):	127.48		Metres:	10.85
Depth (m):	146.45			
Total Ground Floor Area (sq. m):	3326			Total
Total Residential GFA (sq. m):	9000.8		Parking Spaces:	104
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	9000.8			
Lot Coverage Ratio (%):	28			
Floor Space Index:	0.76			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	52
Total Units:	52

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	9000.8	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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