

300 Danforth Road – Part Lot Control Exemption Application – Final Report

Date:	October 18, 2012
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	12 233725 ESC 35 PL

SUMMARY

This application proposes to permit exemption from part lot control for portions of the lands known as 300 Danforth Road, to allow the division of land to create conveyable parcels for 117 dwelling units (8 semi-detached dwelling units and 109 townhouses) currently under construction. This report recommends that a part lot control exemption by-law be enacted for a period of two (2) years.

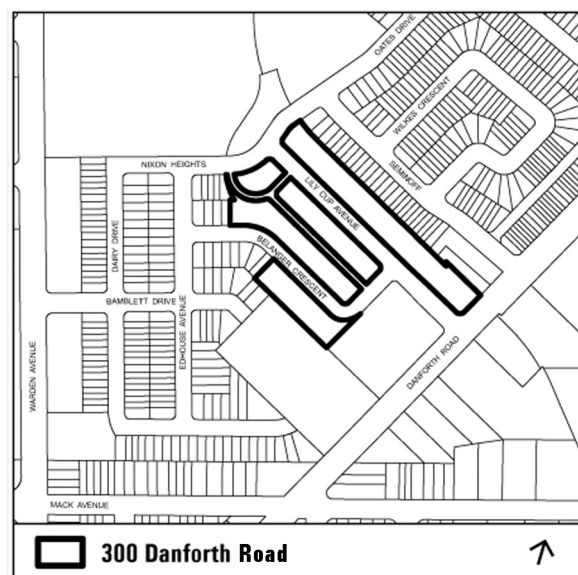
The proposal complies with the official plan and zoning by-law. The lifting of part lot control for a period of two (2) years is considered appropriate for the orderly development of these lands.

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 at 300 Danforth Road as generally illustrated on



Attachments 2 and 3 to the report (October 18, 2012) from the Director of Community Planning, Scarborough District, 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

City Council enacted By-law No. 907-2011 on July 14, 2011. This zoning by-law provides a development framework for the 300 Danforth Road lands, permitting 8 semi-detached units, 46 freehold street townhouse units and 63 laneway townhouse units, for a total of 117 residential units.

The plan of subdivision for 117 dwelling units was registered on April 2, 2012 as Plan 66M-2497. Site plan control approval for the site was issued on April 17, 2012.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from part lot control to create separate, conveyable lots for each of the 8 semi-detached, 46 freehold street townhouse units and 63 laneway townhouse units currently under construction on subdivision plan 66M-2497, known municipally as 300 Danforth Road. Refer to Attachment Nos. 1 to 3 for registered plan of subdivision and part lot control exemption plans.

The lots and blocks front onto new public roads under construction within the 300 Danforth Road property, including Lily Cup Avenue, Belanger Crescent, and Nixon Heights. Refer to Attachment No. 4 for the project data.

Site and Surrounding Area

The site is located on the north side of Danforth Road, east of Warden Avenue. The property has a frontage of approximately 55 metres (180 feet), and is approximately 3.05 hectares (7.54 acres) in size. The site is irregular in shape, and a residential subdivision is currently under construction.

The surrounding land uses in the vicinity of the site can be described as follows:

- Northwest: Oates Park – a new park in the Warden Woods community.
- North: Immediately north of the site is the McGale Ladder Company at 328 Danforth Road (south of Seminoff Street). North of Seminoff Street is a newly constructed, generally three-storey townhouse and semi-detached residential subdivision.
- Southeast: On the opposite side of Danforth Road are existing industrial/commercial uses and a place of worship.
- Southwest: Immediately adjacent to the site is the Patterson Industries Canada Limited building at 250 Danforth, which has zoning permissions in place for between 45 and 51 three-storey semi-detached and townhouse units.

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.

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 the lands.

Official Plan

The site frontage along Danforth Road is designated as a Mixed Use Area in the Toronto Official Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

The interior of the site is designated Neighbourhoods in 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. Parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

The site is also part of the Warden Woods Community Secondary Plan, which establishes a framework to guide the coordinated development of new mixed use and residential neighbourhoods that include adequate community facilities, excellence in urban design, and a balanced transportation system. The intent of the secondary plan is to support private and public investment in the creation of a new community, integrated with the surrounding residential communities and ravine system, and to establish compatible interfaces with residual and abutting employment areas.

Zoning

The Warden Woods Community Zoning By-law, as amended, zones the portion of the site currently under construction as Townhouse Residential (TH) zone and Semi-Detached Residential (SD) zone. The two zones permit townhouses and semi-detached dwelling units with associated appropriate performance standards.

Site Plan Control

The applicant filed a site plan control application under file number 11 118163 ESC 35 SA which was approved on April 17, 2012.

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 residential development which is 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 should

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

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

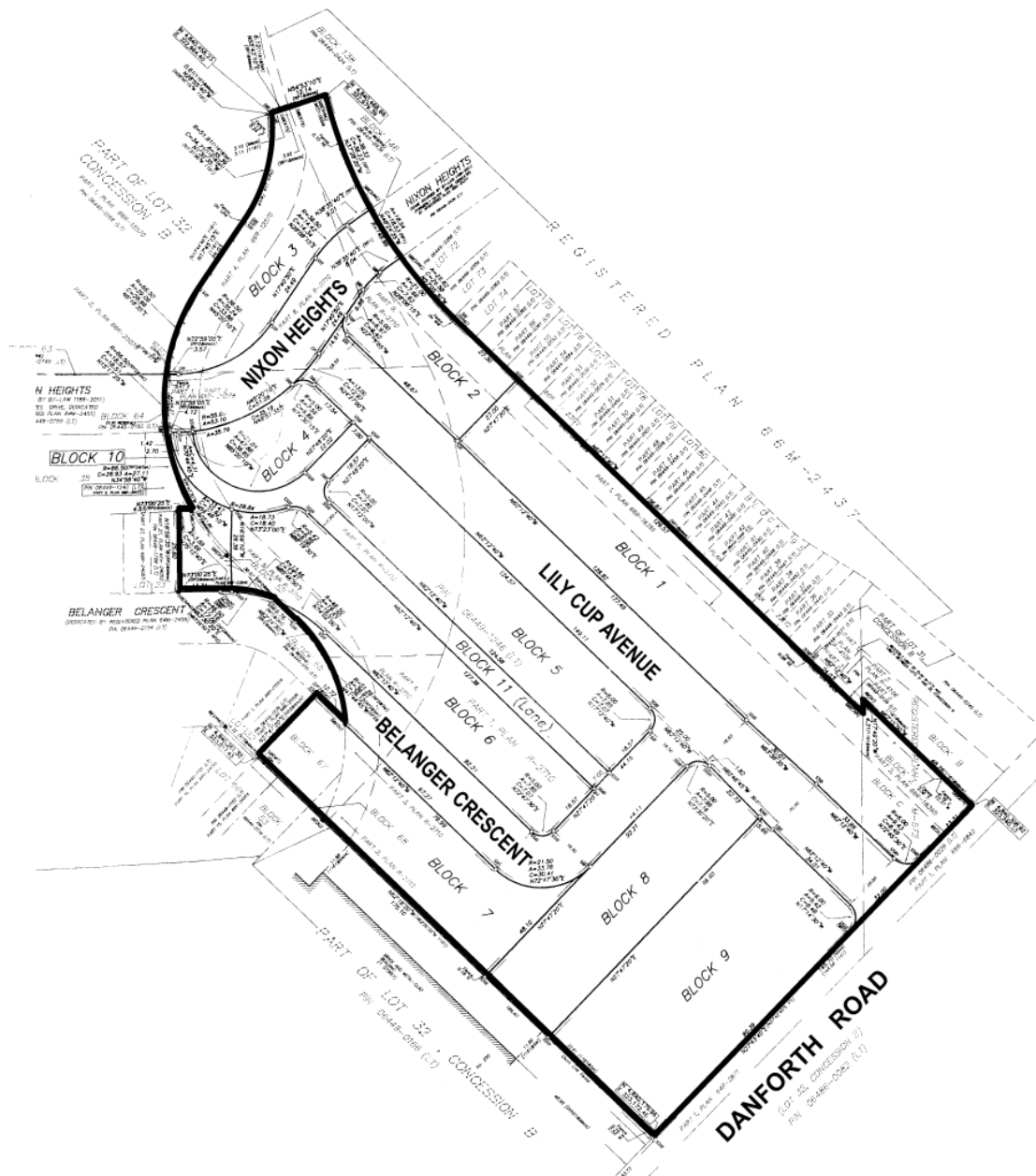
Attachment 1: Plan of Subdivision

Attachment 2: Part Lot Control Exemption Plan

Attachment 3: Part Lot Control Exemption Plan

Attachment 4: Application Data Sheet

Attachment 1: Plan of Subdivision



Draft Plan of Subdivision

300 Danforth Road

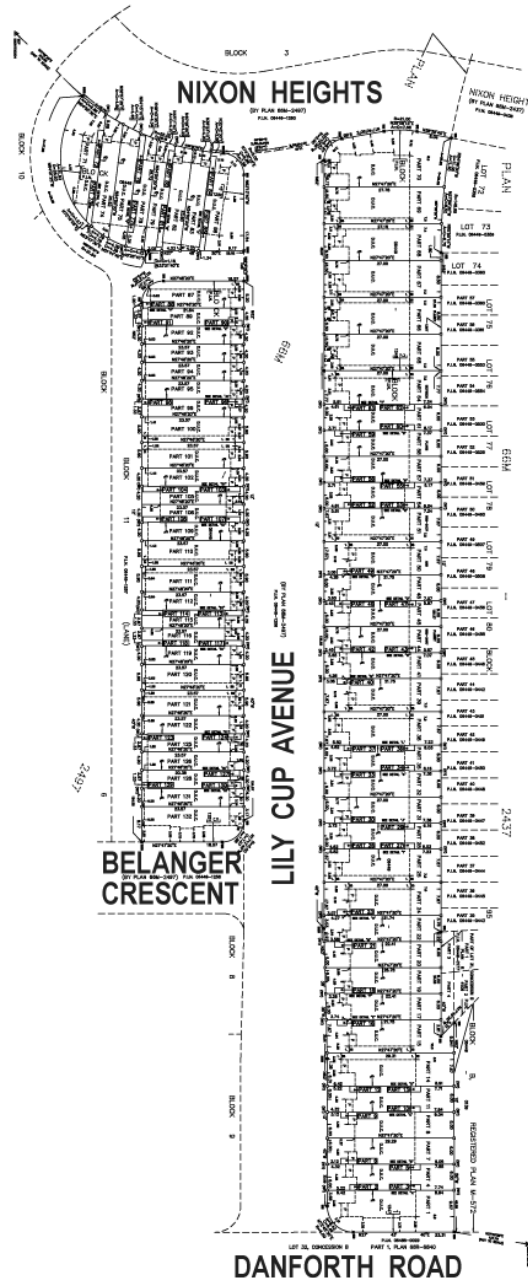
Applicant's Submitted Drawing

Not to Scale
09/26/12



File # 12 233725 ESC 35 PL

Attachment 2: Part Lot Control Exemption Plan



Part Lot Control Exemption Plan (Lily Cup Ave. & Nixon Heights)

300 Danforth Road

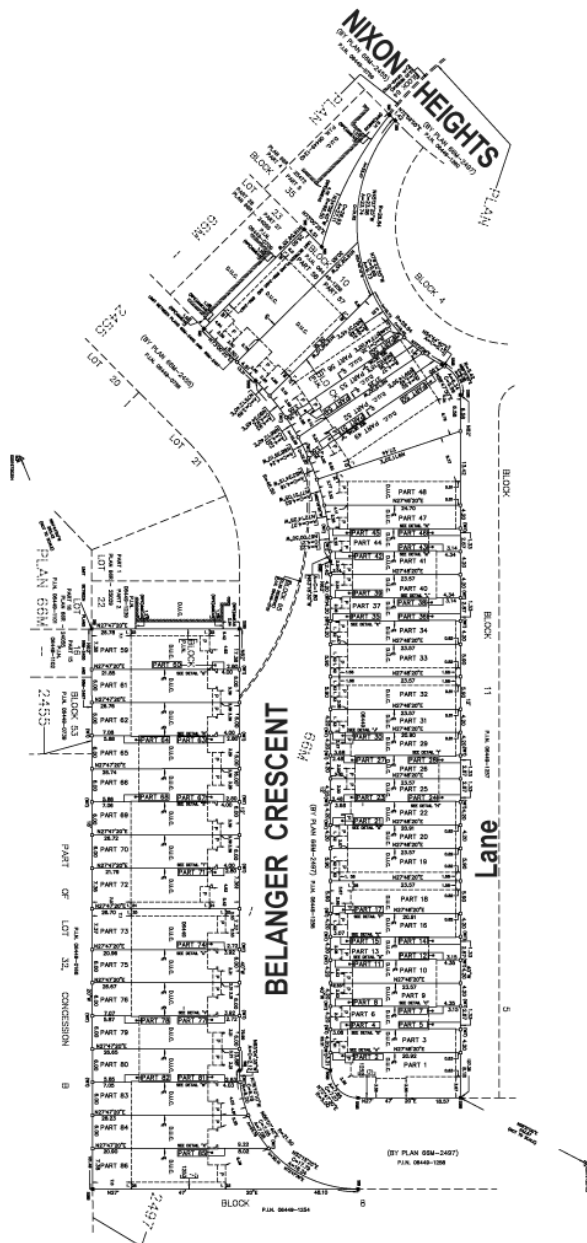
Applicant's Submitted Drawing

Not to Scale
10/04/12



File # 12 233725 ESC 35 PL

Attachment 3: Part Lot Control Exemption Plan



Part Lot Control Exemption Plan (Belanger Crescent)

300 Danforth Road

Applicant's Submitted Drawing

Not to Scale
10/04/12



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Attachment 4: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	12 233725 ESC 35 PL
Details		Application Date:	August 22, 2012
Municipal Address:	300 DANFORTH ROAD		
Location Description:	SCARBOROUGH CON B PT LOT 32 PLAN M572 BLK C AND Z RP 66R2710 PARTS 1 TO 9 RP 66R18395 PARTS 1 AND 2 **GRID E3507		
Project Description:	Part lot control application to create 117 separate lots on registered plan of subdivision (Plan 66M-2497) for the Lilly townhouse project currently under construction at 300 Danforth Road.		

Applicant:	Agent:	Architect:	Owner:
RADY-PEN TEK & EDWARD SURVEYING LTD. GEORGE PIETRACCI			BALLYLAND (DANFORTH) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Townhouse Residential, and Semi-Detached Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area:	3.05 ha	Height:	Storeys:	2 (Semi's) & 3 (Towns)
Frontage (m):	54.56		Metres:	10.5 & 12.9
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	20, 455		Parking Spaces:	226
Total Non-Residential GFA (sq. m):			Loading Docks	0
Total GFA (sq. m):	20, 455			
Lot Coverage Ratio (%):	31.6			
Floor Space Index:	0.67			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	20, 455	0
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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	117			

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