

**486 Shaw Street – Part Lot Control Exemption
Application – Final Report**

Date:	November 29, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	11 249329 STE 19 PL

SUMMARY

This report reviews and recommends approval of an application for Part Lot Control Exemption at 486 Shaw Street, a townhouse development.

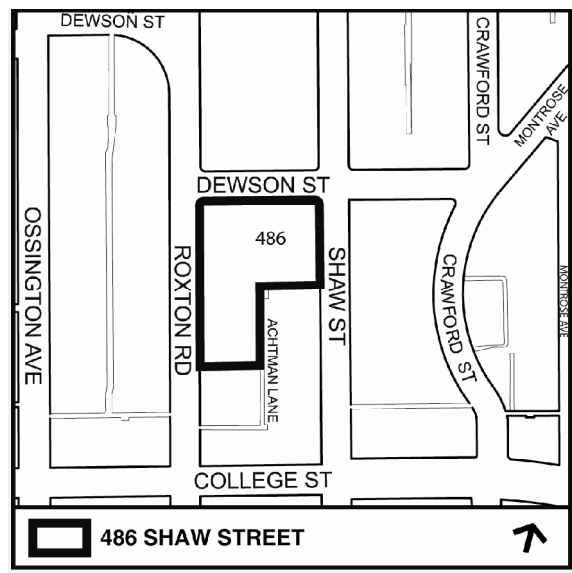
An exemption from Part Lot Control will allow the lot to be subdivided, yielding 37 individual residential lots each with a townhouse dwelling unit.

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

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 486 Shaw Street as generally illustrated on Attachment 1 to the report dated November 29, 2011, from the Directory, Community Planning, Toronto and East York District, 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 of the lands at 486 Shaw Street 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

A Zoning By-law amendment to permit the redevelopment of the former school site was approved by Toronto City Council on June 15, 2011 (By-law No. 805-2011). The amendment permits 37 townhouses that will front Shaw Street and Roxton Road with parking located at the rear of each of the new properties, along Achtman Lane, which will be extended north to connect with Dewson Street.

A consent application (B0052/11TEY) was approved by the Committee of Adjustment on October 19, 2011 to sever the parcel of land designated for the extension of Achtman lane, which will be conveyed to the City for public lane purposes.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control in order to create separate lots for the 37 townhouse dwelling units approved by Council on June 15, 2011. The units will be marketed as freehold units with frontage onto Shaw Street and Roxton Road. To allow for the conveyance of the individual lots, an exemption from Part Lot Control will allow the existing parcel of land (Lots 26, 29 & 30, Pt Lt 25, 28 & 31 R-Plan 302, and municipally known as 486 Shaw Street) to be subdivided into a total of 37 individual residential lots, each to contain a townhouse dwelling unit.

Site and Surrounding Area

The site, municipally referred to as 486 Shaw Street, is an 'L' shaped lot which has an area of 6,867 square metres with 53.6 metres of frontage on Shaw Street, 75.13 metres flanking Dewson Street and 109.1 metres abutting Roxton Road. The former three storey school building has been demolished and the lands now sit vacant.

Land uses surrounding the site are as follows:

North: The Central Commerce Collegiate school north across Dewson Street.

- South: A vacant lot that has approval for a thirteen unit three-storey townhouse development that fronts Shaw Street and Achtman Lane, two and three-storey semi-detached dwellings and row houses with three-storey mixed use buildings along College Street further south.
- East: Three-storey semi-detached dwellings and row houses across Shaw Street.
- West: Two and three-storey semi-detached dwellings and row houses across Roxton Road.

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 City of Toronto Official Plan designates the property as *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings.

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure development in established *Neighbourhoods* will respect and reinforce the existing physical character.

Zoning

Under former City of Toronto Zoning By-law 438-86 the subject site is zoned R2 Z0.6 with a maximum permitted height of 10.0 metres.

A site specific zoning by-law (By-law No. 805-2011) was approved by Toronto City Council on June 15, 2011 that permits a 37 unit townhouse development on the subject site.

Site Plan Control

An application for Site Plan Approval was submitted on September 16, 2010 and is currently under review. Staff anticipate being in a position to issue site plan approval in the first quarter of 2012.

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

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.

The proposal complies with the amended Zoning By-law. The application was circulated to the Technical Services Division for comments and no issues or requirements were identified.

CONTACT

Jeff Markowiak, Planner
Tel. No. (416) 397-4647
Fax No. (416) 392-1330
E-mail: jmarkow@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

