

**3, 5, 11, 17, 21 Allenbury Gardens & 3, 5 Kingslake Road
– Part Lot Control Exemption Application – Final Report**

Date:	August 20, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	13 188226 NNY 33 PL

SUMMARY

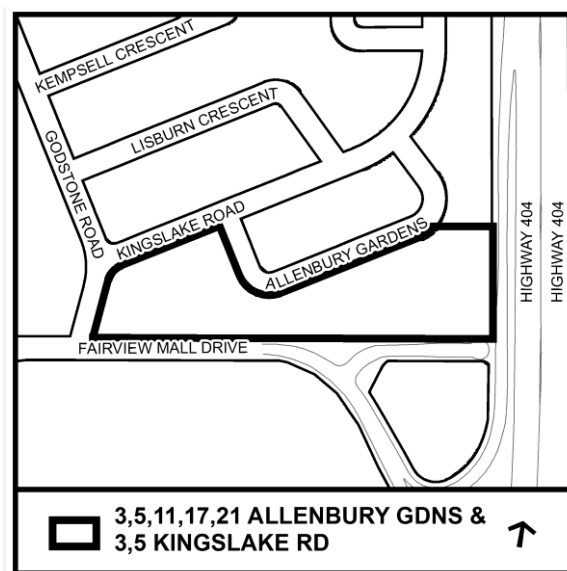
An application has been submitted to permit exemption from part lot control for 3, 5, 11, 17, 21 Allenbury Gardens and 3, 5 Kingslake Road. The lifting of Part Lot Control on the subject lands will facilitate the proposed development of the lands.

This report reviews and recommends approval of Part Lot Control Exemption. In addition, this report recommends that the owner of the lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the land without the prior consent of the Chief Planner or her designate.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to the subject lands as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor and to expire four 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. Prior to the introduction of the Part Lot Control Exemption Bill, City Council require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act, with priority, agreeing not to transfer or charge any part of the lands without the written consent of the Chief Planner or her designate.
4. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon the expiry or repeal of the 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

On May 10, 2013, City Council approved the Official Plan and Rezoning Amendment applications and the rental housing demolition application to permit demolition of 127 Toronto Community Housing Corporation social housing townhouses and replace them with 127 social housing units, 7 rental housing units and 900 residential condominiums on the subject site.

ISSUE BACKGROUND

Proposal

The parcels contemplated by this application will enable subject lands to be transferred to a joint partnership between Toronto Community Housing Corporation (TCHC) and FRAM Building Group in order to facilitate the financing and construction of new buildings and demolition of existing buildings.

The overall proposal will provide a total of 1,034 residential units of which 127 units would be social housing replacement units and 900 units would be condominium units. A small commercial component of 199 m² is proposed in Building A at the corner of Fairview Mall Drive and Godstone Road. This could include uses such as a retail store, office, bank, restaurant and a day nursery.

A total of 927 parking spaces (792 resident and 135 visitor spaces) would be provided. The total gross floor area for the site will be 82,913 m² and will have a density of 2.8 FSI.

The proposal comprises of two phases: Phase 1 would comprise the western part of the site and Phase 2 the eastern part of the site and the new public park.

Site and Surrounding Area

The 2.96 hectare site is located east of Don Mills Road, north of Fairview Mall and west of Highway 404. The site contains 127 rent-geared-to-income units in two storey back-to-back townhouses and maisonette-style townhomes which function as apartment units because they are accessed by a common lobby and corridor. There are six surface parking areas having a total of 150 parking spaces. The site was developed in 1969 as a private residential development and was sold to the Ontario Housing Corporation in 1972. In 2001, the Ontario Housing Corporation transferred the site to the Toronto Community Housing Corporation.

Land uses surrounding the site are as follows:

North: single detached homes

South: Fairview Mall shopping centre, a 7 storey office building, and the Fairview branch of the Toronto Public Library

East: Highway 404

West: apartment buildings with heights of 14 to 16 storeys

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. Section 1.4.3 requires that planning authorities provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents by establishing targets for the provision of housing affordable to low and moderate income households, and facilitating all forms of housing. 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

Pursuant to City Council's Decision on May 10, 2013, the Official Plan for the subject site has been amended and redesignated from *Neighbourhoods* to *Apartment Neighbourhoods* to accommodate a greater scale of apartment buildings that are distinguished from low-rise neighbourhoods.

Zoning

Pursuant to City Council's Decision on May 10, 2013, the Zoning By-law Amendment for the subject site has been amended and redesignated from RM1 to Site Specific RM6(212) Zoning to accommodate apartment house dwellings, multiple attached dwellings, temporary sales office and low-scale retail shops and a day nursery in Building A.

Site Plan Control

The applicant has submitted a master site plan application including a conceptual site plan that shows building locations and heights, a landscape plan that illustrates a landscape concept for the site, and urban design guidelines that will be used to evaluate future site plan applications. Detailed site plan approval will be required for each phase of the development.

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 approval recommendations.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas. The development promotes intensification through a compact urban form and provides for a range of housing including the replacement of social housing and various housing forms and unit types. As the site is located near an arterial road adjacent to bus service and is also near the Don Mills subway station, the development is well served by public transit. The proposal would make efficient use of land and resources, infrastructure and public service facilities. It would also create a healthy active community by creating safe and publicly accessible streetscapes, parks and landscaped areas.

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

CONTACT

Jenny Choi, Planner
Tel. No. (416) 395-7176
Fax No. (416) 395-7155
E-mail: jchoi@toronto.ca

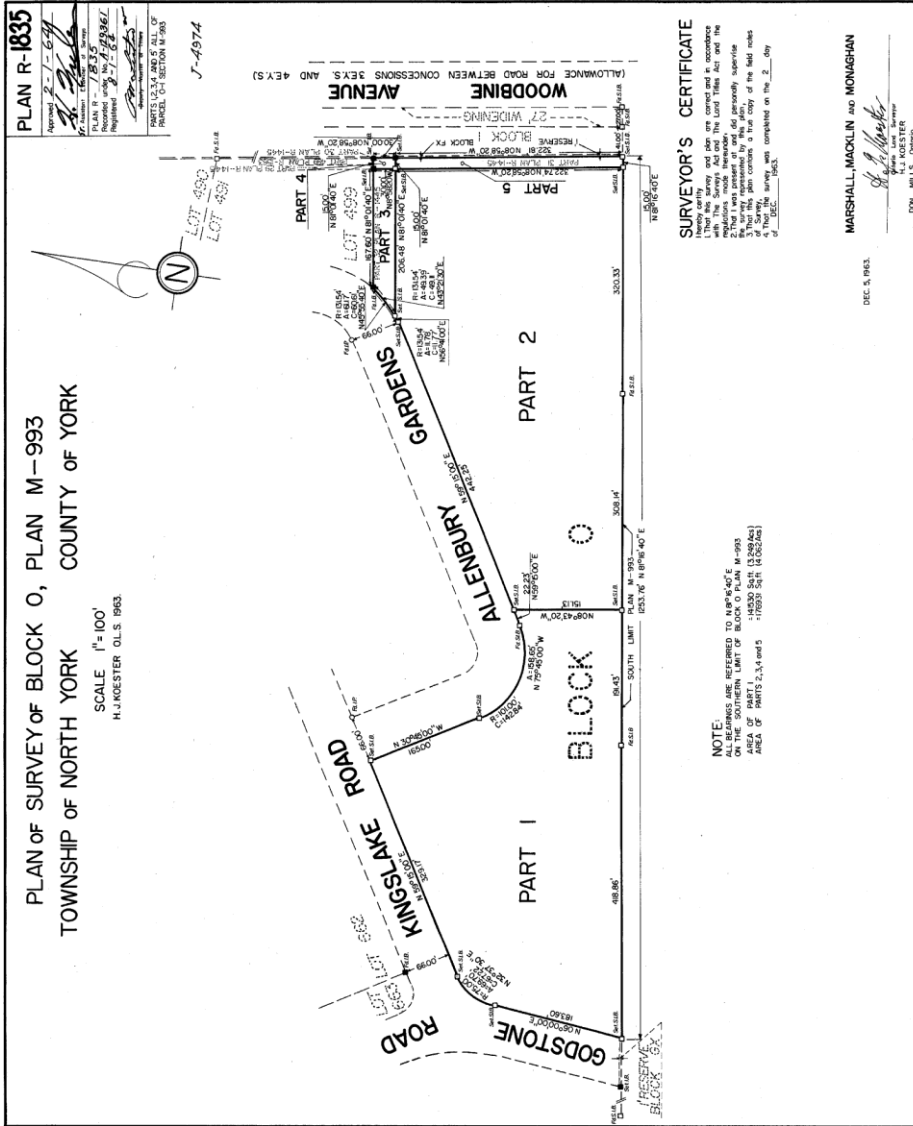
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan
Attachment 2: Site Plan
Application 3: Application Data Sheet

Attachment 1: Part Lot Control Exemption Plan



3,5,11,17,21 Allenbury Gdns & 3,5 Kingslake Rd

Plan of Survey
 Applicant's Submitted Drawing
 Not to Scale
 08/12/2013

File # 13 188226 NNY 33 PL

Attachment 2: Site Plan



3,5,11,17,21 Allenbury Gdns & 3,5 Kingslake Rd

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 08/12/2013

File # 13 188226 NNY 33 PL

Attachment 3: Application Data Sheet

ATTACHMENT 3: APPLICATION DATA SHEET

Application Type	Part Lot Exmption	Application Number:	13 188226 NNY 33 PL
Details		Application Date:	June 14, 2013

Municipal Address: 3, 5, 11, 17, 21 Allenbury Gardens and 3, 5 Kingslake Road
 Location Description: PLAN M993 PT BLK N 3-5 KINGSLAKE RD **GRID N3302
 Project Description: Demolish the existing 127 rental housing units and replace them with 1,034 residential units (900 condominium units and 134 rental units) comprised of 3 storey townhouses, 5 apartment buildings with heights of 9 to 20 storeys and 199 sq.m. of commercial space.

Applicant:	Agent:	Architect:	Owner:
Fram Building Group – Allenbury Gardens			Toronto Community Housing Corporation

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	
Zoning:	RM6(212)	Historical Status:	
Height Limit (m):	69	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	29663.5	Height:	Storeys:	3 to 20
Frontage (m):	1163.6		Metres:	69
Depth (m):	0			
Total Ground Floor Area (sq. m):	10771			Total
Total Residential GFA (sq. m):	82713		Parking Spaces:	927
Total Non-Residential GFA (sq. m):	199		Loading Docks	4
Total GFA (sq. m):	82,913			
Lot Coverage Ratio (%):	36.3			
Floor Space Index:	2.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental, Condo			
Rooms:	0	Residential GFA (sq. m):	82713	0
Bachelor:	118	Retail GFA (sq. m):	199	0
1 Bedroom:	685	Office GFA (sq. m):	0	0
2 Bedroom:	160	Industrial GFA (sq. m):	0	0
3 + Bedroom:	71	Institutional/Other GFA (sq. m):	0	0
Total Units:	1034			

CONTACT:	PLANNER NAME:	Jenny Choi, Planner
	TELEPHONE:	(416) 395-7176