

**2 – 34 Palk Lane – Part Lot Control Exemption
Application – Final Report**

Date:	March 28, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	12 237284 ESC 42 PL

SUMMARY

This application seeks exemption from part lot control to enable the creation of 16, separate conveyable parcels and maintenance easements for a development comprised of 16 townhouses. The subject lands are located at the southeast corner of Staines Road and Steeles Avenue East and are municipally known as 2 – 34 Palk Lane.

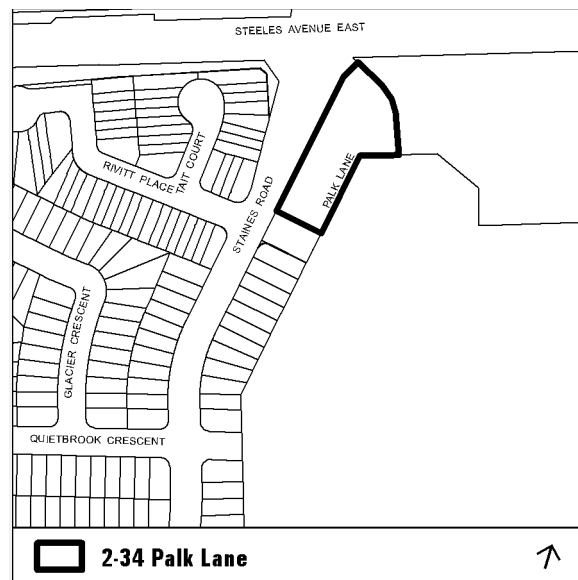
The issues regarding the proposed development were addressed through the approval of the associated rezoning, draft plan of subdivision and site plan control applications. The lifting of part lot control for a period of two years is considered appropriate for the orderly development of the lands.

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 located at 2 – 34 Palk Lane, as generally illustrated on Attachment 1 to the report



- (March 28, 2013) from the Director of Community Planning, Scarborough 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 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 approved the associated rezoning application for the proposed townhouse development on August 25, 2010. The plan of subdivision was approved on November 28, 2012 and was registered as Plan 66M-2500 on November 29, 2012.

ISSUE BACKGROUND

Proposal

The applicant is proposing to divide three blocks on a plan of subdivision into 16 conveyable parcels and to create maintenance easements between adjoining parcels. Each parcel would have frontage onto Staines Road and would have access from a rear public lane known as Palk Lane.

The proposed development is illustrated on Attachment 1, Site Plan. Specific details for the subject proposal are contained in Attachment 2, Application Data Sheet.

Site and Surrounding Area

The subject lands are located at the southeast corner of Staines Road and Steeles Avenue East and the proposed 16 townhouses are currently under construction.

Located on the north side of Steeles Avenue in the Town of Markham, is agricultural land. To the east of the subject property are located a single-family dwelling and the Cedar Brae Golf and Country Club. Immediately to the south of the subject property are single-family dwellings fronting onto Staines Road. A residential townhouse development and the CPR line are located to the west.

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 property is designated as Neighbourhoods. Within the Morningside Heights Secondary Plan, this designation provides for lower scale residential uses limited to detached, semi-detached and street townhouse dwellings, with all lots having individual frontage on a public street. In certain locations, block townhouses and similar low scale housing forms to a maximum height of four storeys and a maximum density of 100 units per hectare are allowed.

Zoning

The Morningside Heights Community Zoning By-law zones the subject lands as Street Townhouse – Lane Residential (ST-L) Zone. This zone permits single-family and semi-detached dwellings, street townhouse-lane dwellings, group homes and correctional group homes.

Site Plan Control

A site plan application was filed and was approved on January 17, 2013.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement. The proposal promotes an efficient land use pattern that facilitates a range or mix of residential uses in the immediate area.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal represents a compact urban form to promote intensification in the area.

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

CONTACT

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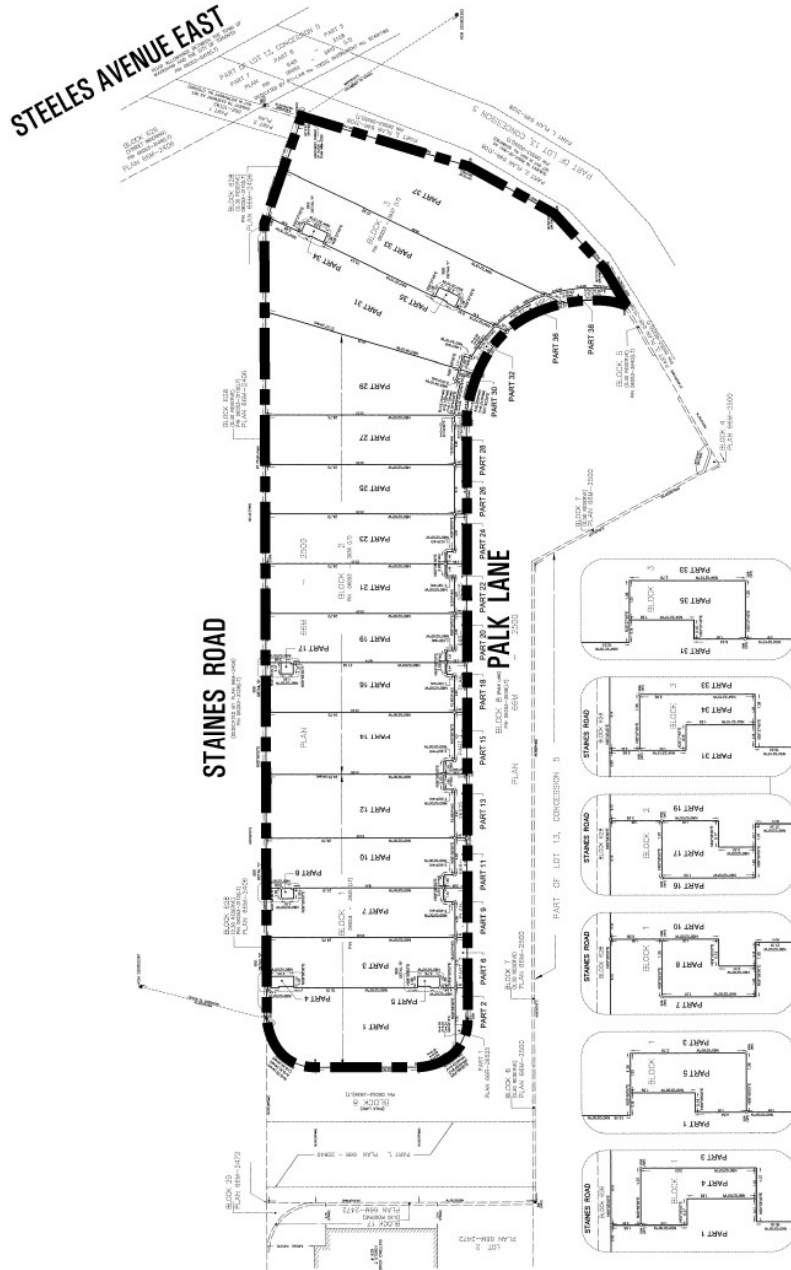
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Part Lot Control Exemption Plan



Part Lot Control Exemption Plan

2-34 Palk Lane

Applicant's Submitted Drawing

Not to Scale
02/22/13

File # 12 237284 ESC 42 PL

Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	12 237284 ESC 42 PL
Details		Application Date:	August 28, 2012

Municipal Address: 2 – 34 Palk Lane
 Location Description: PLAN 66M2406 BLK 622 **GRID E4202 and PLAN 66M2500
 Project Description: Part Lot Control Exemption application to create 16 townhosue lots.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			554056 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	ST-L	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3030	Height:	Storeys:	2	
Frontage (m):	144		Metres:	14.5	
Depth (m):	33				
Total Ground Floor Area (sq. m):	1426				Total
Total Residential GFA (sq. m):	2552		Parking Spaces:	32	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2552				
Lot Coverage Ratio (%):	47.1				
Floor Space Index:	0.84				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	16
Total Units:	16

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2552		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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