

**5, 7, 9 - 12 Wingstem Court – Part Lot Control Exemption Application – Final Report**

<b>Date:</b>	October 16, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 10 – York Centre
<b>Reference Number:</b>	15 208893 NNY 10 PL

**SUMMARY**

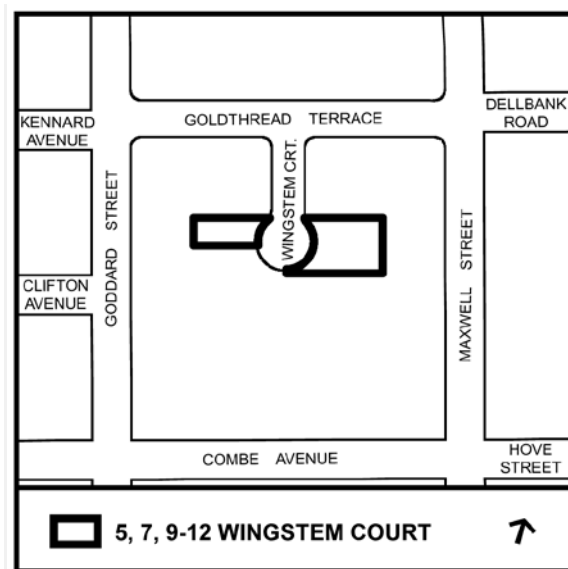
An application has been submitted to permit exemption from Part Lot Control for 5, 7, and 9 - 12 Wingstem Court (Lots 22, 24, and 25 on Plan 66M-2507). The lifting of Part Lot Control on the subject lands will divide 3 semi-detached dwellings, creating 6 units for individual ownership. The intent of the current application is to re-establish a Part Lot Control By-law which expired prior to all the lots being conveyed to new home owners.

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 5, 7, and 9 - 12 Wingstem Court (Lots 22, 24, and 25 on Plan 66M-2507) as generally illustrated on Attachment 1 to report dated October 16, 2015, 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**

By-law 771-2012 was enacted on June 8, 2012. It zoned the subject lands RM2(43) to permit semi-detached dwellings with certain performance standards. Final Subdivision Approval was issued on May 10, 2013 (Plan 66M-2507), which created 8 lots for single detached dwellings and 27 lots for semi-detached dwellings, for a total of 62 units.

A previous Part Lot Control Exemption application (File No. 14 100579 NNY 10 PL) was approved for 1 – 20, 22 – 42 and 44 Goldthread Terrace and 5 – 16 Wingstem Court, and By-law 563-2014 was enacted on June 13, 2014. This By-law has expired as it was only valid for one year.

### **ISSUE BACKGROUND**

#### **Proposal**

Through Subdivision Approval, 27 lots were created to allow for the development of semi-detached dwellings. The previous Part Lot Control Exemption approval divided the semi-detached dwelling lots for individual ownership, creating 54 units. The intent of the current application is to re-establish the Part Lot Control By-law for Lots 22, 24 and 25 on Plan 66M-2507 so that the remaining 3 semi-detached dwellings (6 units) may be conveyed to new home owners. Refer to Attachment No. 2 for project data.

#### **Site and Surrounding Area**

The subject properties are located between Goddard Street and Maxwell Street, north of Combe Avenue. Lots 22, 24 and 25 on Plan 66M-2507 each have a frontage of approximately 15 metres on Wingstem Court, with lot areas of 614.8 m<sup>2</sup>, 719.1 m<sup>2</sup>, and 574.8 m<sup>2</sup>, respectively. The land is generally flat with some sloping occurring upward from new roads. The site was formerly occupied by a 5,000 square metre Toronto Hydro office / warehouse building with a large parking area and a narrow landscape buffer. The construction of the dwellings has been completed.

Land uses surrounding the site are as follows:

*North:* One and two storey single detached dwellings on Panahill Road and two storey semi-detached dwellings on Goldthread Terrace.

*South:* An existing transformer station and one and one-and-a-half storey single detached dwellings on Combe Avenue.

*East:* One and one-and-a-half storey single detached dwellings on Maxwell Street and the Carscadden Greenbelt (part of the Don River Parklands) beyond.

*West:* One and one-and-a-half storey single detached dwellings on Goddard Street and the Beth Emeth Bais Yehuda Synagogue, the Gan Yeladim Day Care and Chapley (Irving W.) Park beyond.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 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. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

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 to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16). Policy 4.1.1 states *Neighbourhoods* are considered physically stable areas made up of broad 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.

## **Zoning**

The subject properties are zoned RM2(43), permitting semi-detached dwellings and accessory buildings.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

### **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 and exemption from Part Lot Control may be employed as an effective means of subdividing the lands.

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 conveyance of the lots. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly subdivision of the lands.

## **CONTACT**

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## **SIGNATURE**

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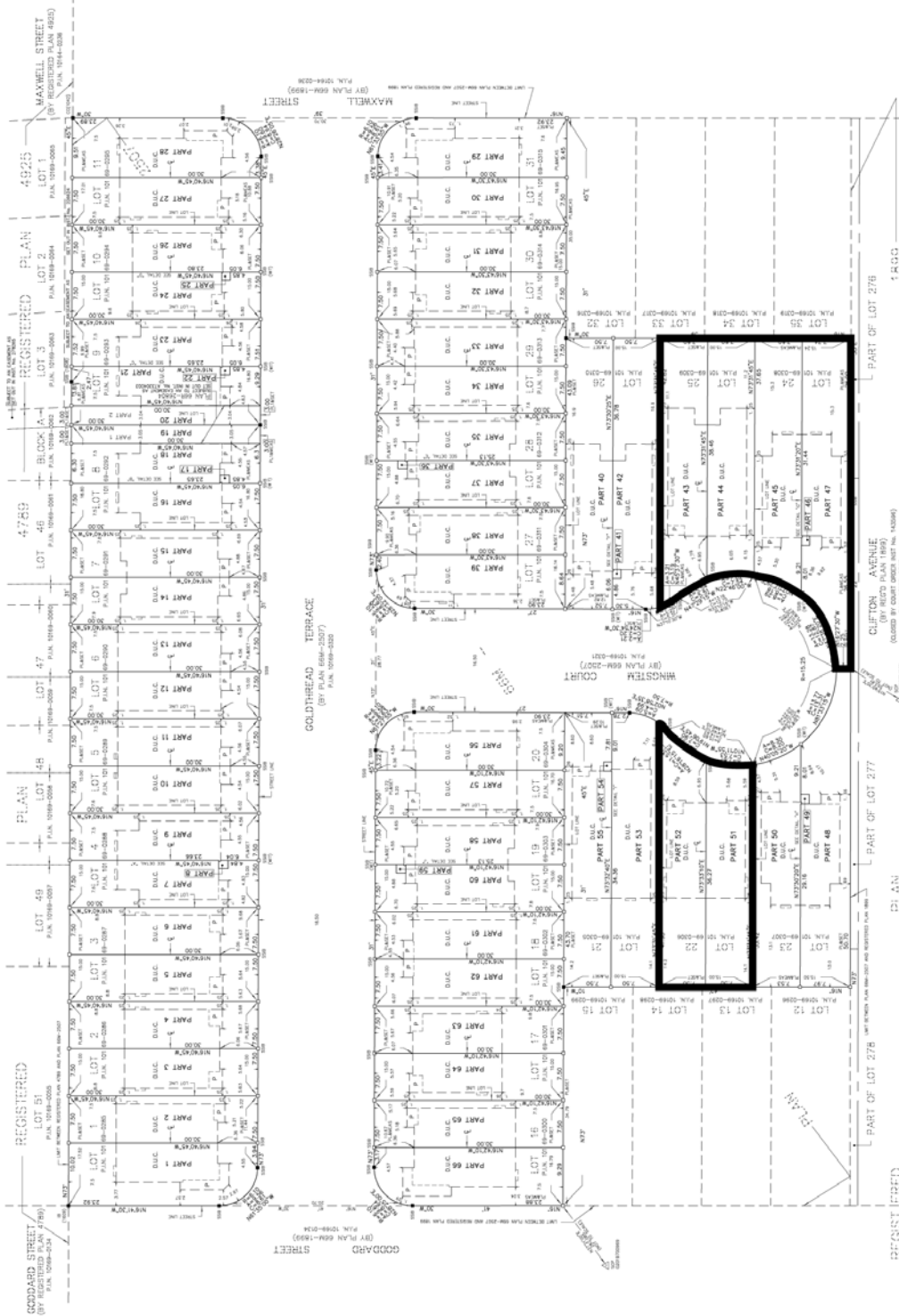
Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption Plan

Attachment 2: Application Data Sheet

# Attachment 1: Part Lot Control Exemption Plan



## 5, 7, 9-12 Wingstem Court

Site Plan  
 Applicant's Submitted Drawing

Not to Scale  
 10/08/2015

File # 15 208893 NNY 10 PL

## Attachment 2: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	15 208893 NNY 10 PL
		Application Date:	August 18, 2015

Municipal Address: 5, 7, and 9-12 Wingstem Court  
 Location Description: \*\*GRID N1003  
 Project Description: To re-establish a Part Lot Control By-law previously obtained from By-law 563-2014 for semi-detached dwellings on Lots 22, 24 and 25 on Plan 66M-2507.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
RADY PENTEK AND EDWARD SURVEYING LTD 643 Chrislea Road Vaughan, ON L4L 8A3			ARISTA HOMES (NORTH YORK) INC 600 Applewood Crescent Vaughan, ON L4K 4B4

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	RM2(43)	Historical Status:	N
Height Limit (m):	10.6	Site Plan Control Area:	N

### PROJECT INFORMATION

Site Area (sq. m):	614.8 m <sup>2</sup> , 719 m <sup>2</sup> and 574.8 m <sup>2</sup>	Height:	Storeys:	2
Frontage (m):	15, 15, and 15.73		Metres:	10.6
Depth (m):	41.1, 42.8, and 52.6			
Total Ground Floor Area (sq. m):	192.4, 243.3, and 243.3			<b>Total</b>
Total Residential GFA (sq. m):	680.9, 620.9, and 620.9		Parking Spaces:	6
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	680.9, 620.9, and 620.9			
Lot Coverage Ratio (%):	31.2, 33.8, and 42.3			
Floor Space Index:	1.1, 0.86, and 1.1			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1922.7	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:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

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