

1325 Danforth Rd – Part Lot Control Exemption Application – Final Report

Date:	July 30, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	15 145642 ESC 38 PL

SUMMARY

This application requests exemption from the Part Lot Control provisions of the *Planning Act* for the lands located at 1325 Danforth Road, to allow for the division of land to create conveyable parcels for 86 townhouse dwelling units currently under construction.

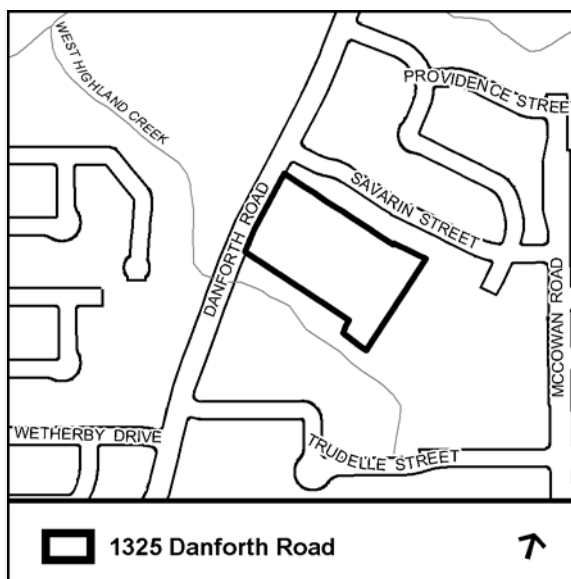
The proposal complies with the Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of two years is considered appropriate for the orderly development of these lands.

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 1325 Danforth Road as generally illustrated on Attachments 1, 2, 3, 4 and 5 to report dated July 30, 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

An amendment to the Eglinton Community Zoning By-law 10048, as amended, to permit the residential redevelopment of the lands known as 1325 Danforth Road was approved by Toronto City Council on May 6, 2014. City Council enacted By-law No. 400-2014 on May 8, 2014. This zoning by-law provides the development framework for 86 townhouse dwelling units at 1325 Danforth Road. The decision document is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC31.22>

The Plan of Subdivision that created 14 development blocks, a public road and lands conveyed to the City to expand the existing open space network to the south was registered on January 28, 2015 as Plan 66M-2519.

Statement of Approval respecting the site plan control application for the development was issued by the Director, Community Planning, Scarborough District on April 6, 2015.

ISSUE BACKGROUND

Proposal

This application requests exemption from the Part Lot Control provisions of the Planning Act to create separate, conveyable lots for 86, 3-bedroom townhouse units. Fifteen of these units front onto Danforth Road, with the remaining 71 units fronting Pringdale Gardens Circle, the new public road created through Registered Plan 66M-2519.

Site and Surrounding Area

The subdivision is located on the east side of Danforth Road, north of Eglinton Avenue East in the Eglinton Community. It is approximately 2.55 hectares (6.3 acres) in area and has 116 metres (380 feet) of frontage on Danforth Road.

The 14 development blocks, which are the subject of the Part Lot Control Exemption application, comprise the majority of the site and surround the newly created public road, Pringdale Gardens Circle.

Abutting uses include:

North: Rear yards of an established residential neighbourhood comprised of mainly one-storey single detached dwellings immediately about the site to the north; further north along Danforth Road are two single-storey commercial sites consisting of small scale retail uses.

South: A treed Natural Heritage Area and a ravine that is part of the West Highland Creek system immediately about the site, which includes Trudelle Park, a small triangular shaped park accessed from Danforth Road. Further south along Danforth Road are a number of mid-rise apartment buildings.

East: Toronto Community Housing Corporation (TCHC) site consisting of two townhouse developments and a 10-storey apartment building with frontage on McCowan Road; adjacent to the TCHC site to the south is a six-storey rental apartment building. Further east is a residential neighbourhood comprised mainly of single detached dwellings. A pedestrian connection providing access from the TCHC developments at 400 and 410 McCowan Road to Danforth Road was secured through the subdivision process. The walkway lands were conveyed to the City and TCHC will be responsible for the on-going maintenance and insurance responsibilities for the walkway.

West: Across Danforth Road are two 4-storey apartment buildings and the continuation of the West Highland Creek. Further south along Danforth Road is St. David's Presbyterian Church and St. David's Village which is an 8-storey retirement home, and a 6-storey apartment building. North along Danforth Road are three, 15-storey rental apartment buildings.

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 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject site *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. Townhouses and other low-rise residential built-forms are provided for in *Apartment Neighbourhoods*.

Apartment Neighbourhoods are considered physically stable areas of the City where significant growth is generally not anticipated. New development within *Apartment Neighbourhoods* is required to maintain the stability of the surrounding area and to reinforce the existing physical character of the buildings, streetscapes and open space patterns.

Zoning

The Eglinton Community Zoning By-law No. 10048, as amended by By-law No. 400-2014 in May 2014, zones the site Multiple-Family Dwellings (M) and Major Open Spaces (O) permitting a maximum of 86 townhouse dwelling units with associated appropriate performance standards. The subject lands are not regulated by the new Toronto Zoning By-law No. 569-2013.

Site Plan Control

The property is subject to site plan control. The Final Statement of Approval respecting the site plan control application filed with the City for the townhouse development was issued on April 6, 2015. A site plan control agreement for the development was registered on title on April 21, 2015 as Instrument AT3862159.

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

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. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas, which helps provide healthy, liveable and safe communities, in this case by making efficient use of a site that is no longer required as a school site.

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.

CONTACT

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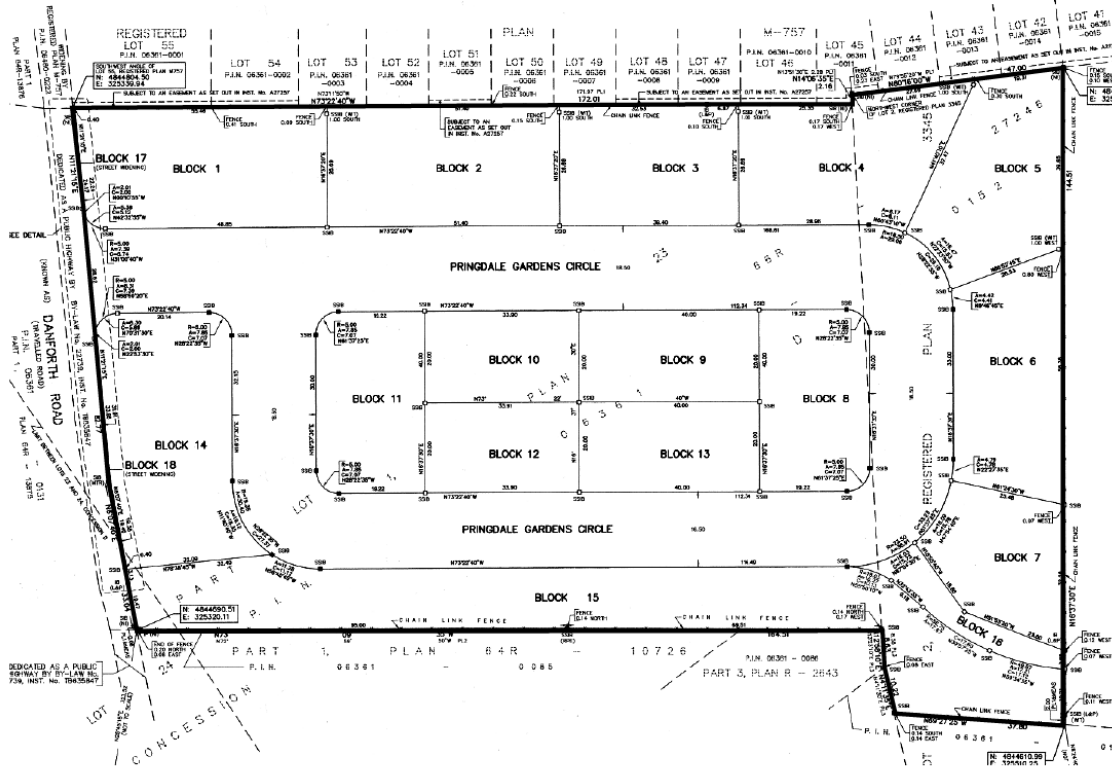
SIGNATURE

Lorna Day, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Plan of Subdivision
Attachment 2: Part Lot Control Exemption Plan – Blocks 1, 2 and 3
Attachment 3: Part Lot Control Exemption Plan – Blocks 4, 5, 6 and 7
Attachment 4: Part Lot Control Exemption Plan – Blocks 8, 9, 10, 11, 12 and 13
Attachment 5: Part Lot Control Exemption Plan – Block 14
Attachment 6: Application Data Sheet

Attachment 1: Plan of Subdivision



Proposed Draft Plan of Subdivision

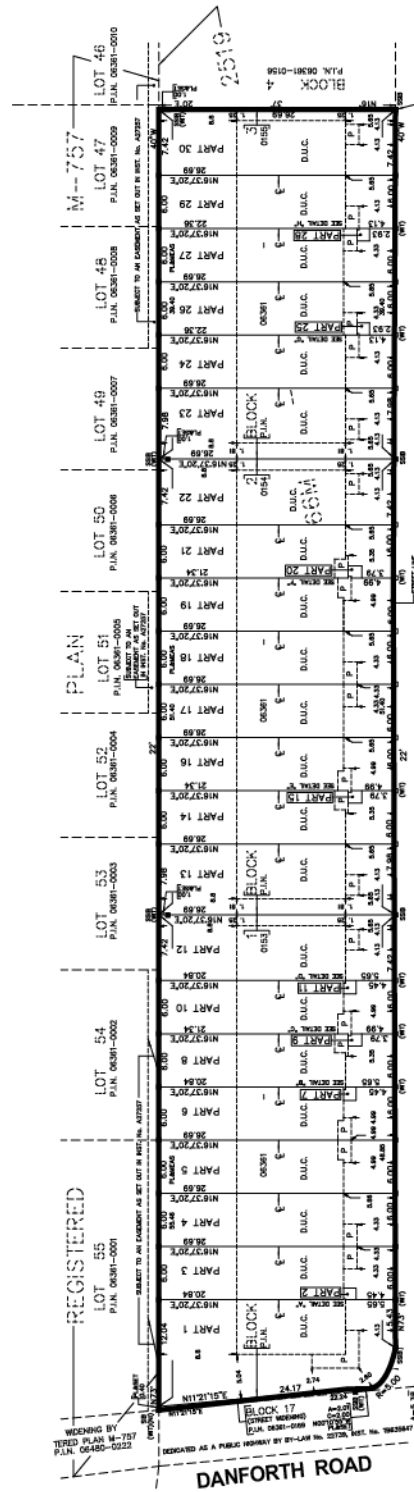
1325 Danforth Road

Applicant's Submitted Drawing

Not to Scale
7/28/15



File # 15 145642 ESC 38 PL



1325 Danforth Road

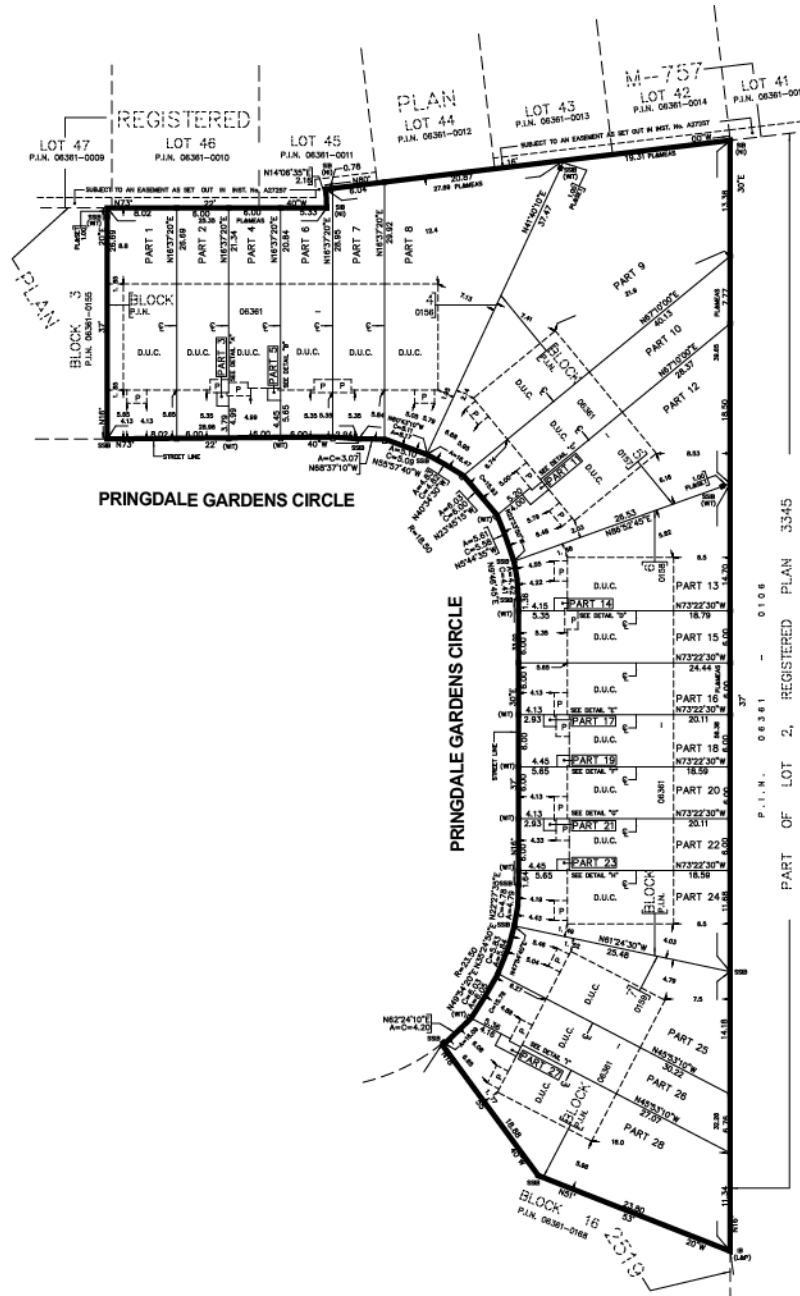
Part Lot Control Exemption Plan - Blocks 1,2 & 3

Applicant's Submitted Drawing

Not to Scale
7/27/15

File # 15 145642 ESC 38 PL

Attachment 3: Part Lot Control Exemption Plan – Blocks 4, 5, 6 and 7



Part Lot Control Exemption Plan - Blocks 4,5,6 & 7

1325 Danforth Road

Applicant's Submitted Drawing

Not to Scale
7/27/15

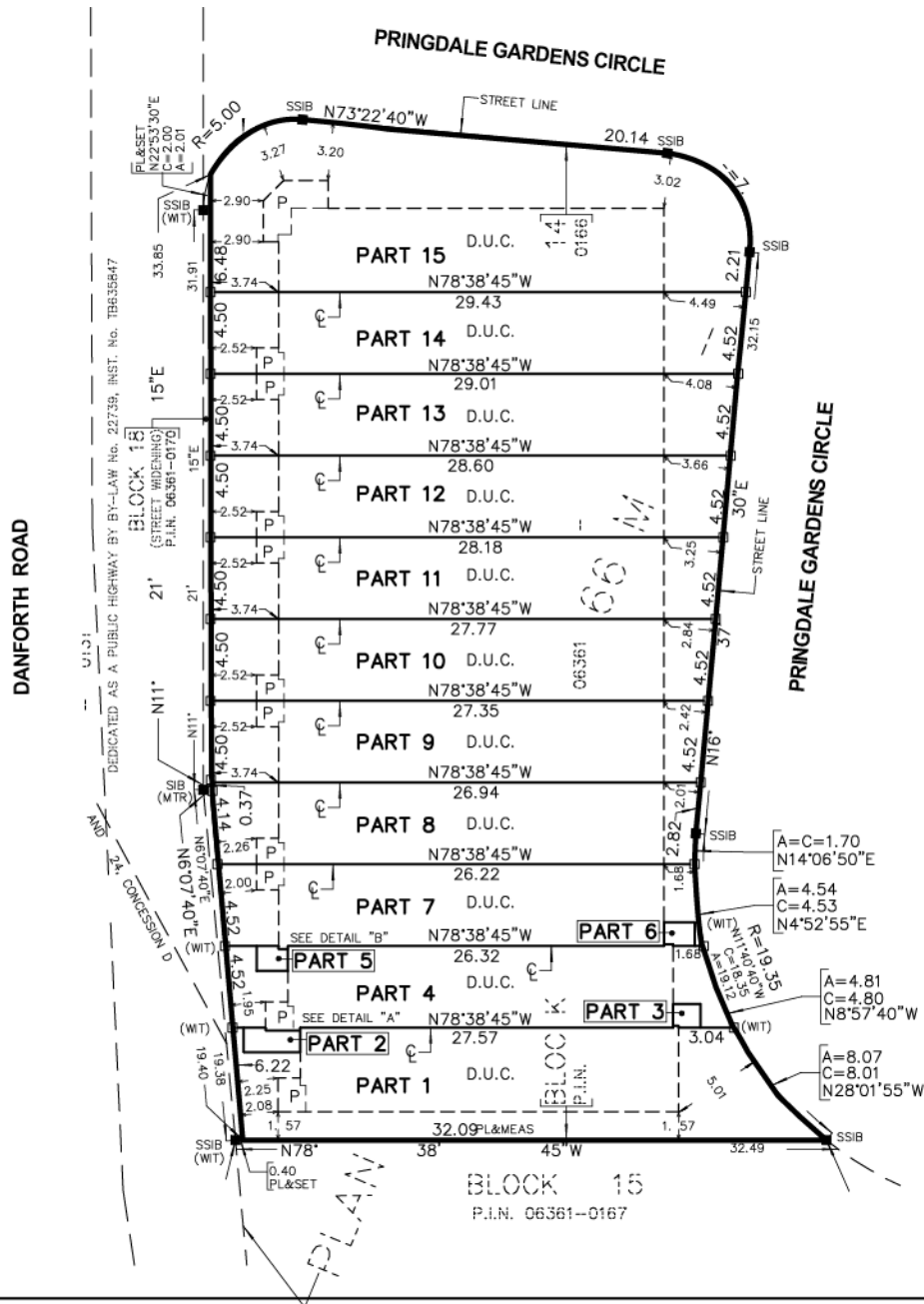


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Attachment 5: Part Lot Control Exemption Plan – Block 14



Part Lot Control Exemption Plan - Block 14

1325 Danforth Road

Applicant's Submitted Drawing

Not to Scale
7/27/15



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Attachment 6: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	15 145642 ESC 38 PL
Details		Application Date:	April 23, 2015
Municipal Address:	1325 DANFORTH RD		
Location Description:	SCARBOROUGH CON D PT LOTS 23 AND 24 PLAN 3345 PT LOT 2 RP 66R26727 PARTS 1 AND 2 **GRID E3808		
Project Description:	Part Lot control application for the creation of 86 residential townhouses lots on a new, registered plan of subdivision. Fifteen of the lots would have frontage on Danforth Road and the remaining 71 on Pringdale Gardens Circle. Refer to Site Plan application 13 247189 ESC 38 SA; Rezoning Application 13 221429 ESC 38 SA and Draft Plan of Subdivision Application 13 21433 ESC 38 SB.		

Applicant:	Agent:	Architect:	Owner:
MONARCH GROUP			MONARCH CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Site Specific Zoning By-law 400-2014
Zoning:	Multiple-Family Dwelling, Major Open Spaces	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	25553.78	Height:	Storeys:	3
Frontage (m):	116		Metres:	14
Depth (m):	205			
Total Ground Floor Area (sq. m):	7166			Total
Total Residential GFA (sq. m):	16372.81		Parking Spaces:	157
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	16372.81			
Lot Coverage Ratio (%):	28			
Floor Space Index:	0.64			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	16372.81	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:	86	Institutional/Other GFA (sq. m):	0	0
Total Units:	86			

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