

**4-10, 28-42, 50-56 Neelands Cres (Even Numbers Only) –
Part Lot Control Exemption Application – Final Report**

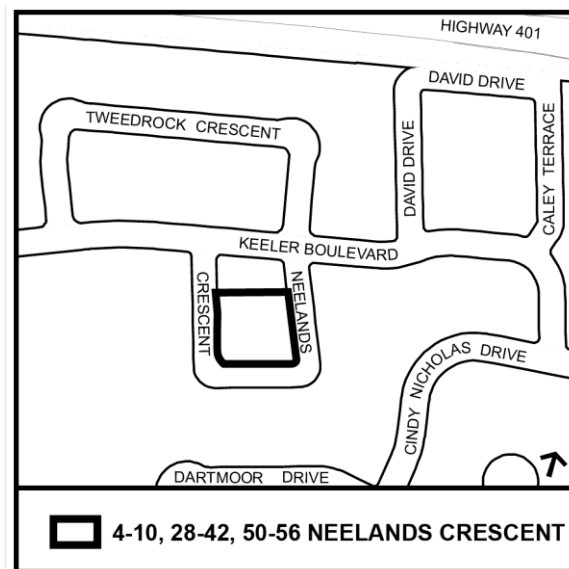
Date:	May 17, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	17 132750 ESC 43 PL

SUMMARY

This application requests exemption from the Part Lot Control provisions of the *Planning Act* for lands municipally known as 4-10, 28-42, 50-56 Neelands Crescent (even numbers only), to allow the creation of 16 lots each containing a semi-detached dwelling unit. These lands were part of a larger residential subdivision (File: 13 239568 ESC 43 SB) that was approved for 51 dwellings comprised of 25 detached residential lots and 26 semi-detached dwellings. The plan of subdivision was registered on October 17, 2016 as 66M-2536. This application only applies to a portion of the lots within the subdivision that is legally described as Lots 27-34 (all inclusive) on Plan 66M-2536. A previous application for Part Lot Control Exemption for the lots legally described as Lots 3-7 (all inclusive) on Plan 66M-2536 was approved by Council on April 26, 2017.

The proposal complies with the Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of 1 year 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 legally described as Lots 27-34 (all inclusive) on Registered Plan 66M-2536 as identified on Attachment 1 to report dated May 17, 2017, to be prepared to the satisfaction of the City Solicitor and to expire one year 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

Lots 27-34 (all inclusive) are part of a larger plan of subdivision approved for 25 single-detached dwellings, 13 lots for a total of 26 semi-detached dwellings, and a new 18.5 metre (60.7 foot) wide crescent-shaped public street known as Neelands Crescent. The draft plan of subdivision was draft-approved on April 17, 2015 and was registered on October 17, 2016 as Registered Plan 66M-2536.

A previous application for Part Lot Control Exemption for the lots legally described as Lots 3-7 (all inclusive) on Plan 66M-2536 was approved by Council on April 26, 2017.

City Council also enacted Zoning By-laws 386-2015 and 387-2015 on April 2, 2015 which rezoned the subdivision lands to permit single-detached and semi-detached dwellings (<http://www.toronto.ca/legdocs/bylaws/2015/law0386.pdf> & <http://www.toronto.ca/legdocs/bylaws/2015/law0387.pdf>).

ISSUE BACKGROUND

Proposal

This application requests exemption from the Part Lot Control provisions of the *Planning Act* to create 16 lots each containing a semi-detached dwelling unit fronting onto Neelands Crescent. Each semi-detached lot will have a minimum lot area of 223.5 square metres and a minimum lot frontage of 7.5 metres (24.6 feet).

Site and Surrounding Area

The subject lands are approximately 0.25 hectares (0.62 acres) in size and are located on the south side of Keeler Boulevard, midway between Neilson Road and Morningside Avenue. The subject lands are part of a site that used to house the 2-storey Brooks Road Public School which was demolished in 2014. The school was operated by the Toronto District School Board from 1970 until it was declared surplus in 2012.

Abutting uses include:

North, South and East: Single-family detached dwellings (side-split, and one- and two-storey)

West: Brooks Road Park

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. 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 lands are designated *Neighbourhoods* in the Official Plan on Map 22 – Land Use Plan. *Neighbourhoods* are physically stable areas made up of residential uses in lower scale buildings such as detached homes, semi-detached homes, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods* in Section 4.1. Specifically, Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

The proposal conforms with the *Neighbourhoods* policies of the Official Plan.

Zoning

The subject lands are zoned "Two-Family Residential (T)" with associated applicable performance standards by the Morningside Community Zoning By-law No. 11883 which permits correctional group homes, group homes, single-family dwellings and two-family dwellings.

The subject lands are zoned "Residential Semi-Detached (RS)" with associated applicable performance standards by the City of Toronto Zoning By-law No. 569-2013 which permits detached houses and semi-detached houses.

The proposal complies with both Zoning By-laws.

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. Among other things, the PPS encourages healthy, liveable and safe communities that are sustained by efficient development and

land use patterns, accommodating an appropriate range and mix of residential which includes affordable housing, promoting cost-effective land use patterns and standards to minimize land consumption and servicing costs, as well as those which conserve biodiversity and consider the impacts of a changing climate.

The proposal also conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The guiding principles of the Growth Plan are, including among others, to build compact, vibrant and complete communities; to protect, conserve, enhance and widely use the valuable natural resources of land, air and water for current and future generations; and to optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

The lifting of Part Lot Control of Lots 27-34 (all inclusive) would allow for the orderly development of lands within this new subdivision.

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 (66M-2536). 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 one year following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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SIGNATURE

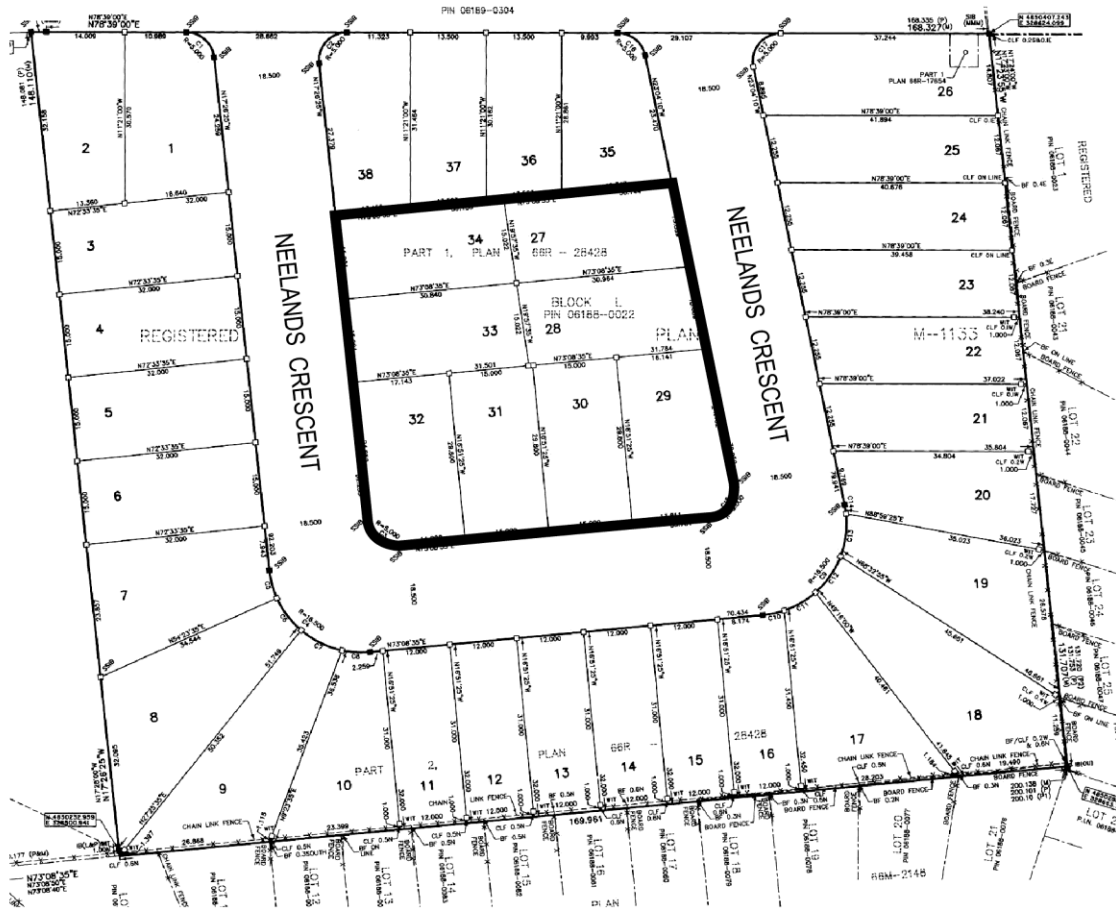
Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Part Lot Control Exemption Plan

KEELER BOULEVARD



Part Lot Control Exemption Plan

4-10, 28-42, 50-56 Neelands Crescent

Applicant's Submitted Drawing

Not to Scale
04/18/17



File # 17 130750 ESC 43 PL

Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Part Lot Control Exemption	Application Number:	17 132750 ESC 43 PL
Details		Application Date:	March 22, 2017

Municipal Address: 4-10, 28-42, 50-56 NEELANDS CRES (EVEN NUMBERS ONLY)

Location Description: LOTS 27-34 (ALL INCLUSIVE) ON REGISTERED PLAN 66M-2536 LOT 34 **GRID E4301

Project Description: Part Lot Control Exemption for the creation of 16 semi-detached units with frontages onto Neelands Crescent. Lands are described as Lots 27-34 (all inclusive) on Plan 66M-2536. Refer to Rezoning Application 13 239585 ESC 43 OZ and Draft Plan of Subdivision Application 13 239568 ESC 43 SB.

Applicant:	Agent:	Architect:	Owner:
LAURIER HOMES (KEELER) INC.			LAURIER HOMES (KEELER) INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	Two-Family Residential (T) and Residential Semi-Detached (RS)	Historical Status:
Height Limit (m):	2-storeys & 10 metres	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3771.7	Height:	Storeys:	2
Frontage (m):	132.08		Metres:	10
Depth (m):	29.8 – 31.78			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	3541.84		Parking Spaces:	32
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3541.84			
Lot Coverage Ratio (%):				
Floor Space Index:	0.95			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3541.84	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	16			

CONTACT:	PLANNER NAME:	Jessica Kwan, Planner (waterfront)
	TELEPHONE:	416-396-7018