

55 Mac Frost Way (north portion) – Part Lot Control Exemption Application – Final Report

Date:	December 5, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	17 252055 ESC 42 PL

SUMMARY

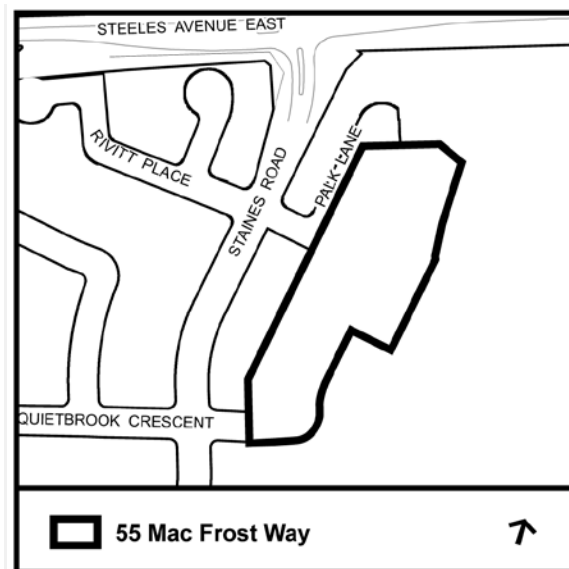
This application requests exemption from the Part Lot Control provisions of the *Planning Act* for lands municipally known as 55 Mac Frost Way (north portion), to allow the creation of 23 street townhouses and 14 semi-detached dwelling lots fronting onto a new road extension of Mac Frost Way. The subject lands are within a registered plan of subdivision.

This report reviews and recommends approval of the Part Lot Control Exemption. The proposal complies with the Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of 2 years is considered appropriate for the orderly development of these lands.

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 55 Mac Frost Way (north portion) as generally illustrated on Attachments 2, 3 and 4 to the report dated December 5, 2017, to be prepared to the satisfaction of the City Solicitor.



2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a Part Lot Control Exemption By-law to expire two years following the date of enactment by City Council.
3. 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.
4. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

An application to amend the Official Plan and Zoning By-law, as well as an application for a Draft Plan of Subdivision for the subject lands was filed in December 2014 to permit 23 street townhouses and 14 semi-detached units fronting onto an extension of Mac Frost Way. Council approved the Official Plan and Zoning By-law Amendment applications in November 2015 and at the same time established a holding provision by way of exception. The holding provision was intended to ensure that detailed engineering matters are addressed to accommodate future residential development. The Final Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2015/sc/bgrd/backgroundfile-84981.pdf>

In July of 2016, City Council approved By-law Nos. 726-2016 and 727-2016, to remove the holding symbol from the subject lands. By-law No. 726-2016 amended the City of Toronto Zoning By-law No. 569-2013 and By-law No. 727-2016 amended the Morningside Heights Zoning By-law. The Final Report can be found at:

<https://www.toronto.ca/legdocs/mmis/2016/sc/bgrd/backgroundfile-93517.pdf>

On September 11, 2017, the plan of subdivision for the above-noted 2014 application was registered.

ISSUE BACKGROUND

Proposal

The proposal consists of a 37-unit residential development comprised of 23 street townhouses and 14 semi-detached dwelling units fronting onto a public road being an extension of Mac Frost Way. The proposed semi-detached dwelling units would have lot frontages ranging from 7.6 to 7.9 metres and lot areas ranging from approximately 228 m² to 319 m². The proposed townhouse units would have lot frontages ranging from 6 metres to 7.9 metres, except for two lots having lot frontages of approximately 14.2 and 14.79 metres. The proposed townhouses would have lot areas ranging from approximately 185 m² to 672 m².

All proposed lots would have access from the proposed extension of Mac Frost Way.

The registered plan of subdivision and plans identifying the proposed part lot control exemption lands are included as Attachments 1 to 4.

Site and Surrounding Area

The proposed residential development is currently being constructed at the north portion of the Cedar Brae Golf and Country Club lands beside existing residential dwellings along the east side of both Staines Road and Palk Lane. The site slopes upward from west to east relative to the existing residential lots.

Abutting uses are as follows:

- North: the cul-de-sac of Palk Lane, a large residential lot containing a single detached dwelling on the south side of Steeles Avenue East and vacant land used for agriculture on the north side of Steeles Avenue East;
- South: Cedar Brae Golf and Country Club lands and further south, residential uses within the Morningside Heights Community;
- East: Cedar Brae Golf and Country Club lands, including the adjacent reconfigured parking area and further east, the Rouge Valley; and
- West: residential development within the Morningside Heights Community consisting of detached dwellings and townhouses.

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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. The *Greenbelt Act*, 2005, requires municipal and other decisions under the *Planning Act* to conform to the policies in the Greenbelt Plan.

Official Plan

The subject lands are designated *Neighbourhoods* in the Official Plan. The Official Plan identifies *Neighbourhoods* as being physically stable areas made up of 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.

Morningside Heights Secondary Plan

The lands are designated Neighbourhood Area 'A' in the Morningside Heights Secondary Plan. Notwithstanding the policies of the *Neighbourhoods* designation in the Official Plan, residential uses in the Secondary Plan are limited to detached, semi-detached and street townhouse dwellings, with all lots having individual frontage on a public street. In some locations within Neighbourhood Area 'A', block townhouses and similar low scale housing forms at a maximum height of 4-storeys and a maximum density of 100 units per hectare are also permitted.

Zoning

The lands are currently zoned Semi Detached Residential Zone (SD), Street Townhouse Zone (ST), and Public Utility Zone (PU) under the Morningside Heights Zoning By-law. The site is also part of the new City of Toronto Zoning By-law 569-2013 enacted by City Council on May 9, 2013. The lands are zoned Open Space Zone (O), Residential Semi-Detached Zone (RS (x33)), Residential Townhouse Zone (RT (u3) (x12)), Residential Townhouse Zone (RT (u4) (x12)), Residential Townhouse Zone (RT (u6) (x12)), and Residential Townhouse Zone (RT (u6) (x49)).

Semi-detached dwellings and street townhouses are permitted uses under both zoning by-laws.

Site Plan Control

A Site Plan Control Application No. 17 122532 ESC 42 SA for the proposed 23 street townhouse units in 5 townhouse blocks on the lands was approved by City Planning Division on November 13, 2017.

The proposed Part Lot Control Exemption application is consistent with the approved Site Plan Control application.

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 housing, promoting cost-effective land use patterns and standards to minimize land consumption and servicing costs.

The proposal conforms 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 and to optimize the use of existing and new infrastructure to support growth in a compact, efficient form.

While portions of the Cedar Brae Golf Club lie within the Protected Countryside as identified in the Greenbelt Plan, the subject lands fall outside of the Protected Countryside. Accordingly, policies in the Greenbelt Plan do not apply to the proposal.

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

Greg Hobson-Garcia, Planner
Tel. No. (416) 396-5244
Fax No. (416) 396-4265
E-mail: Gregory.Hobson-Garcia@toronto.ca

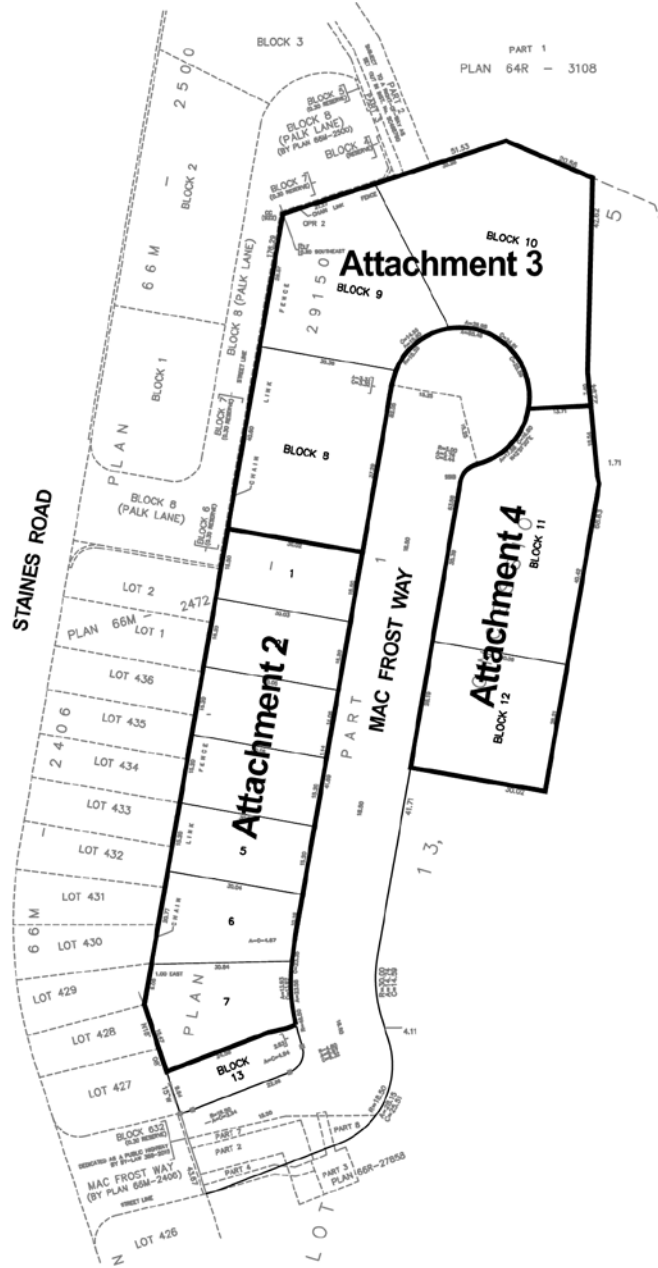
SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Registered Plan of Subdivision
Attachment 2: Part Lot Control Exemption Plan-Semi-detached Dwellings
Attachment 3: Part Lot Control Exemption Plan-Street Townhouses
Attachment 4: Part Lot Control Exemption Plan-Street Townhouses
Attachment 5: Application Data Sheet

Attachment 1: Registered Plan of Subdivision



Part Lot Control Exemption Plan - Key Map

55 Mac Frost Way

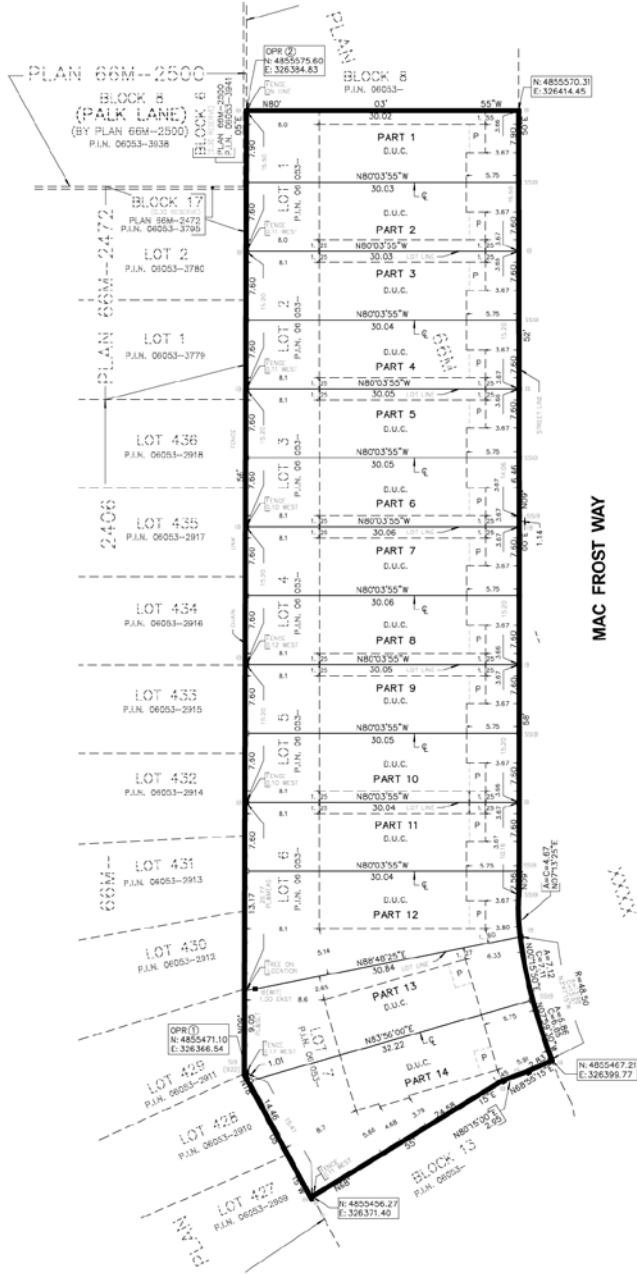
Applicant's Submitted Drawing

Not to Scale
12/05/17



File # 17 252055 ESC 42 PL

Attachment 2: Part Lot Control Exemption Plan -Semi-detached Dwellings



Part Lot Control Exemption Plan - Lots 1-7, Parts 1-14

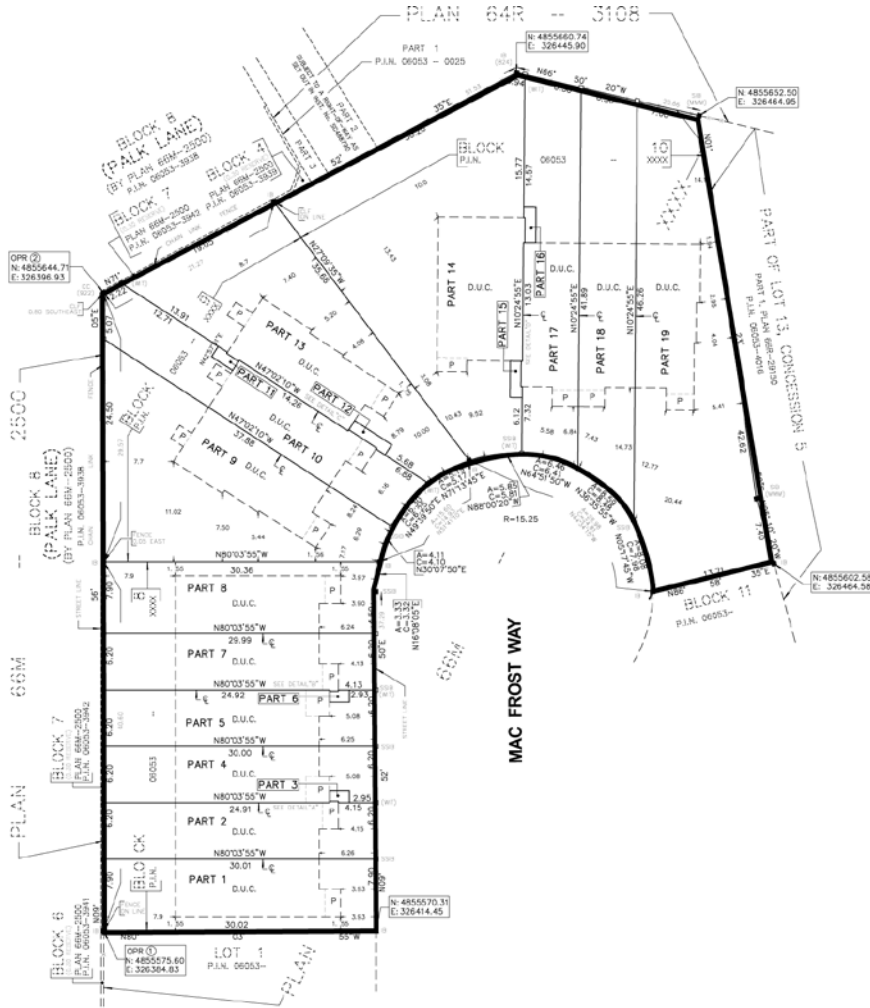
55 Mac Frost Way

Applicant's Submitted Drawing

Not to Scale 

File # 17 252055 ESC 42 PL

Attachment 3: Part Lot Control Exemption Plan-Street Townhouses



Part Lot Control Exemption Plan - Blocks 8-10, Parts 1-19

55 Mac Frost Way

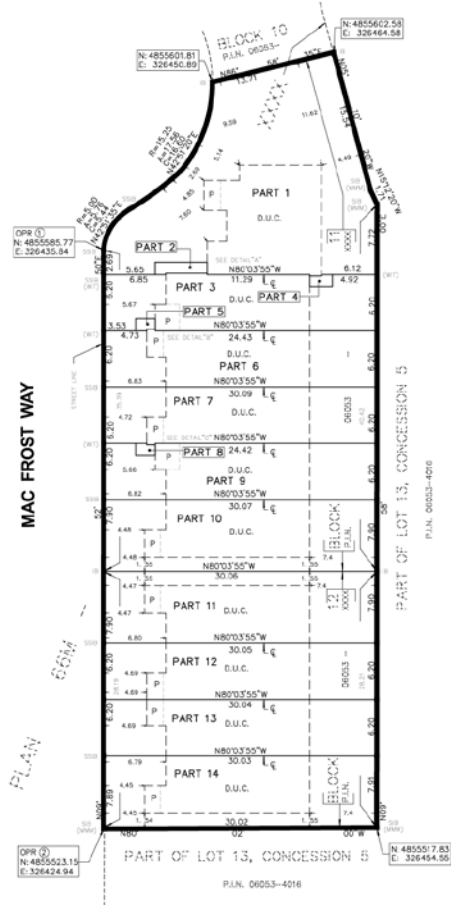
Applicant's Submitted Drawing

Not to Scale
11/29/17



File # 17 252055 ESC 42 PL

Attachment 4: Part Lot Control Exemption Plan-Street Townhouses



Part Lot Control Exemption Plan - Blocks 11,12, Parts 1-14

55 Mac Frost Way

Applicant's Submitted Drawing

Not to Scale
11/29/17



File # 17 252055 ESC 42 PL

Attachment 5: Application Data Sheet

Application Type	Part Lot Control Exemption	Application Number:	17 252055 ESC 42 PL
Details		Application Date:	October 23, 2017

Municipal Address: 55 MAC FROST WAY (north portion)

Location Description: SCARBOROUGH CON 4 PT LOT 12 CON 5 PT LOTS 12 AND 13 PT RD ALLOW
**GRID E4202

Project Description: This Part Lot Control Exemption application is to create 14 semi-detached lots and 23 residential townhouse units in 5 townhouse blocks.

Applicant:	Agent:	Architect:	Owner:
PENTEK & EDWARD SURVEYING LTD			CEDARBRAE GOLF & COUNTRY CLUB

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	OPA 332
Zoning:	By-law 726-2016, By-law 727-2016	Historical Status:	N/A
Height Limit (m):	12.5 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	14170	Height:	Storeys:	2
Frontage (m):	185.5		Metres:	N/A
Depth (m):	111.46			
Total Ground Floor Area (sq. m):	3539.68			Total
Total Residential GFA (sq. m):	6885.57		Parking Spaces:	46
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	6885.57			
Lot Coverage Ratio (%):	31			
Floor Space Index:	0.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	6885.57	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:	37			

CONTACT:	PLANNER NAME:	Greg Hobson-Garcia, Planner
	TELEPHONE:	(416) 396-5244