

Formerly 95 Pidgeon Street (Blocks 1-3 of Plan 66M-2562) – Part Lot Control Exemption Application – Decision Report – Approval

Date: May 11, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 21 250557 ESC 20 PL

Related Planning Application Number: 21 250558 ESC 20 CD

SUMMARY

This Report recommends approval of the application to exempt the lands from the Part Lot Control provisions of the Planning Act at Blocks 1, 2 and 3 of Plan 66M-2562, municipally known as 95 Pidgeon Street. This application facilitates the creation of 26 3-storey townhouse units, of which 8 of the units will be Parcels of Tied Land (POTL) as part of a Common Elements Condominium application.

This Part Lot Control Exemption application is appropriate for the orderly development of these lands. The proposal is consistent with the Provincial Planning Statement, complies with the Official Plan, the Warden Woods Secondary Plan, and implements the site-specific Zoning By-law. The lifting of the Part Lot Control for a period of two years is considered appropriate for the orderly development of the lands.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council enact a Part Lot Control Exemption By-law for the lands formerly municipally known as 95 Pidgeon Street (Blocks 1, 2 and 3 of Plan 66M-2562) substantially in accordance with the Draft Part Lot Control Exemption By-law included as Attachment 4, and as generally illustrated on the Draft Part Lot Control Exemption Plan on Attachment 3, to be prepared to the satisfaction of the City Solicitor and to expire two (2) years following enactment by City Council.

2. Prior to the introduction of the Part Lot Control Exemption By-law, City Council require the owner to:
 - a. provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor; and
 - b. register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the *Land Titles Act* agreeing not to transfer or charge any part of the subject lands described in Schedule "A" to this Report, without prior written consent of the Executive Director, Development Review or their designate to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from all or any portion of the lands in the City Solicitor's sole discretion after consulting with the Executive Director, Development Review at such time as confirmation is received that a plan of condominium has been registered or upon expiry or repeal 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.
5. City Council authorize the City Solicitor to repeal or amend the Part Lot Control Exemption By-law to delete part of the lands described in the by-law, if the City Solicitor determines, in her sole discretion after consulting with the Executive Director, Development Review, that it is necessary prior to releasing or partially releasing the Section 118 Restriction from title.
6. 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

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

In October, 2015 and January, 2016, as part of a negotiated settlement that also involved the lands to the east, the Ontario Municipal Board issued Orders that redesignated the subject site from *Utility Corridors* to *Neighbourhoods* in the Official Plan, and added the lands to the Warden Woods Community Secondary Plan.

On December 13, 2016, City Council approved Zoning By-law Amendment application (15 183193 ESC 35 OZ) to permit 26 townhouse units. Council was also advised that the Chief Planner and Executive Director, City Planning intends to approve Draft Plan of Subdivision application (15 183205 ESC 35 SB) to create 3 blocks, and the widening of

Pidgeon Street. The Draft Plan of Subdivision was subsequently draft approved on May 18, 2017, and registered as Plan 66M-2562 on March 4, 2020. The decision of City Council is available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2016.SC18.28>

THE SITE AND SURROUNDING LANDS

Description

The subject lands is rectangular-shaped with an area of 0.56 hectares. The proposed townhouses on Blocks 1 and 2 will front on Pidgeon Street to the west, and the proposed townhouses on Block 3 will be accessed via a shared driveway.

See Attachment 1 for the location Map within Registered Plan 66M-2562.

Surrounding Uses

North: Various industrial uses within the Golden Mile Employment District.

South: A pedestrian walking trail; and 3-storey townhouses.

East: Hydro corridor.

West: Across Pidgeon Street are vacant lands and 3-storey townhouses.

THE APPLICATION

Description

The subject application seeks exemption from the Part Lot Control provisions of the *Planning Act* to facilitate the creation of 26 3-storey townhouse units within 3 blocks, as illustrated in the Draft Part Lot Control Exemption Plan in Attachment 3.

The 8 townhouse units proposed on Block 3 will be tied to the associated Common Elements Condominium

.

Additional Information

See the Attachments of this Report for the Application Data Sheet and Location Map. Detailed project information including all plans and reports submitted as part of the application can be found on the City's [Application Information Centre](#).

Reasons for Application

A Part Lot Control Exemption application is required to permit the subject lands within a Plan of Subdivision from Part Lot Control, which would facilitate the creation of 26 3-storey townhouse units.

Agency Circulation Outcomes

The application together with the applicable documentation submitted, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and drafting the Part Lot Control Exemption By-law.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017) and others.

Official Plan

The Official Plan designates the subject lands as *Neighbourhoods* as shown on Map 20 – Land Use Plan of the Toronto Official Plan. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Warden Woods Secondary Plan

The subject lands fall within the Warden Woods Secondary Plan, an area of approximately 68 hectares stretching along Warden Avenue, north and south of St. Clair Avenue East. This Secondary Plan establishes the planning framework to guide the development of this new residential community. The Secondary Plan can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/11/97c6-cp-official-plan-SP-30-WardenWoods.pdf>

Zoning

The subject site is zoned Residential Townhouse Zone, RT (f5.5; u18; au130.0) (x93) under Zoning By-law 569-2013. The Residential Townhouse zoning category permits detached house, semi-detached house, townhouse, duplex, triplex, fourplex and apartment building.

Plan of Subdivision

A Draft Plan of Subdivision Application (15 183205 ESC 35 SB) was submitted in June 2015. The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended. The subject lands form part of registered M-Plan 66M-2562 which was registered on March 4, 2020.

Site Plan Control

A Site Plan Control Application (15 183202 ESC 35 SA) was submitted in June 2015. The Site Plan Agreement was entered into between the owner and the City on November 2, 2021. The Executive Director, Development Review has delegated authority for Site Plan Control under Section 415-19 of the Toronto Municipal Code, as amended. Final approval was issued on December 15, 2021.

Plan of Condominium

A Common Elements Condominium Application (21 250558 ESC 20 CD) was submitted in February 2022 for Block 3 and is currently under review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with PPS (2024).

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-2562. 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 2 years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

Prior to enactment of the Part Lot Control Exemption By-law, staff recommends the owner register a Section 118 Restriction under the *Land Titles Act*. The restriction requires the owner to agree not to convey or mortgage any part of the lands without the prior written consent of the Executive Director, Development Review. This enables the City to ensure that the Part Lot Control exemption is not unlimited and that appropriate mechanisms are secured to support the development as described in this Report. The Section 118 Restriction is also used to prevent the conveyance of the future POTL until the common elements condominium is registered. The Part Lot Control Exemption and Draft Plan of Common Elements Condominium are being reviewed concurrently.

Conclusion


The proposal has been reviewed against the policies of the PPS (2024), the Toronto Official Plan, and the Warden Woods Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024), and conforms with the Official Plan. Staff

recommend that Council approve the Application and enact a Part Lot Control Exemption By-law with respect to the subject lands.

CONTACT

Homa Hedayat, Assistant Planner, Community Planning, Scarborough District, Tel. No. 416-397-0076, E-mail: Homa.Hedayat@toronto.ca

SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Draft Part Lot Control Exemption Plan
- Attachment 4: Draft Part Lot Control Exemption By-law

Attachment 1: Application Data Sheet

Municipal Address: 95 PIDGEON ST Date Received: December 21, 2021

Application Number: 21 250557 ESC 20 PL

Application Type: Part Lot Control Exemption

Project Description: Application for Part Lot Control Exemption to create 26 3-storey townhouse units in 3 Blocks.

Applicant	Agent	Architect	Owner
MARK JACOBS			ONTARIO 1373019

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: RT Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,301 Frontage (m): 155 Depth (m): 24

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,622	1,622
Residential GFA (sq m):			4,526	4,526
Non-Residential GFA (sq m):				
Total GFA (sq m):			4,526	4,526
Height - Storeys:			3	3
Height - Metres:			13	13

Lot Coverage Ratio (%) : 34.52 Floor Space Index: 0.96

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 4,526

Retail GFA:

Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:			18	18
Condominium:			8	8
Other:				
Total Units:			26	26

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					26
Total Units:					26

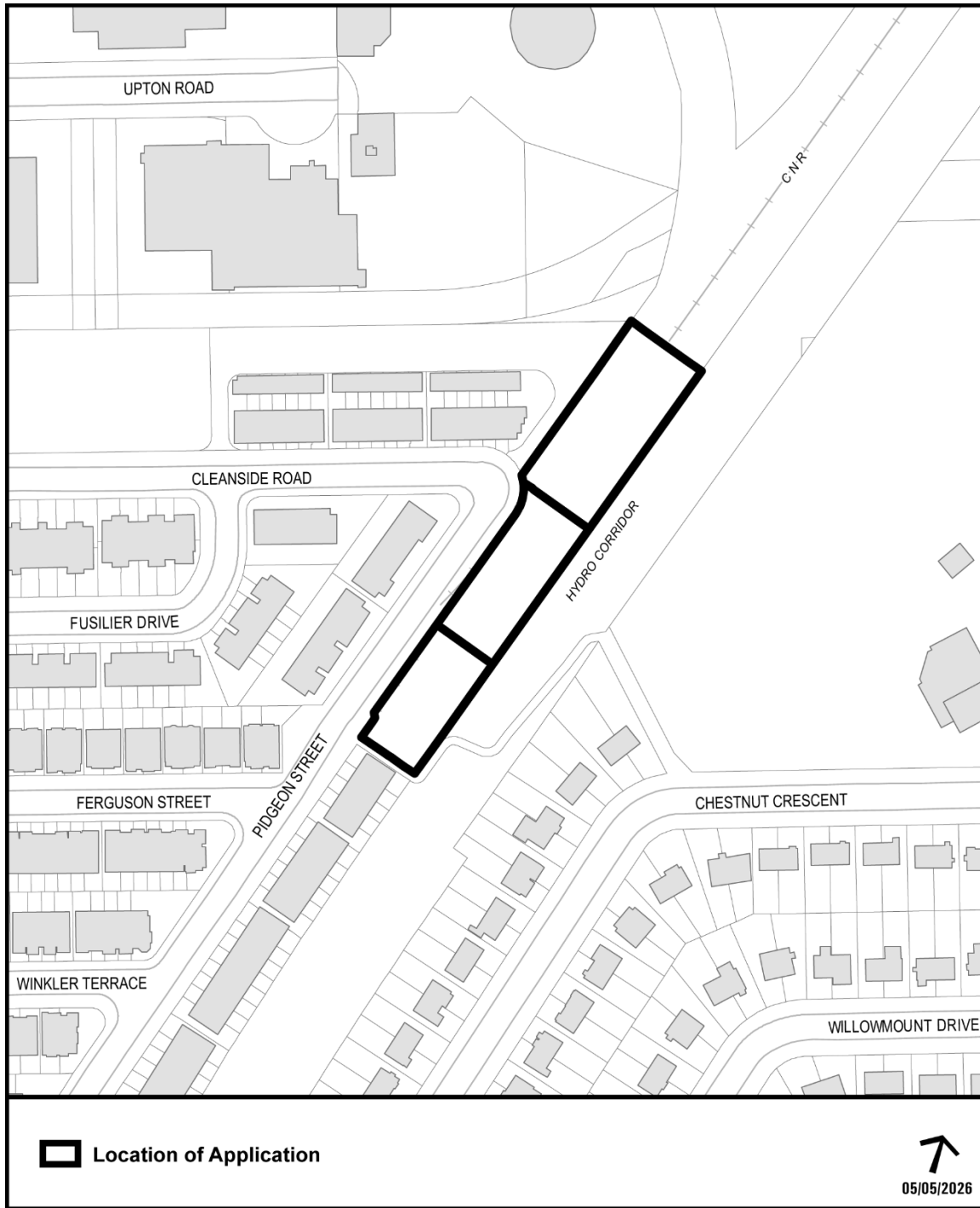
Parking and Loading

Parking Spaces:	52	Bicycle Parking Spaces:	Loading Docks:
-----------------	----	-------------------------	----------------

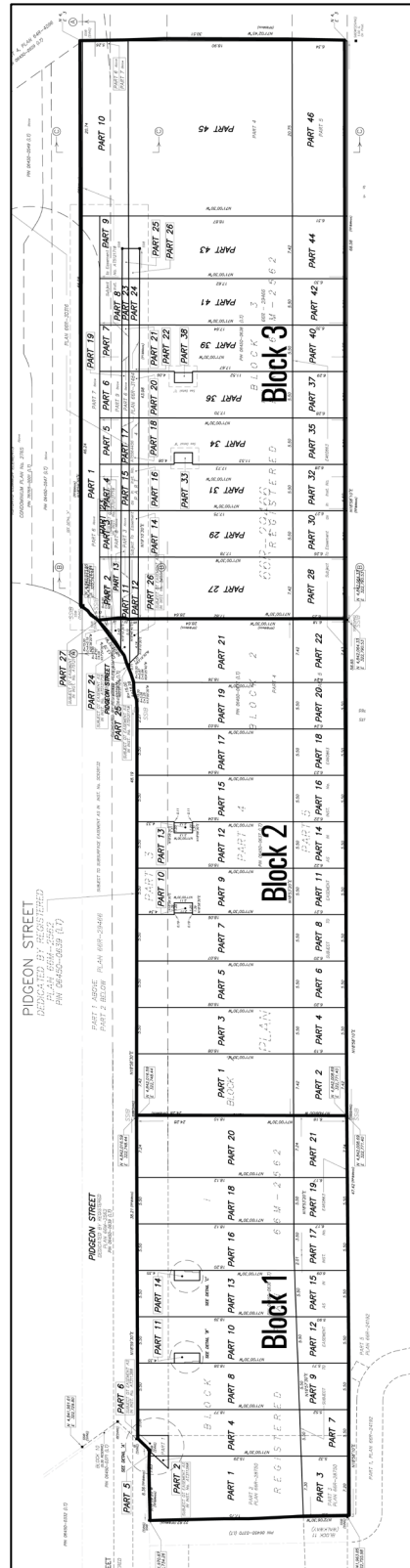
CONTACT:

Homa Hedayat, Assistant Planner
 416-397-0076
 Homa.Hedayat@toronto.ca

Attachment 2: Location Map



Attachment 3: Draft Part Lot Control Exemption Plan



Draft Part Lot Control Exemption Plan (For Illustrative Purposes only)

Attachment 4: Draft Part Lot Control Exemption By-law

Authority: Scarborough Community Council Item No. _____, as adopted by City of Toronto Council on _____, 2026

CITY OF TORONTO

Bill ____

BY-LAW ____-2026

To exempt a portion of lands formerly municipally known as 95 Pidgeon Street, Blocks 1, 2 and 3, Plan 66M-2562 from Part-Lot Control.

Whereas authority is given to Council by Subsection 50(7) of the Planning Act, R.S.O. 1990, c.P.13, as amended, to pass this By-law:

The Council of the City of Toronto hereby enacts as follows:

1. Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, does not apply to the lands described in the attached Schedule "A".

2. This By-law expires two (2) years from the date of its enactment by Council.

This By-law applies to the lands described in the attached Schedule "A".

Enacted and passed on, _____, 2026.

Frances Nunziata,
Speaker

(Seal of the City)

John Elvidge
City Clerk

Schedule "A"

Municipal Address:
Formerly 95 Pidgeon Street

Legal Description:
PLAN 66M-2562, BLOCKS 1, 2 and 3