

**Final Report - Application for Part Lot Control Exemption -  
Laredo Construction Inc. - 665 Trethewey Drive -  
Lots 1 to 139 Inclusive, Plan 66M-2340 - UD54-99-06REL -  
North York Humber**

*(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)*

**The North York Community Council recommends the adoption of the following report (December 1, 1999) from the Director, Community Planning, North District:**

Purpose:

The purpose of this application is to request exemption from part lot control in order that 139 semi-detached dwelling units may be conveyed into separate ownership.

Financial Implications and Impact Statement:

All of the costs associated with the processing of this application are included within the 1999 Operating Budget.

Recommendations:

It is recommended that:

- (1) this application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1; and
- (3) the appropriate City Officials be authorized and directed to register the By-law on title.

Official Plan: (RD2) Residential Density Two

Zoning: RM1(21) - Exception to Multiple Family Dwelling Zone

Background:

The lands were the subject of official plan and zoning amendment application UDOZ-97-034 which was approved by Council on April 16, 1998 to permit a residential subdivision consisting of detached, semi-detached and townhouse dwelling units and a public park.

Comments:

The release of part lot control would permit the conveyance of each semi-detached dwelling unit and allow each unit to be held under separate ownership.

Conclusions:

This application is consistent with the city's part lot control exemption policy. The issues regarding this development have been reviewed and all matters of concern to the City, for development of the subject lands, are covered by the requirements of Zoning By-law 7625.

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(A copy of Schedule "A" referred to in the foregoing report is on file in the office of the City Clerk, North York Civic Centre.)

