

**Part Lot Control Application
147 Brandon Avenue**

Date:	December 21, 2006
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 17 - Davenport
Reference Number:	File No: 06 189090 WET 17 PL

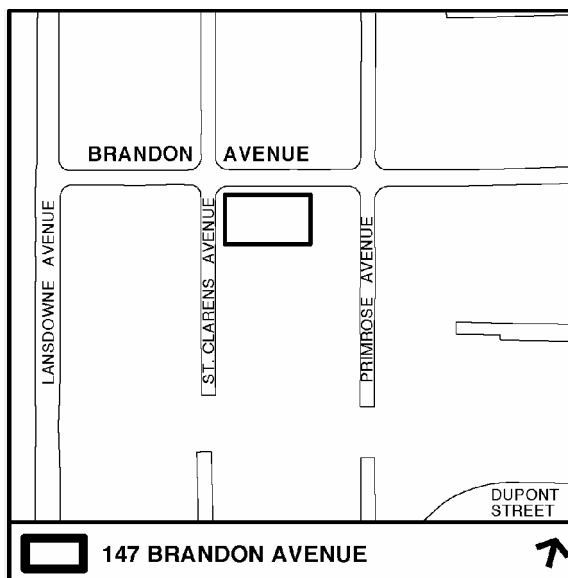
SUMMARY

This report reviews and recommends approval of an application by Somerset Homes to lift Part Lot Control for a development consisting of five pairs of semi-detached dwellings (10 units), on lands municipally known as 147 Brandon Avenue. An exemption from Part Lot Control will allow the site to be subdivided into ten individual residential lots.

The proposal complies with the existing Official Plan and Zoning By-law amendments approved by Toronto City Council in June 2006. The lifting of Part Lot Control for a period of one year is considered appropriate for the orderly development of these lands. As the site plan control process is not yet completed, it is recommended that prior to the enactment of a Part Lot Exemption By-law the owner fulfill a number of conditions including obtaining site plan approval.

RECOMMENDATIONS

The City Planning Division recommends that:



1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that:
 - (a) all tax arrears and current taxes owing be paid in full;
 - (b) the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his delegate; and
 - (c) Site Plan Approval (application No. 06 117794 WET 17 SA) has been issued by the Director of Community Planning, Etobicoke York District and a Site Plan Agreement has been executed by the owner;
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Site Plan Agreement has been executed; and
4. City Council authorize and direct the appropriate City Officials to register the By-law on title.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On June 14, 2006, Toronto City Council approved a residential development on the subject property that proposed five pairs of semi-detached free-hold dwellings (10 units). At that time, Toronto City Council enacted By-law No. 487-2006 to amend the Official Plan and Zoning By-law No. 488-2006 to permit the development.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control in order to create separate parcels for the 10 semi-detached dwelling units being proposed. The units will be marketed as freehold units with frontage onto Brandon Avenue. To allow for the eventual conveyance of the individual lots, an exemption from Part Lot Control will allow the site to be subdivided into ten individual residential lots. An application for site

plan control approval for the development has been submitted and is currently being reviewed.

Site and Surrounding Area

The subject property is located on the southeast corner of Brandon Avenue and St. Clarens Avenue. A two-storey industrial building occupies a portion of the site. A public lane is located at the rear of the property that runs between St. Clarens Avenue and Primrose Avenue. The site has a lot area of 1 606 square metres, a lot frontage on Brandon Avenue of 52.7 metres and a lot depth of 30.48 metres.

The property is located in a mixed residential and industrial area. Immediately adjacent and to the rear of the site are residential uses.

COMMENTS

Section 50(7) of the *Planning Act*, R.S.O. 1990, authorizes Council to adopt a by-law exempting lands within a plan of subdivision from Part-Lot Control. The subject property is within a registered plan of Subdivision (Lots 3, 4, 5, 6 & 7, Block G, Registered Plan M-58). Thus, exemption from Part Lot Control may be employed as an effective means of subdividing the lands.

As the applicant wishes to proceed with obtaining permission for an exemption from Part Lot Control and the site plan control approval process is not yet finalized, prior to the enactment of a Part Lot Exemption By-law, it is recommended that the owner of the lands first obtain site plan approval and 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 Chief Planner or his designate.

In order to ensure that Part Lot Control does not remain indefinitely, the exempting by-law should contain an expiration date. In this instance, the by-law should expire one year after being enacted. This will provide sufficient time for the completion of the project and the conveyance of the lots.

The proposal complies with the amended Official Plan and Zoning By-laws and was circulated to various Departments and Agencies for comment. Any resulting conditions to approval will be addressed and secured by an agreement, as required, as part of the site plan control approval process.

CONTACT

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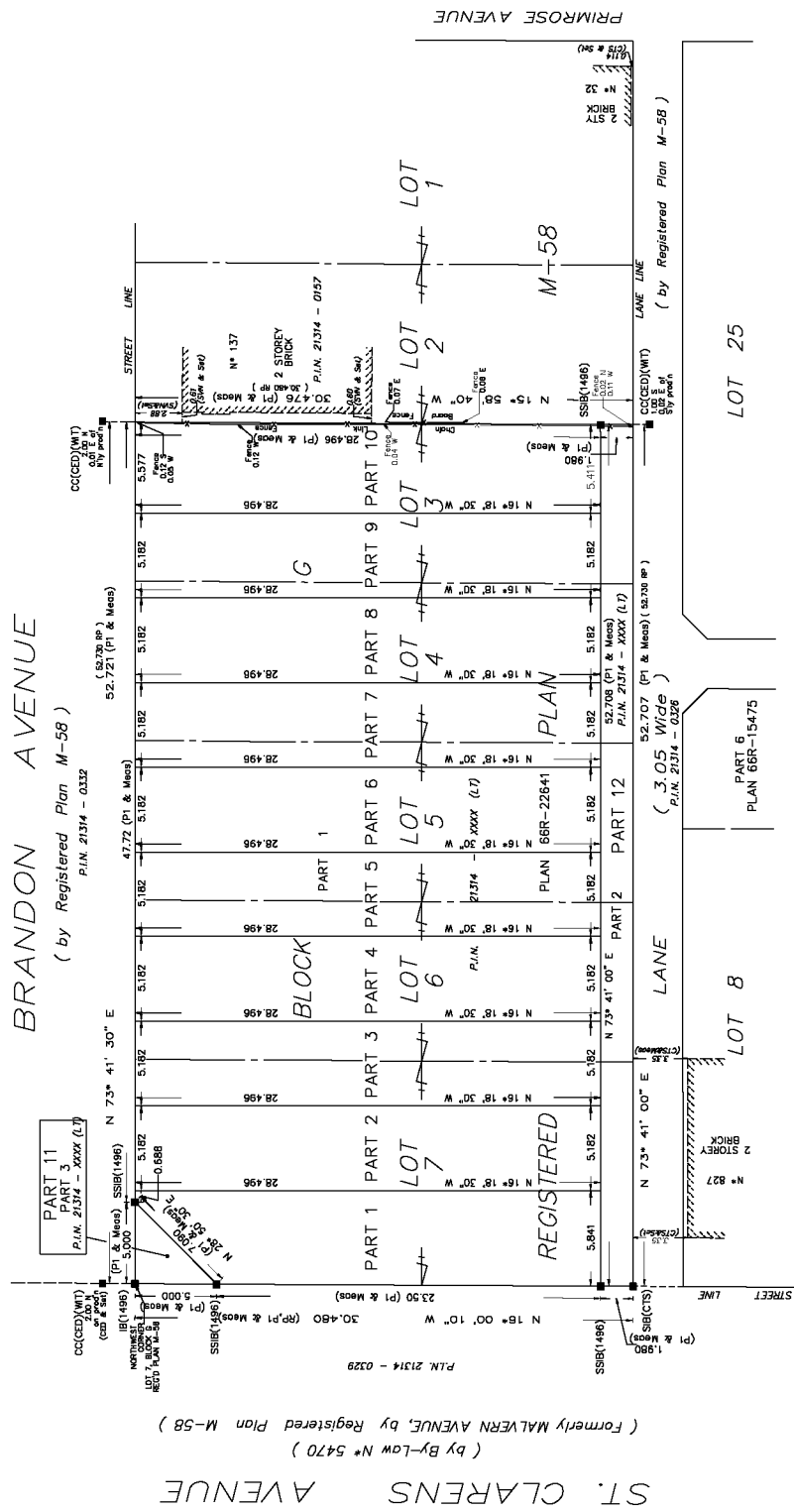
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Part Lot Control Plan
Attachment 2: Site Plan
Attachment 3: Application Data Sheet

Attachment 1: Part Lot Control Plan



147 Brandon Avenue

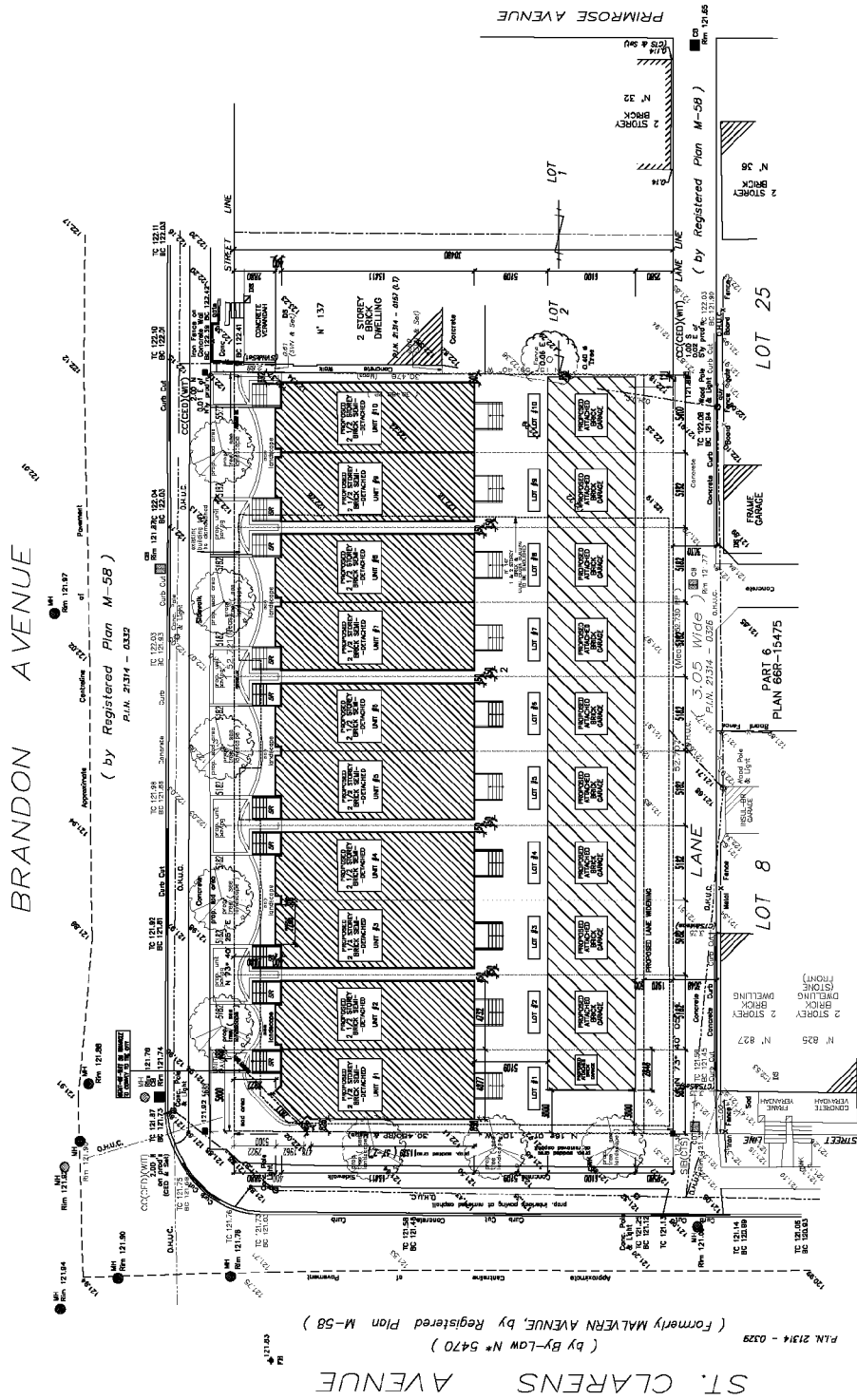
Part Lot Site Plan

Applicant's Submitted Drawing

Not to Scale
12/20/06

File # 06_189090

Attachment 2: Site Plan



Site Plan

147 Brandon Avenue

Applicant's Submitted Drawing

Not to Scale



File # 06 189090

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Part Lot Control Exemption	Application Number:	06 189090 WET 17 PL
Details		Application Date:	November 3, 2006

Municipal Address:	147 BRANDON AVE, TORONTO ON
Location Description:	PL M58 BLK G LTS 3 TO 7 **GRID W1707
Project Description:	Part Lot Control application for ten residential properties (5 pairs of semi-detached single family dwellings).

PLANNING CONTROLS

Official Plan Designation:	Restricted Industrial Areas	Site Specific Provision:
Zoning:	I2 D2	Historical Status:
Height Limit (m):	11	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1606.5	Height:	Storeys:	2.5
Frontage (m):	52.721		Metres:	11
Depth (m):	30.48			
Total Ground Floor Area (sq. m):	949.66			Total
Total Residential GFA (sq. m):	1723		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1723			
Lot Coverage Ratio (%):	59			
Floor Space Index:	1.07			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1723	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:	10	Institutional/Other GFA (sq. m):	0	0
Total Units:	10			

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