

**347 Royal York Road – Part Lot Control Exemption
Application – Final Report**

Date:	November 9, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	File No.: 07 269008 WET 06 PL

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

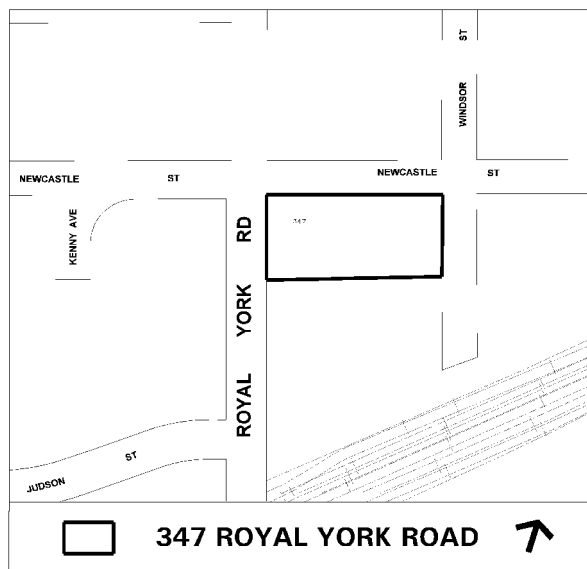
This application requests exemption from Part Lot Control provisions of the Planning Act at 347 Royal York Road in order to create 37 conveyable lots for townhouse units and 1 for the purpose of a municipal sewer easement.

This report reviews and recommends approval of the application.

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; and
 - (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 designate;
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as final Site Plan Approval and the Common Elements Condominium Plan has been registered; and
4. City Council authorize and direct the appropriate City Officials 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 Etobicoke Zoning Code to permit townhouse units was approved during the July 19, 20, 21 and 26, 2005 meeting of City Council. The associated site plan was approved through delegated authority on September 25, 2007 and the required land division for municipal roadway dedication and servicing easements was addressed through the Committee of Adjustment on December 15, 2005 and February 22, 2007 respectively. The project as presently under construction is compliant with those approvals.

ISSUE BACKGROUND

Proposal

Pursuant to the approved Site Plan Control application, the project consists of 37, 3-storey freehold townhouse units. The units are arranged in 4 blocks with 10 units located along the Windsor Street frontage, 9 units along the frontages of Royal York Road and Newcastle Street, and nine units fronting onto a new public lane identified as Royal Windsor Mews.

A total of 61 parking spaces are approved for the project, comprising 57 integral garage spaces and 4 dedicated visitor parking spaces. Vehicular access to all units is provided from Newcastle Street via a public lane.

Site and Surrounding Area

The 4 980 square metre rectangular parcel is located on the southeast corner of Royal York Road and Newcastle Street, approximately 100 metres north of the Mimico GO Station. The site is rectangular in shape, generally flat and bounded by three municipal roadways: Royal York Road, Newcastle Street and Windsor Street.

The surrounding uses are as follows:

North: Newcastle Street, with industrial uses beyond;

South: Christ Church Mimico Cemetery;

East: Windsor Street, with industrial uses beyond; and

West: Royal York Road, with a 16-storey senior's residential building and Coronation Park beyond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 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. The proposal is 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.

The proposal conforms to, and does not conflict with, the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Former Etobicoke Official Plan

The project was approved pursuant to the former City of Etobicoke Official Plan which designated the site High Density Residential subject to Site Specific Policy No. 60, that referenced a maximum net density of 276 units per hectare. The project presently under construction complies with the designation.

City of Toronto Official Plan

The site is designated as a Mixed Use Area. This designation provides for a range of commercial, residential and industrial uses in either single or mixed use buildings. The proposed uses are among those permitted for this designation, therefore an amendment is not required providing the application remains in compliance with all other policies of the Official Plan.

Zoning

The site is zoned Group Area Fourth Density Residential (R4G) subject to site-specific By-law No. 707-2005 within the Etobicoke Zoning Code. The project presently under construction complies with this zoning.

Site Plan Control

The site plan control application was approved through delegated authority on September 25, 2005. The project presently under construction complies with this approval.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been utilized to assist in evaluating the application and to formulate appropriate conditions for exemption from part lot control.

COMMENTS

Section 50(7) of the Planning Act, R.S.O. 1990, authorizes City Council to adopt a bylaw exempting lands within a registered plan of subdivision from Part Lot Control. The property consists of Lot 1-12 (inclusive) of Registered Plan 1015. Thus, exemption from Part Lot Control may be employed as an effective means of further subdividing the lands to create the townhouse lots.

To ensure that the Part Lot Exemption does not remain in force indefinitely, it is recommended that the exempting by-law contain an expiration date. It is recommended that the by-law expire one year after being enacted. This time should prove sufficient for the completion of the project and the conveyance of the lots.

The proposed exemption from Part Lot Control has been reviewed by all pertinent City Departments and external agencies with no adverse impacts anticipated to result from the request. The proposal complies with the Zoning Code and the Official Plan. Furthermore, the application has attained site plan approval. Thus, an exemption from Part Lot Control for the purposes of conveying lands to purchasers and the City is considered appropriate for the orderly development of the property.

CONTACT

Mark Howard, Planner
Tel. No. (416) 394-8245
Fax No. (416) 394-6063
E-mail: mhoward2@toronto.ca

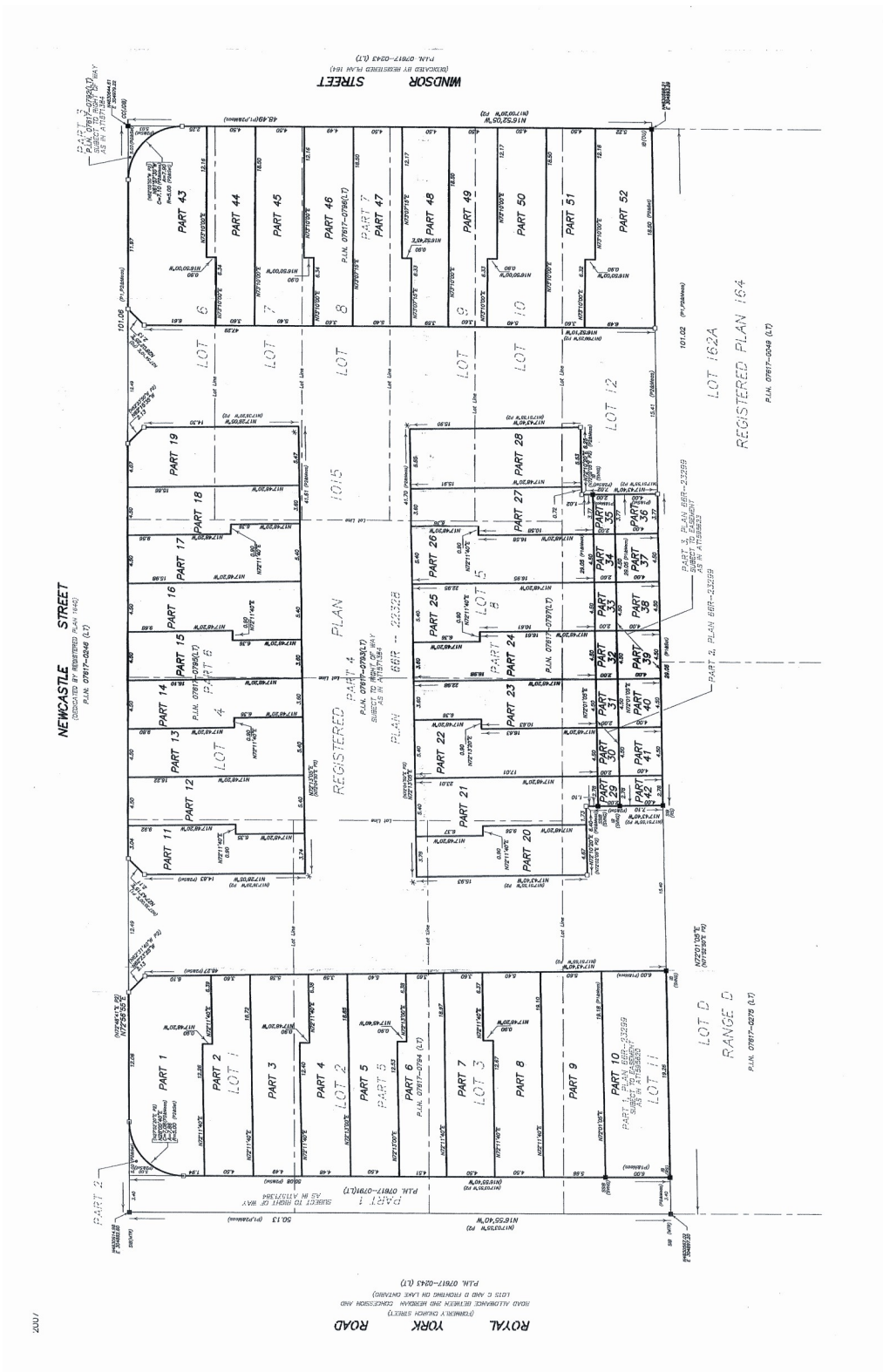
SIGNATURE

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

ATTACHMENTS

Attachment 1: Draft Reference Plan
Attachment 2: Application Data Sheet

Attachment 1: Draft Reference Plan



Draft Reference Plan
 Applicant's Submitted Drawing
 Not to Scale
 11/05/07

347 Royal York Road
 File # 07_269008

Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Part Lot Control Exemption	Application Number:	07 269008 WET 06 PL
Details		Application Date:	October 11, 2007

Municipal Address:	347 ROYAL YORK RD
Location Description:	PL 1015 LTS 1 TO 12 **GRID W0607
Project Description:	Part Lot Control Exemption to allow for the creation of (38) lots of which (37) are for townhouse units and one lot to accommodate a City of Toronto sewer easement

Applicant:	Agent:	Architect:	Owner:
GUY D'ONOFRIO	THE GOLDMAN GROUP	KOHN ARCHITECT	STAFFORD (ROYAL YORK) LTD

PLANNING CONTROLS

Official Plan Designation:	MUA	Site Specific Provision:	No
Zoning:	R4 By-Law No# 805-1998	Historical Status:	No
Height Limit (m):	12.5	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4980	Height:	Storeys:	3
Frontage (m):	50		Metres:	12.5
Depth (m):	100			
Total Ground Floor Area (sq. m):	1891			Total
Total Residential GFA (sq. m):	5673		Parking Spaces:	61
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	5673			
Lot Coverage Ratio (%):	37.97			
Floor Space Index:	1.14			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	37
Total Units:	37

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	5673	5673	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Mark Howard, Planner
	TELEPHONE:	(416) 394-8245