

**73 Jonesville Crescent –Part Lot Control Application –  
Final Report**

<b>Date:</b>	August 21, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	File No. 07 252157 NNY 34 PL

**SUMMARY**

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

This application proposes exemption from part lot control in order that 11 street townhouse dwelling units may be conveyed into separate ownership.

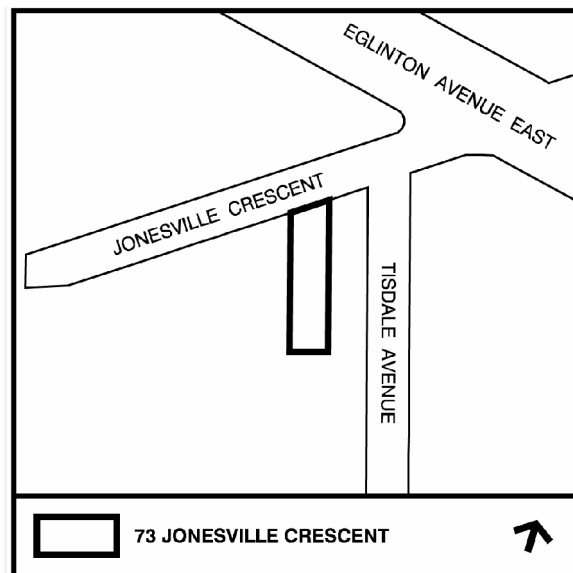
The issues regarding this development have been reviewed and all matters of concern to the City have been addressed by the preceding rezoning, site plan control, and plan of condominium applications. The subject lands have previously been exempt from part lot control but the applicant was unable to transfer title for any of the townhouse units within the prescribed time limit.

This report reviews and recommends approval of the application to again exempt the subject lands from part lot control.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. the application for exemption from part lot control be approved.



2. staff obtain proof of payment of all current property taxes for the subject site prior to the enactment of the part lot control exemption by-law.
3. the City Solicitor introduce the necessary Bills in Council to give effect recommendation 1 after such time that recommendation 2 is satisfied and such By-law to expire one year after it has been enacted.

### **Financial Impact:**

The recommendations in this report have no financial impact.

### **Issues Background:**

#### **Proposal**

The lands were the subject of a rezoning application under file TD ZBL 2002 0007 to permit eleven 3-storey townhouse units on the property. Zoning By-law 118-2004 was enacted on January 28, 2004. The development is to function as a common elements condominium where access to the freehold units is provided by the condominium road in the rear.

#### **Site Description**

The site is a corner lot located in the area south of Eglinton Avenue East and west of Victoria Park Avenue at the southwest corner of Tisdale Avenue and Jonesville Crescent. The site has a frontage of 19 metres on Jonesville Crescent and a depth of 78 metres.

#### **Official Plan**

The subject lands are designated *Neighbourhoods* in the Toronto Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses and townhouses.

#### **Zoning**

The subject lands are zoned RM1(56) Multiple Family Dwelling First Density Zone Exception 56 in Zoning By-law 7625, as amended. The implementing Zoning By-law permits single family dwellings and multiple family attached residential dwellings.

#### **Site Plan Control**

A Site Plan Control Agreement for the development was registered on July 20, 2004 as Instrument No. AT551115.

#### **Plan of Condominium**

A Plan of Condominium for the common element road was approved and registered.

#### **Exemption from Part Lot Control**

City Council enacted By-law 540-2006 on June 29, 2006, to exempt the subject lands from part lot control for a period of one year.

### **Reasons for Application:**

The applicant was unable to transfer ownership of any of the townhouse units within the time limit prescribed by the previous exemption from part lot control By-law. The current application will enable the applicant to transfer title for the 11 townhouse dwellings.

### **Agency Circulation:**

The application was circulated to all appropriate agencies and City divisions.

### **Comments:**

The release of part lot control would permit the conveyance of each townhouse unit and establishment of rights-of-way as deemed necessary by the applicant and allow each unit to be held under separate ownership. The common element condominium driveway in the rear provides access to the townhouse units.

### **Conclusions:**

The exemption from part lot control application is consistent with the development as approved by the implementing Zoning By-law, site plan control, plan of condominium, and the previous exemption from part lot control. All matters of concern to the City, related to the development of the subject lands, have been addressed through the processing of the above noted applications. This report recommends that the lands known municipally as 73 Jonesville Avenue be exempted from part lot control for a period of one year.

### **Contact**

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### **SIGNATURE**

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Thomas C. Keefe, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Plan of Survey

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