

**147 Brandon Avenue - Extension of By-law 533-2007  
Exempting the Lands from Part Lot Control**

<b>Date:</b>	March 17, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 17 - Davenport
<b>Reference Number:</b>	File No: 06 189090 WET 17 PL

**SUMMARY**

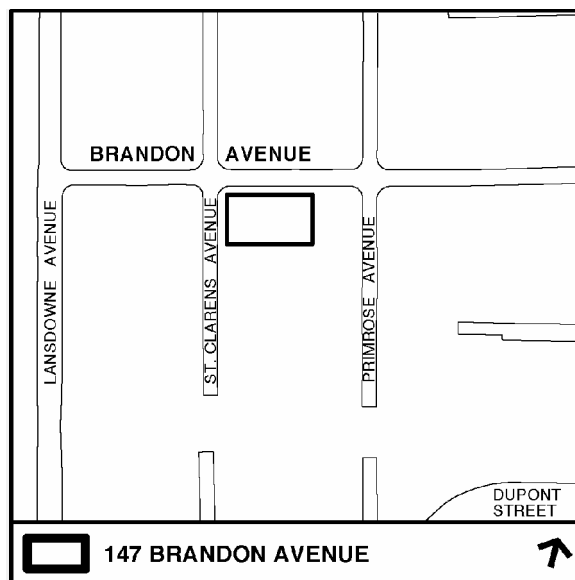
The purpose of this report is to recommend that By-law No. 533-2007 be extended for an additional one year period to allow for the lands municipally known as 147 Brandon Avenue to be exempt from Part Lot Control.

Currently, Somerset Homes is developing the site with five pairs of semi-detached dwellings (10 units) and the project is not yet complete. The applicant has requested that By-law No. 533-2007 be extended for an additional one year period to allow sufficient time for the dwelling units to be completed, sold and conveyed to the individual purchasers.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council enact a By-law to extend the term of By-Law No. 533-2007 to allow the lands municipally known as 147 Brandon Avenue to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 3.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required; and
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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

Site Plan Approval was issued on May 9, 2007.

On May 25, 2007 City Council enacted By-law No. 533-2007 to exempt the lands municipally known as 147 Brandon Avenue from Part Lot Control for a one year period ending on May 25, 2008.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is requesting an 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.

### **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.

In order to ensure that Part Lot Control did not remain indefinitely By-law No. 533-2007 is to expire on May 25, 2008, one year from the date of its enactment. The applicant has

advised that the 10 dwelling units are currently being constructed but will not be completed or conveyed to purchasers prior to the expiration of the By-law. As such the applicant has requested that By-law No. 533-2007 be extended for an additional one year period to allow sufficient time for the dwelling units to be sold, closed and conveyed to the individual purchasers.

Staff has no objection to the request as the project is proceeding in an orderly manner.

## **CONTACT**

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## **SIGNATURE**

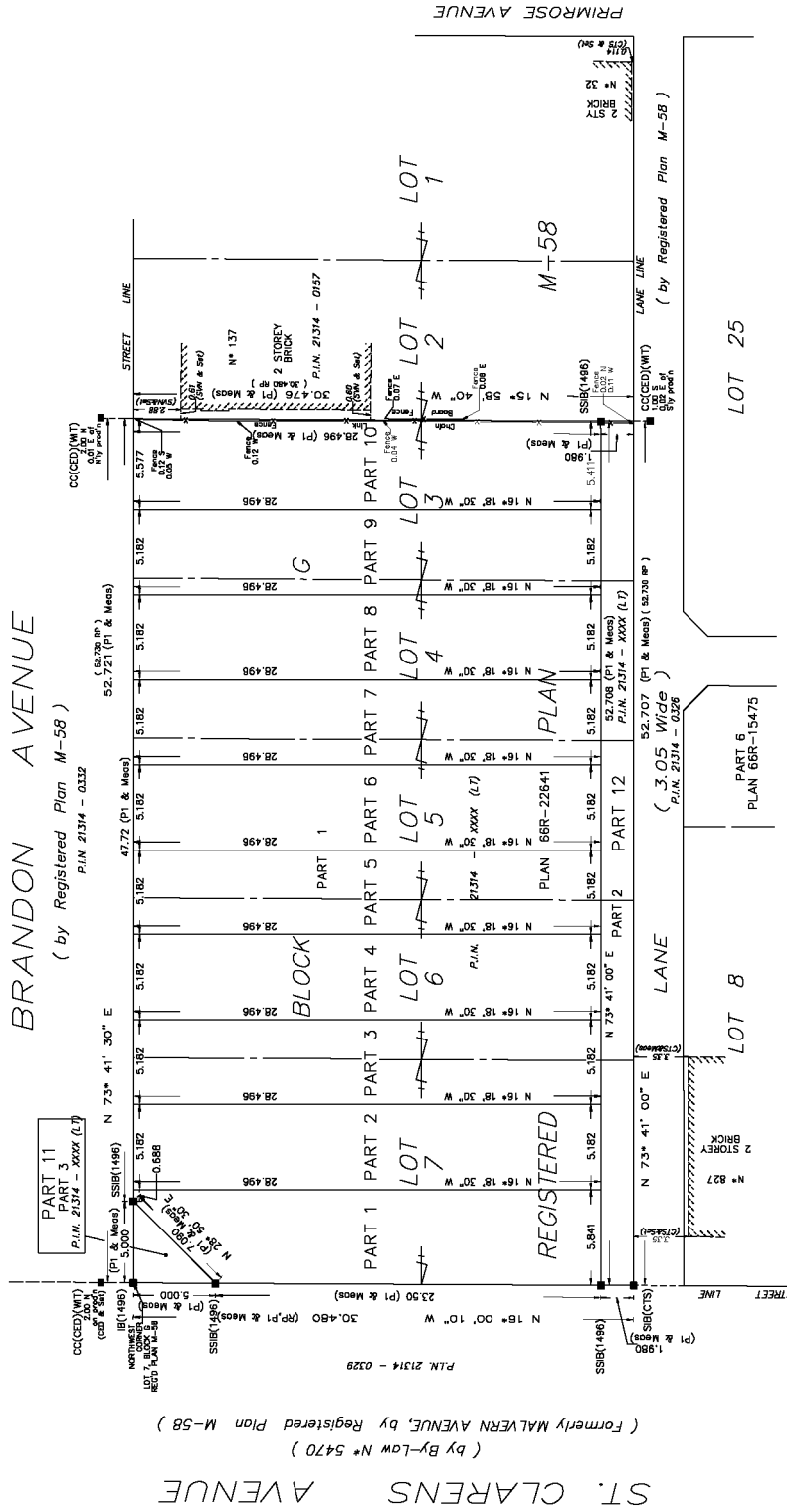
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Plan  
Attachment 2: Site Plan  
Attachment 3: Draft By-law to amend By-Law No. 533-2007  
Attachment 4: Application Data Sheet

Attachment 1: Part Lot Control Plan



147 Brandon Avenue

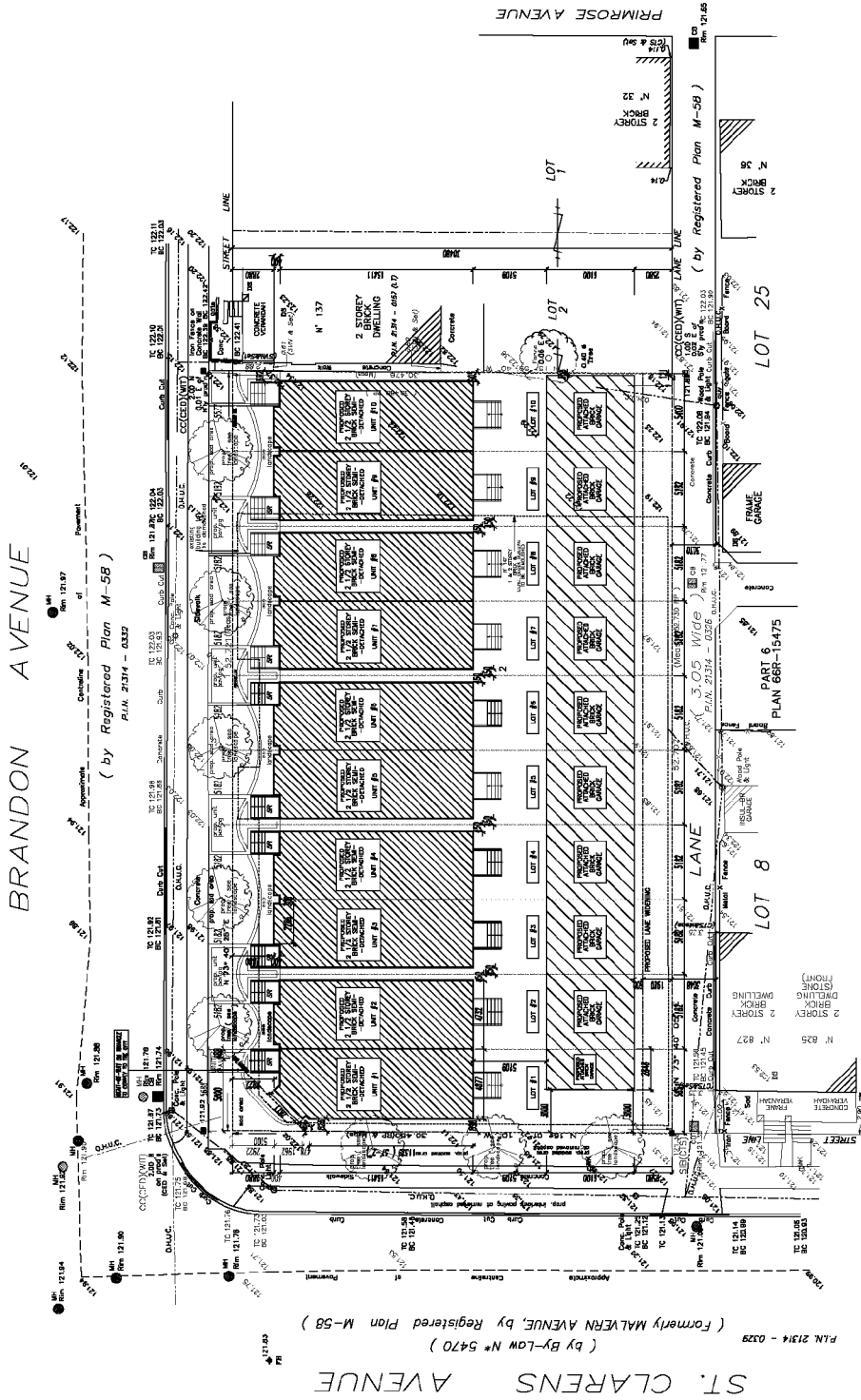
Part Lot Site Plan

Applicant's Submitted Drawing

Not to Scale  
12/20/06

File # 06\_189090

# Attachment 2: Site Plan



147 Brandon Avenue

Site Plan

Applicant's Submitted Drawing

Not to Scale  
12/2/06

File # 06\_189090

**Attachment 3: Draft By-law to amend By-Law No. 533-2007**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~, as adopted by City of Toronto Council on ~, 2008  
Enacted by Council: ~, 2008

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2008**

**To amend City of Toronto By-Law Number 533-2007 being a By-law to exempt lands municipally known as portions of 147 Brandon Avenue 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, and

WHEREAS Council on May 25, 2007 passed By-Law No. 533-2007 to exempt lands municipally known as portions of 147 Brandon Avenue from Part Lot Control for a period of one year from the date of its passing; and

WHEREAS authority is given to Council by subsection 50(7.4) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to extend the time period specified for the expiration of the by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That section 2 of City of Toronto By-law No. 533-2007 is amended by deleting the words “one year from the date of its enactment by Council” and replacing them with the words “on May, 25, 2009”.

ENACTED AND PASSED this ~ day of ~, A.D. 2008.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Attachment 4: 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			<b>Total</b>
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

Tenure Type: Freehold  
Rooms: 0  
Bachelor: 0  
1 Bedroom: 0  
2 Bedroom: 0  
3 + Bedroom: 10  
Total Units: 10

#### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1723	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**      **Luisa Galli, Planner**  
**TELEPHONE:**      **(416) 394-6007**