

**115 Torbarrie Road (Plan 66M-2436 - Block 151) –  
Extension of By-law No. 883-2007 Exempting the Lands  
from Part Lot Control - Final Report**

<b>Date:</b>	June 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: 07 118133 WET 07 PL

**SUMMARY**

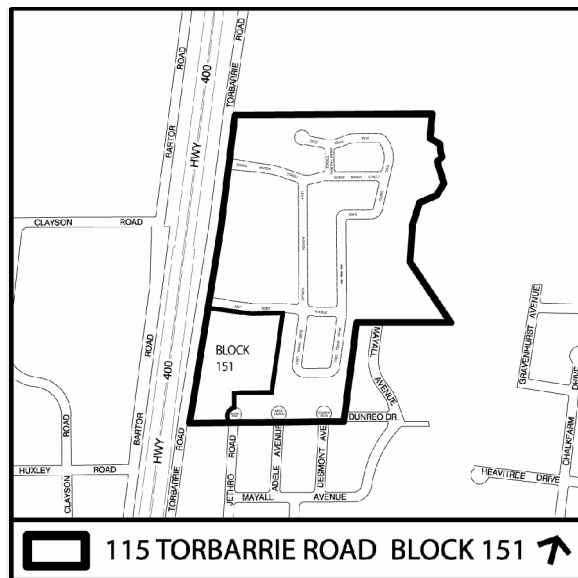
The purpose of this report is to recommend that By-law No. 883-2007 be extended for an additional one year period to allow for the lands formerly known as 115 Torbarrie Road (Block 151, Plan 66M-2436) to be exempt from Part Lot Control.

Currently, Ringley Construction Ltd. is developing the site with 191 townhouse units and the project is not yet complete. The applicant has requested that By-law No. 883-2007 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. 883-2007 to allow the lands formally known as 115 Torbarrie Road (Block 151, Plan 66M-



2436) to be exempt from Part Lot Control for an additional one year period, in accordance with the draft By-law attached as Attachment 2.

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**

The Official Plan and Zoning By-law amendments to permit the redevelopment of the former Workplace Safety and Insurance Board (WSIB) site were approved by Toronto City Council in April 2003 (OPA No. 537 and By-law No. 416-2003).

Plan of Subdivision was registered April 12, 2007 (Plan 66M-2436).

On July 19, 2007 City Council enacted By-law No. 883-2007 to exempt the lands municipally known as 115 Torbarrie Road (Block 151, Plan 66M-2436) from Part Lot Control for a one year period ending on July 19, 2008.

City Council at its meeting of December 5, 6 and 7, 2005 adopted Clause 29 of Etobicoke York Community Council Report 9 and granted site plan approval in principle, for the townhouse development on Blocks 151 and 152 and issued the Notice of Approval Conditions for the site plan application. City Council also authorized the Chief Planner to give final approval to the site plan when the conditions to be satisfied prior to site plan approval have been fulfilled. Final Approval to the Site Plan Application was issued August 21, 2007.

The Common Elements Condominium Application for the common driveway, visitor parking spaces and walkways was approved on December 3, 2007.

## **ISSUE BACKGROUND**

### **Proposal**

The development consists of a common elements condominium (common driveway, visitor parking spaces and walkways) and 191 separate townhouse lots. The applicant is requesting exemption from Part Lot Control provisions of the Planning Act on Block 151 of Registered Plan of Subdivision 66M-2436 forming part of the lands at 115 Torbarrie Road to create 191 separate conveyable townhouse 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 properties are within a registered plan of Subdivision (Block 151, Registered Plan M-2436). Thus, exemption from Part Lot Control may be employed as an effective means of further subdividing the lands. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development.

In order to ensure that Part Lot Control did not remain indefinitely, By-law No. 883-2007 is to expire on July 19, 2008, one year from the date of its enactment. The applicant has advised that the 191 dwelling units are currently being constructed but all the units 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. 883-2007 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**

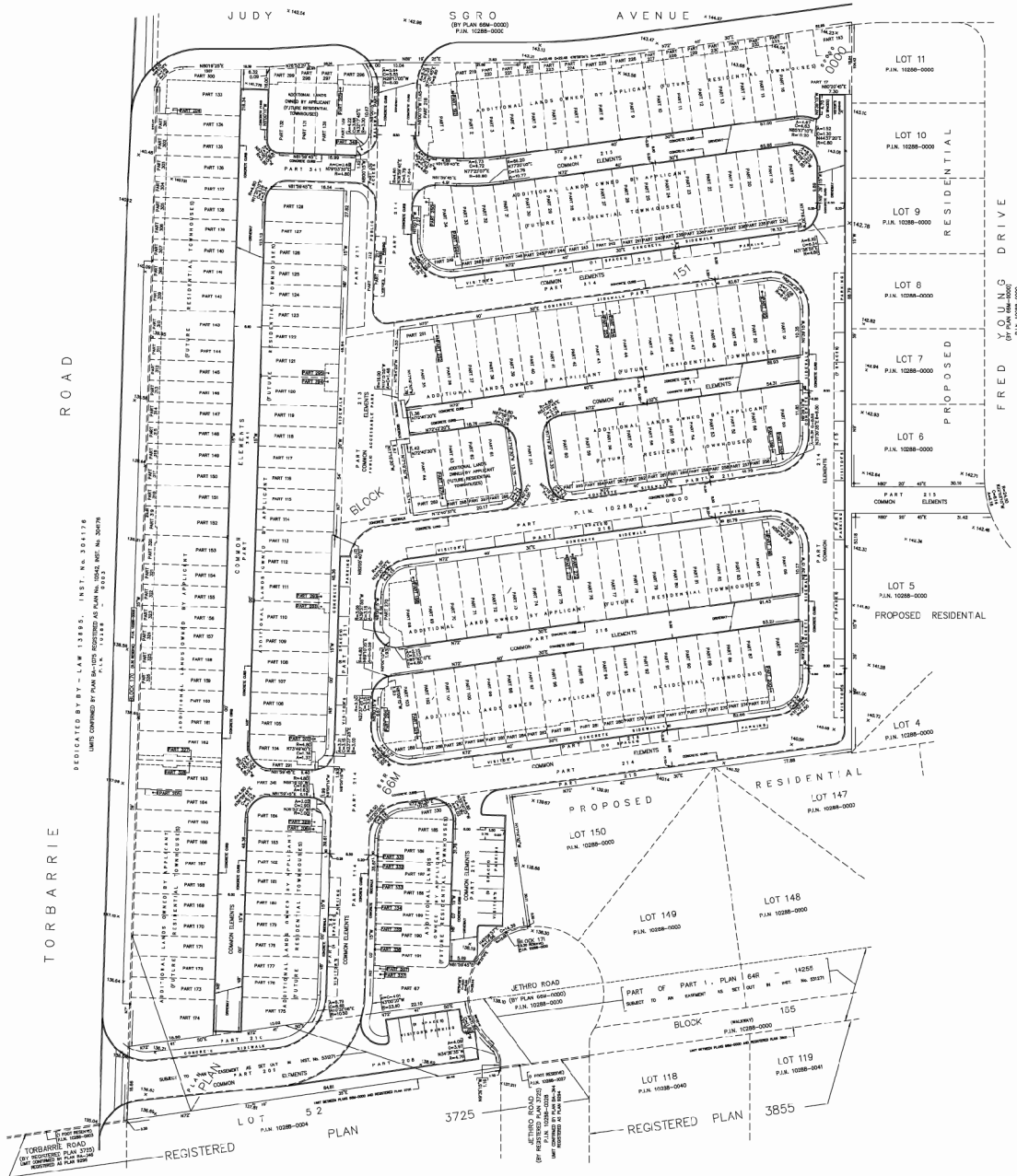
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Plan  
Attachment 2: Draft By-law

# Attachment 1: Part Lot Control Plan



## Part Lot Control

Applicant's Submitted Drawing

Not to Scale

## 115 Torbarrie Road Block 151

File # 07\_118133

**Attachment 2: Draft By-law to amend By-law No. 884-2007**

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 883-2007 being a By-law to exempt lands municipally known as 115 Torbarrie Road (Block 151, Plan 66M-2436) 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 July 19, 2007 passed By-Law No. 883-2007 to exempt lands municipally known as 115 Tobarrie Road (Block 151, Plan 66M-2436) 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. 883-2007 is amended by deleting the words “one year from the date of its enactment by Council” and replacing them with the words “on July 19, 2009”.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)