

**115 Torbarrie Road (Plan 66M-2436 - Lots 2 to 51) –
Extension of By-law No. 884-2007 Exempting the Lands
from Part Lot Control - Final Report**

Date:	June 17, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 17 – Davenport
Reference Number:	File No: 07 118120 WET 07 PL

SUMMARY

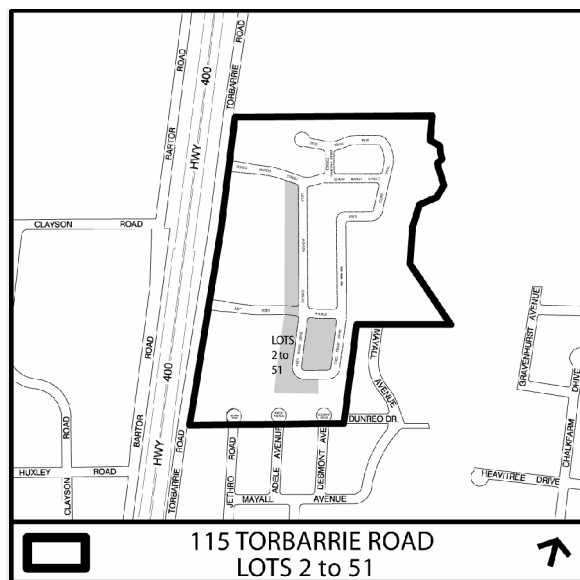
The purpose of this report is to recommend that By-law No. 884-2007 be extended for an additional one year period to allow for the lands formerly known as 115 Torbarrie Road (Lots 2 to 51 inclusive, Plan 66M-2436) to be exempt from Part Lot Control.

Currently, Ringley Construction Ltd. is developing the site with 50 pairs of semi-detached dwellings (100 units) and the project is not yet complete. The applicant has requested that By-law No. 884-2007 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. 884-2007 to allow the lands formally known as 115



Torbarrie Road (Lots 2 to 51, inclusive, Plan 66M-2336) 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. 884-2007 to exempt the lands municipally known as 115 Torbarrie Road (Lots 2 to 51, inclusive, Plan 66M-2436) from Part Lot Control for a one year period ending on July 19, 2008.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control in order to create separate lots for the 100 semi-detached dwelling units currently under construction. The units will be marketed as freehold units with frontage onto Leila Jackson Terrace and Fred Young Drive. To allow for the eventual conveyance of the individual lots, an exemption from Part Lot Control will allow existing subdivision lots (Lots 2 to 51, inclusive) to be subdivided to a total of one hundred individual residential lots, each to contain a semi-detached dwelling unit.

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 (Lots 2-51, 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. 884-2007 is to expire on July 19, 2008, one year from the date of its enactment. The applicant has advised that the 100 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. 884-2007 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

Gregory Byrne, Senior Planner
Tel. No. 416-394-8238
Fax No. 416-394-6063
E-mail: gbyrne@toronto.ca

SIGNATURE

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

ATTACHMENTS

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

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 884-2007 being a By-law to exempt lands municipally known as 115 Torbarrie Road (Lots 2 to 51 inclusive, 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. 884-2007 to exempt lands municipally known as 115 Tobarrie Road (Lots 2 to 51 inclusive, 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. 884-2007 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)