

7 Gilead Place – Part Lot Control Application – Final Report

Date:	April 9, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	07 254354 STE 28 PL

SUMMARY

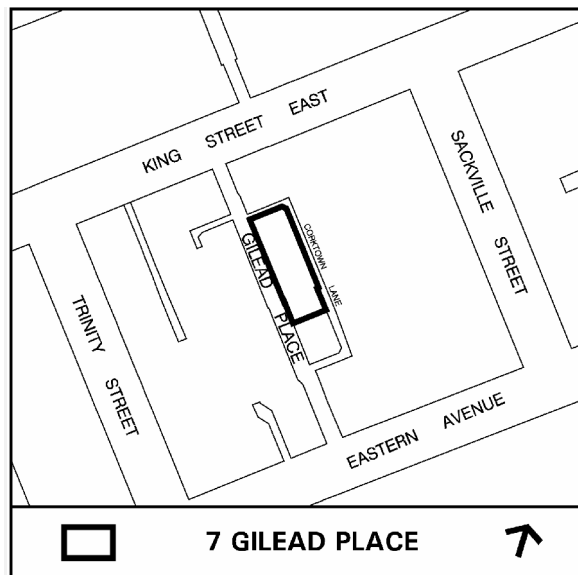
This application has been submitted to permit the lifting of Part Lot Control at the municipal address known in 2007 as 7 Gilead Place. This report reviews and recommends approval of the application to lift Part Lot Control to permit the division of the property into 8 free-hold townhouse lots.

An exemption from Part Lot Control is appropriate as the related City development approvals are in place. In addition, this report recommends that the owner of the lands register a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior consent of the Chief Planner and Executive Director, City Planning or his designate.

RECOMMENDATIONS

The City Planning Division recommends that City Council :

1. enact a Part Lot Control Exemption By-law, with respect to the subject lands, to be prepared to the satisfaction of the City Solicitor;
2. authorize the City Solicitor to



- introduce the necessary Bill in Council for a Part Lot Control Exemption By-law to expire one year from the date of enactment;
3. require the owner to provide proof of payment to the satisfaction of the City Solicitor that all current property taxes for the subject site prior the introduction of the Bill in Council;
 4. require the owner to register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the written consent of the Chief Planner and Executive Director, City Planning or his designate prior to the introduction of Bill in Council;
 5. authorize and direct the appropriate City officials to register the by-law on title;
 6. authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title upon confirmation of the conveyance of individual town house parcels in accordance with the approved site plan; and
 7. authorize the City Solicitor to make such stylistic and technical changes to the Part Lot Control Exemption By-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On November 2, 2007, City Planning issued Notice of Site Plan Approval for 7 Gilead Place. The Site Plan Agreement has not yet been signed.

ISSUE BACKGROUND

Proposal

This application is for the conversion and construction of an existing commercial development to 8 freehold townhouse units. The units will front onto Gilead Place, a public road. Access to the garages for each unit will be from the rear from Corktown Lane, a public lane.

Site and Surrounding Area

The site is a 0.068 hectare property located on Gilead Place, south of King Street East.

To the north of the site, across Corktown Lane and fronting onto King Street East, are low-rise mixed use buildings. The properties to the east, separated by Corktown Lane are residential condominiums. The property to the south which adjoins the development is a converted industrial building. To the west of the site across Gilead Place are commercial industrial buildings.

Agency Circulation

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

Section 50(7) of the Planning Act, R.S.O. 1990, authorizes City Council to adopt a by-law to exempt lands within a registered plan of subdivision from Part Lot Control. The subject lands are within a registered plan of subdivision. The lifting of Part Lot Control is considered appropriate for the orderly development of these lands and will enable the creation of 8 lots for townhouses.

To ensure that the town house lots are sold in accordance with configuration set out in the approved site plan, it is recommended that the owner of the lands be first required to register a Section 118 Restriction under the Lands Titles Act. The Restriction requires the owner to agree not to convey or mortgage any part of the lands without prior written consent of the Chief Planner or his designate. Once the town house units are constructed in accordance with the site plan, the City Solicitor will take the necessary steps to delete the Section 118 Restriction from the title of the lands.

To ensure that Part Lot Exemption does not remain open indefinitely, it is recommended that the exemption by-law contain an expiration date. In this instance, the by-law should expire one year after being enacted. The one year time frame should provide sufficient time for the completion of the project

CONTACT

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SIGNATURE

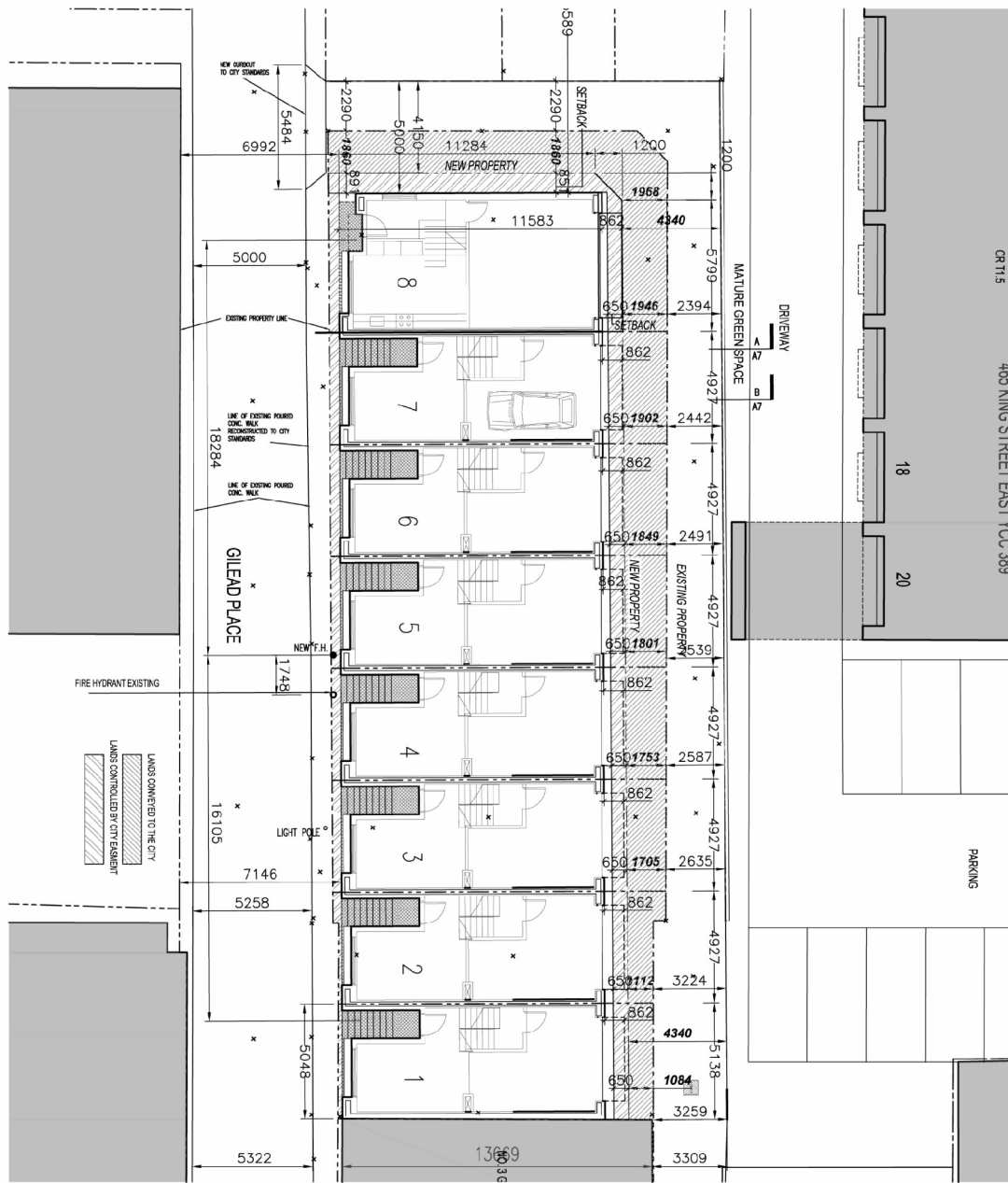
Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Survey

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

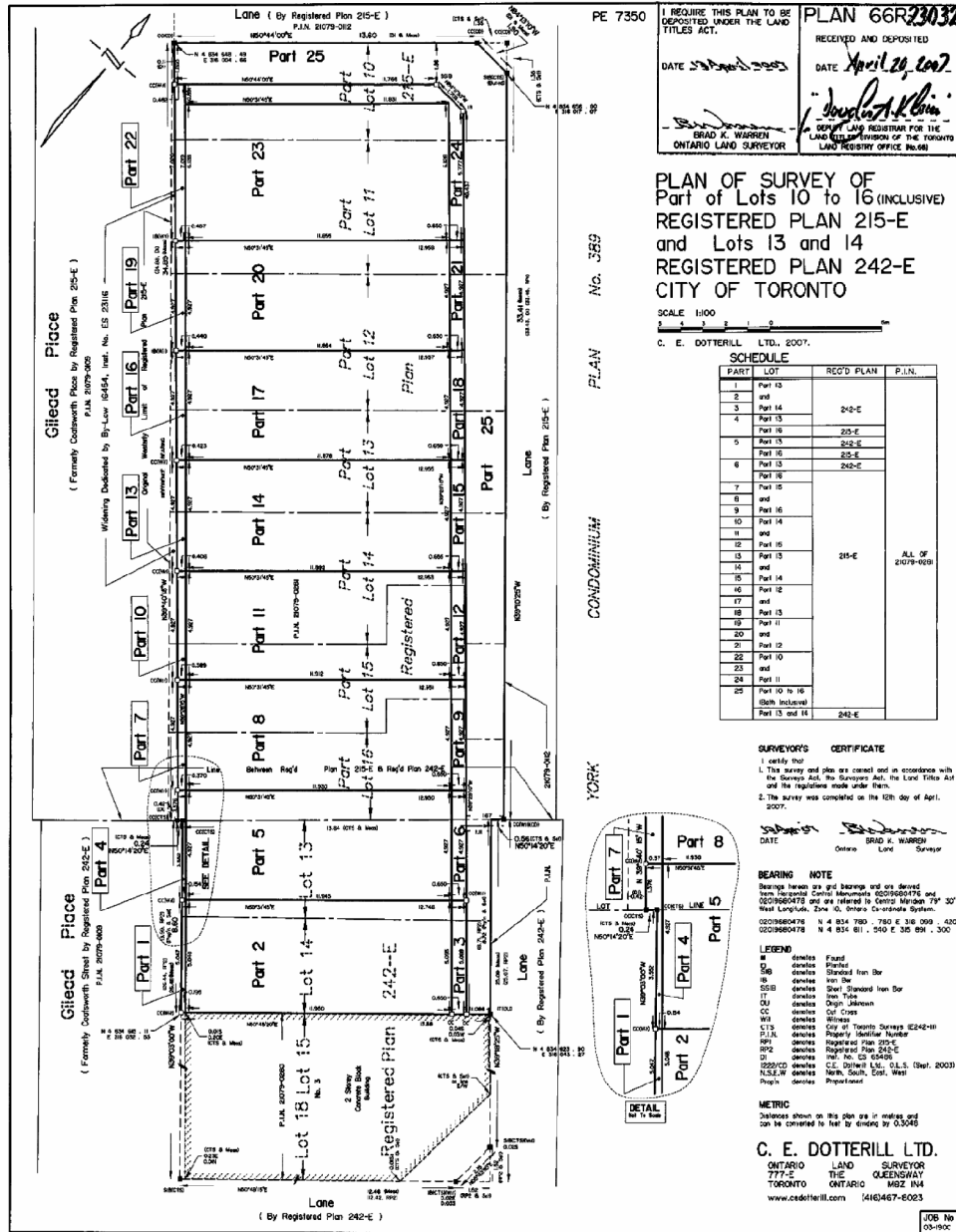
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7 Gilead Place

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Attachment 2: Survey



Plan of Survey

7 Gilead Place

Applicant's Submitted Drawing

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