

**1968 Bloor Street West – Extension of By-law 341-2008  
Exempting the Lands from Part Lot Control – Final  
Report**

<b>Date:</b>	February 23, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 13 – Parkdale-High Park
<b>Reference Number:</b>	05 104211 WET 13 PL

**SUMMARY**

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

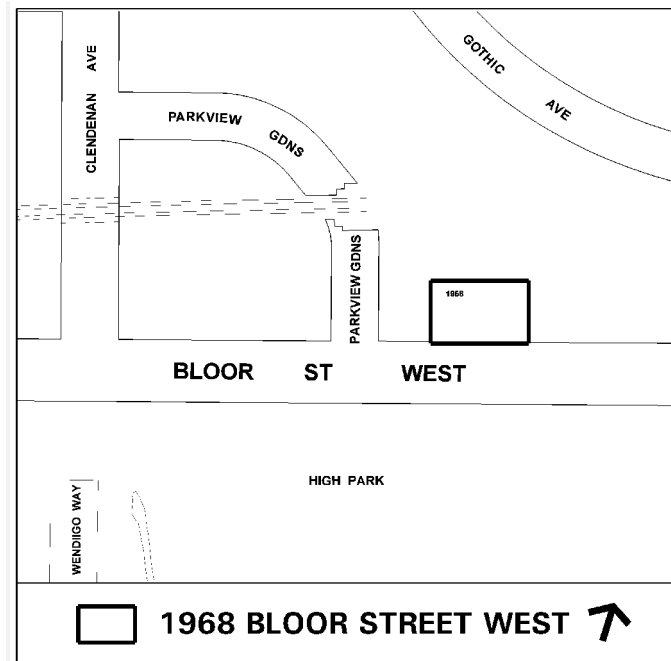
This report recommends that By-law 341-2008 be extended for an additional one year period to allow the unsold lots formerly known as 1968 Bloor Street West to be exempt from Part Lot Control thus allowing additional time for the sale and conveyance of the unsold lots to individual purchasers.

This report reviews and recommends approval of the request.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council enact a By-law to extend the term of By-law 341-2008 to allow the unsold lots formerly known as 1968



Bloor Street West (Part of Lots 52, 53 and 54 of Registered Plan 660 York, designated as Parts 1, 3 to 18 inclusive on Reference Plan 66R-23550) be exempt from Part Lot Control for an additional one year period substantially in accordance with the draft By-law included as Attachment 2 of this report.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
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 Ontario Municipal Board approved this 16-lot, freehold townhouse development on October 10, 2002. The statement of approval/undertaking (U301099) was provided by City Planning, Toronto and East York District on October 31, 2002.

The project has been constructed and is compliant with those approvals.

On April 28 and 29, 2007, City Council adopted By-law 341-2008 to exempt the lands municipally known as 1968 Bloor Street West (Part of Lots 52, 53 and 54 of Registered Plan 660 York, designated as Parts 1 to 18 inclusive on Reference Plan 66R-23550) from Part Lot Control for a one year period, expiring April 29, 2009.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant originally requested exemption from Part Lot Control in order to create separate lots for the 16 freehold townhouse units on site. Fifteen townhouse units have remained unsold and have not been conveyed during the one year stipulation of By-law 341-2008 as approved by Council on April 29, 2008.

To allow for the conveyance of the remaining lots, an extension of the exemption from Part Lot Control is required which will allow the unsold lots (designated as Parts 1, 3 to 18 inclusive of Plan 66R-23550) to be sold and subdivided from the existing property (1968 Bloor Street West).

### **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 registered plan of Subdivision 660 York. 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 341-2008 is to expire on April 29, 2009, one year from the date of its enactment. The applicant has advised that 15 townhouse units remain unsold and are unlikely to be sold prior to the expiration of the By-law. Thus, the applicant has requested that By-law 341-2008 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**

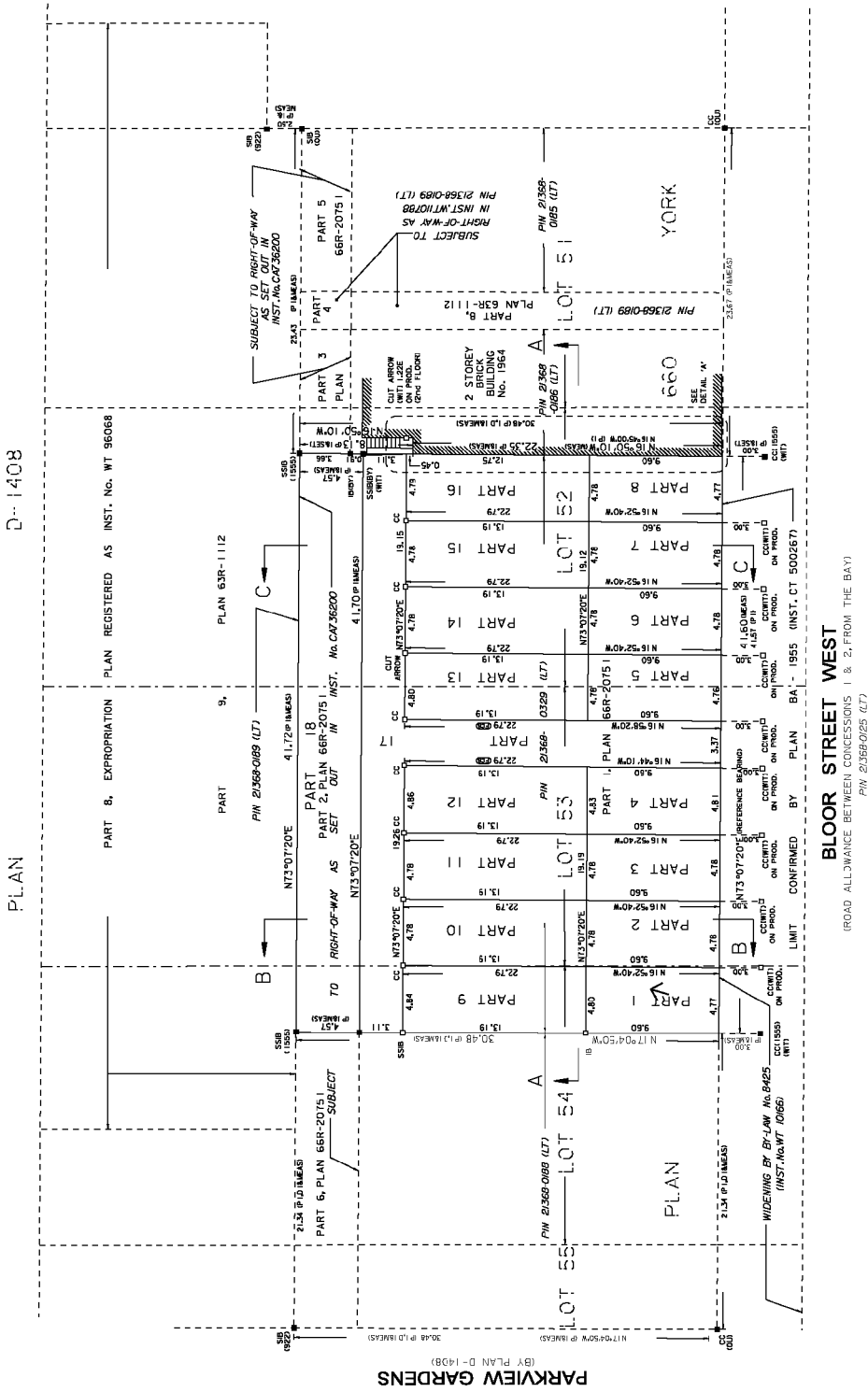
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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

# Attachment 1: Part Lot Control Plan



1968 Bloor Street West

Part lot Control Site Plan

Applicant's Submitted Drawing

Not to Scale  
06/08/05

File # 05\_104211

**Attachment 2: Draft By-law to amend By-law No. 341-2008**

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~, as adopted by City of Toronto Council on ~, 2009  
Enacted by Council: ~, 2009

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2009**

**To amend City of Toronto By-law Number 341-2008 being a By-law to exempt lands municipally known as 1968 Bloor Street West, Part of Lots 52, 53 and 54, Registered Plan 660 York, designated as Parts 1, 3 to 18 inclusive 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 April 29, 2008 passed By-Law No. 341-2008 to exempt lands municipally known as 1968 Bloor Street West (Parts 1 to 18 inclusive, Plan 66R-23550) 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. 341-2008 is deleted and the following is substituted for it:

This By-law expires on April 29, 2010

2. That Schedule A of City of Toronto By-law No. 341-2008 is deleted and the following is substituted for it:

**“Legal Description:**

“In the City of Toronto and the Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66) being composed of:

Part of Lot 54, Plan 660 York, designated as Part 1, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 53, Plan 660 York, designated as Part 3, on Reference Plan 66R - 23550, City of Toronto.

Part of Lot 53, Plan 660 York, designated as Part 4, on Reference Plan 66R-23550, City of Toronto.

Part of Lots 52 and 53, Plan 660 York, designated as Part 5, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 6, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 7, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 8, on Reference Plan 66R-23550, City of Toronto.

Part of Lots 53 and 54, Plan 660 York, designated as Part 9, on Reference Plan 66R -23550, City of Toronto.

Part of Lots 53 and 54, Plan 660 York, designated as Part 10, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 53, Plan 660 York, designated as Part 11, on Reference Plan 66R -23550, City of Toronto.

Part of Lot 53, Plan 660 York, designated as Part 12, on Reference Plan 66R-23550, City of Toronto.

Part of Lots 52 and 53, Plan 660 York, designated as Part 13, on Reference Plan 66R -23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 14, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 15, on Reference Plan 66R-23550, City of Toronto.

Part of Lot 52, Plan 660 York, designated as Part 16, on Reference Plan 66R-23550, City of Toronto.

Part of Lots 52, 53 and 54, Plan 660 York, designated as Part 17, on Reference Plan 66R-23550, City of Toronto.

Part of Lots 52, 53 and 54, Plan 660 York, designated as Part 18, on Reference Plan 66R-23550, City of Toronto.”

ENACTED AND PASSED this ~ day of ~, A.D. 2009.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)