

**115 Torbarrie Road (Plan 66M-2436 – Lot 1 to Lot 51)
Part Lot Control Exemption Application – Final Report**

Date:	October 21, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	09 170183 WET 07 PL

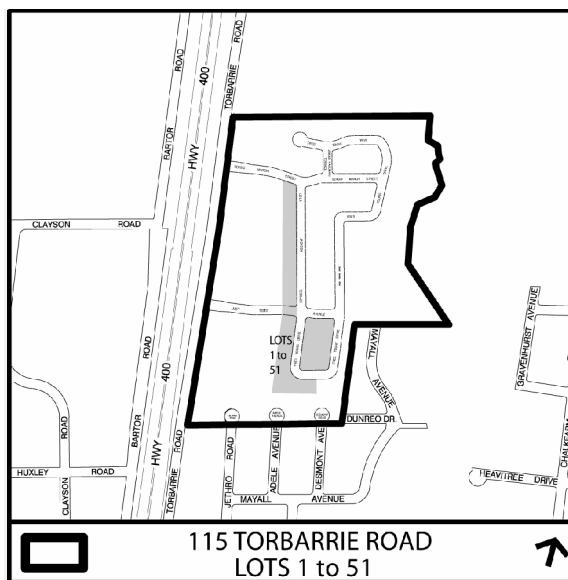
SUMMARY

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 reviews and recommends approval of an application by Ringley Construction Limited for Part Lot Control Exemption for 24 pairs of semi-detached dwellings (48 units) within the development on lands formerly known as 115 Torbarrie Road (the former Workplace Safety and Insurance Board (WSIB) site) (Lots 1, 7, 10, 12 to 25, 28, 30, 32, 35, 36, 38 and 42, inclusive).

An exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided yielding 48 individual residential lots each with a semi detached dwelling unit.

The proposal complies with the existing Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of one year is considered appropriate for the orderly development of these lands.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted.
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that all tax arrears and current taxes owing be paid in full.
3. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption 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 416-2003).

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

On July 19, 2007 City Council enacted By-law 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. On July 17, 2008 City Council enacted By-law 797-2008 to extend the part lot control exemption for an additional year. The part lot control exemption for these lots expired on July 19, 2009.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control in order to create separate lots for the 48 semi-detached dwelling units currently under construction for which part lot control exception was previously granted and extended but then expired in July 2009. The units will be marketed as freehold units with frontage onto Leila Jackson Terrace and Fred Young Drive. An exemption from Part Lot Control will allow existing subdivision lots (Lots 1, 7, 10, 12 to 25, 28, 30, 32, 35, 36, 38 and 42, inclusive) to be subdivided to a total of 48 individual, separately conveyable residential lots, each to contain a semi-detached dwelling unit. Attachment 1 shows the area for which the semi-detached dwelling units are permitted in the subdivision and in which the various lots subject to this application, are located.

Site and Surrounding Area

The property is located on the east side of Torbarrie Road, adjacent to Highway 400 and midway between Wilson Avenue and Sheppard Avenue. The site was formerly the location of the Workplace Safety Insurance Board (WSIB) rehabilitation facility. The development lots which are the subject of this application are located internal to the subdivision and front on to new public roads (Leila Jackson Terrace and Fred Young Drive) created by the Plan of Subdivision.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS. In the opinion of City Planning staff, the proposal is consistent with the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated as Neighbourhoods in the Official Plan (Map 13) and is subject to Site and Area Specific Policy No. 242. Semi-detached dwelling units are a permitted use.

Zoning

The property is zoned RM2(36) in the former City of North York Zoning By-law application. Semi-detached dwelling units are a permitted use.

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 1, 7, 10, 12 to 25, 28, 30, 32, 35, 36, 38 and 42, inclusive, Registered Plan M-2346). 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 Exemption does not remain in force indefinitely, the exempting by-law should contain an expiration date. In this instance, the by-law

should expire one year after being enacted. This will provide sufficient time for the conveyance of the lots.

The proposal complies with the amended Official Plan and Zoning By-law. The previous part lot control exemption application was circulated to various Divisions and Agencies for comment and no issues were identified. The current application was circulated to the Technical Services Division for comments and no issues or requirements were identified.

CONTACT

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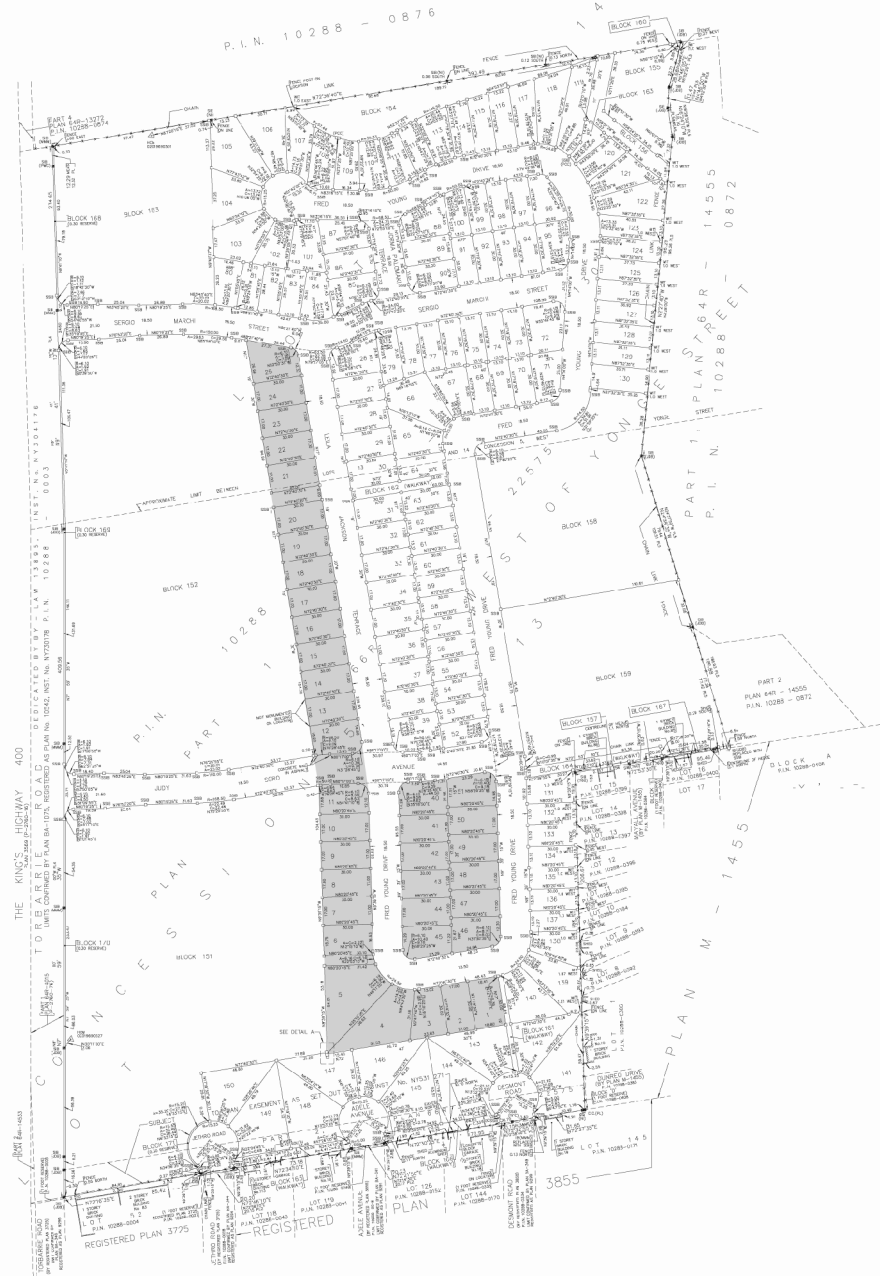
SIGNATURE

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

ATTACHMENTS

Attachment 1: Part Lot Control Plan

Attachment 1: Part Lot Control Plan



Part Lot Control

Applicant's Submitted Drawing

Not to Scale
06/01/07



115 Torbarrie Road
Lots 1 to 51

File # 09_170183