

## 115 Torbarrie Road (Plan 66M-2436 – Block 151) – Part Lot Control Exemption Application – Final Report

<b>Date:</b>	October 21, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 7 – York West
<b>Reference Number:</b>	09 170185 WET 07 PL

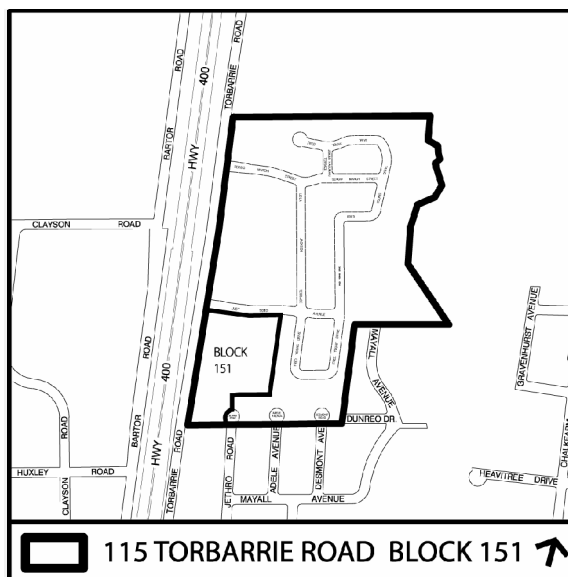
### **SUMMARY**

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 on Block 151 which is being developed with townhouse dwellings (26 units) on lands formerly known as 115 Torbarrie Road, the former Workplace Safety and Insurance Board site (WSIB) (Block 151, Registered Plan M-2436 - Parts 22, 23, 52, 53, 57, 58, 61-64, 66, 90-92, 114-116, 118, 119, 122-128 inclusive on Plan 66R-23289).

An exemption from Part Lot Control will allow each lot containing townhouse dwelling units to be subdivided yielding 26 individual residential lots each with a townhouse 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 No. 416-2003).

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

On July 19, 2007 City Council enacted By-law 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. On July 17, 2008 City Council enacted By-law 798-2008 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 26 townhouses dwelling units currently under construction for which part lot control exemption was previously granted and extended but then expired in July 2009. The units will be marketed as freehold units with frontage onto the private condominium roads (Jim Baird Mews and Joseph Griffith Lane). To allow for the conveyance of the individual lots, an exemption from Part Lot Control will allow existing subdivision lots (Block 151, Registered Plan M-2436 - Parts 22, 23, 52, 53, 57, 58, 61-64, 66, 90-92, 114-116, 118, 119, 122-128 inclusive on Plan 66R-23289) to be subdivided into a total of 26 individual residential lots, each to contain a townhouse dwelling unit.

Attachment 1 shows the whole of Block 151 in which the various Parts, which are 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 lands which are subject of this application are located in the south west portion of the subdivision and have frontage on Torbarrie Road. The specific lots within Block 151 that are the subject of this application are located on internal private condominium roads (Jim Baird Mews and Joseph Griffith Lane) created by the Plan of Common Element Condominium.

### **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. Townhouses are a permitted use.

### **Zoning**

The property is zoned RM2(36) in the former City of North York Zoning By-law application. Townhouses 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 (Block 151, Registered Plan M-2346 - Parts 22, 23, 52, 53, 57, 58, 61-64, 66, 90-92, 114-116, 118, 119, 122-128, inclusive on Plan 66R-23289). 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 completion of the project and 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**

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

## **SIGNATURE**

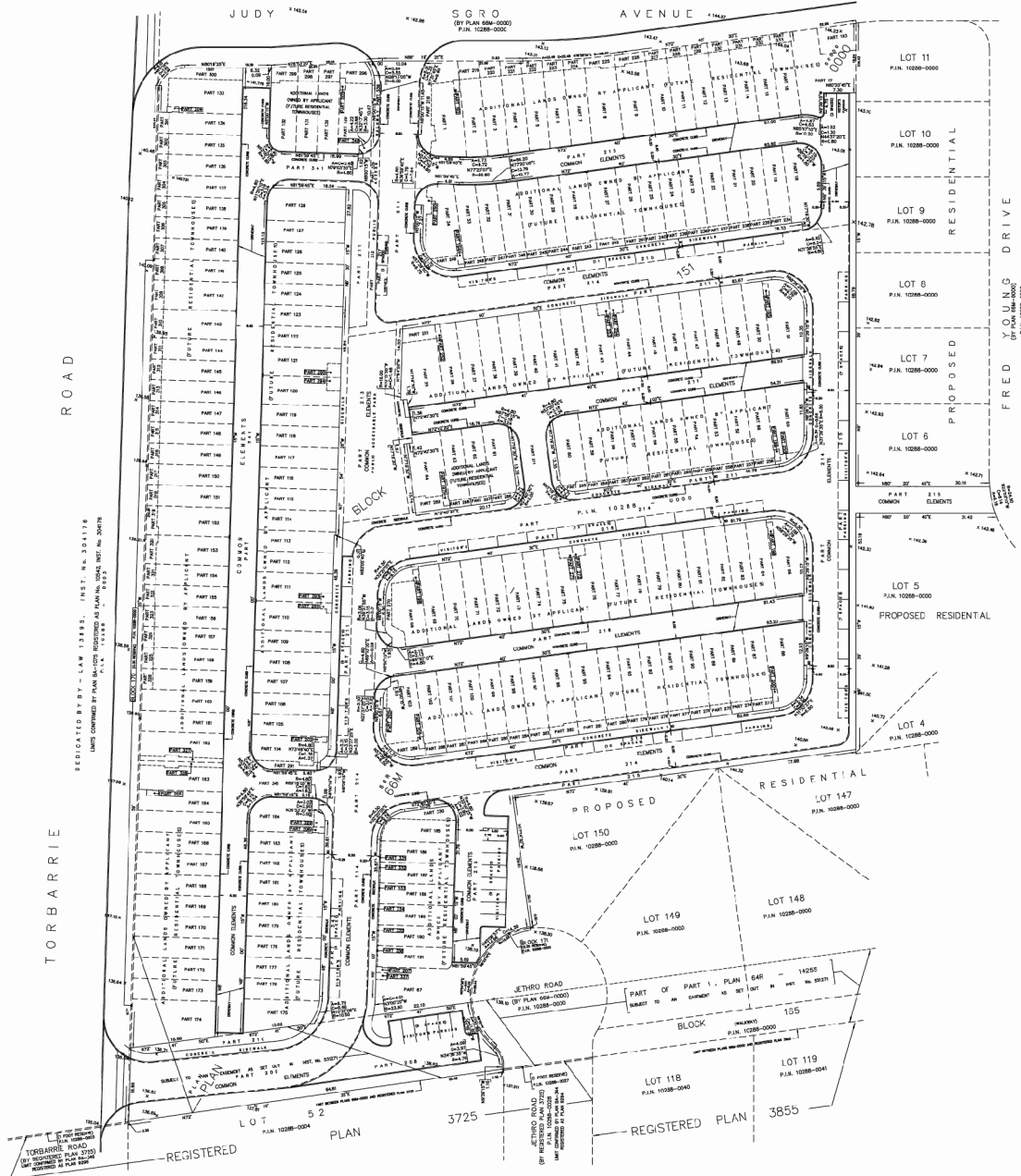
---

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

## **ATTACHMENTS**

Attachment 1: Site Plan

## Attachment 1: Site Plan



### Part Lot Control

Applicant's Submitted Drawing

Not to Scale  
06/01/07



115 Torbarrie Road  
Block 151

File # 09\_170185