

**50 Firwood Crescent (Lot 8, Blocks 9 and 10, Plan 66M-2508 Matthew Court) – Part Lot Control Exemption Application – Final Report**

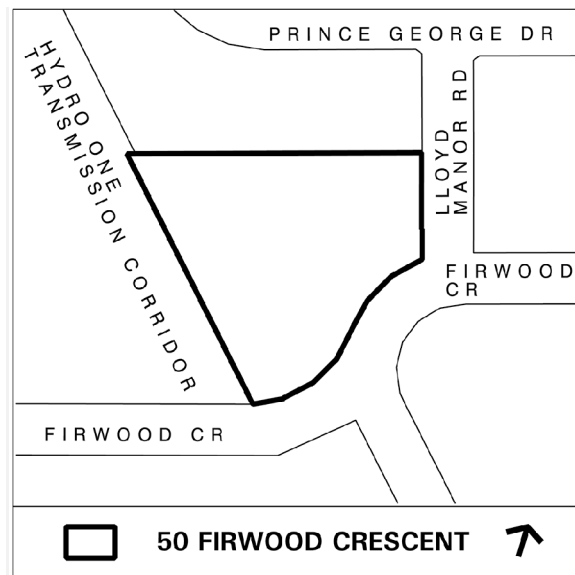
<b>Date:</b>	November 13, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3 – Etobicoke Centre
<b>Reference Number:</b>	13 246300 WET 03 PL

**SUMMARY**

This report reviews and recommends approval of an application for Part Lot Control Exemption for 2 semi-detached and 16 townhouse dwellings at 50 Firwood Crescent (Lot 8, Blocks 9 and 10 on Matthew Court on Registered Plan of Subdivision 66M-2508).

The exemption from Part Lot Control would allow each lot containing semi-detached and townhouse dwelling units to be subdivided yielding 18 individual residential lots.

The proposal complies with the existing Official Plan and Site Specific Zoning By-law 619-2012 which applies to the lands. The lifting of Part Lot Control for a period of two years is considered appropriate for the orderly development of these lands. This report reviews and recommends approval of Part Lot Control Exemption.



**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council enact a Part Lot Control Exemption By-law with

respect to the subject lands at 50 Firwood Crescent generally as illustrated on Attachment 1 to be prepared to the satisfaction of the City Solicitor and to expire two years following enactment by City Council.

2. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.
3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

An amendment to the former City of Etobicoke Zoning Code to permit the residential development of the lands municipally known as 50 Firwood Crescent was approved by the Ontario Municipal Board on March 15, 2012 (City of Toronto By-law 619-2012).

The Ontario Municipal Board approved the Draft Plan of Subdivision on April 26, 2012. The Plan of Subdivision was registered on May 29, 2013 (Plan 66M-2508) and the Subdivision Agreement was registered on May 31, 2013.

### **ISSUE BACKGROUND**

#### **Proposal**

The residential development approved for 50 Firwood Crescent is for 25 residential units, comprised of 7 single detached units fronting onto an existing street (Firwood Crescent) and 2 semi-detached and 16 townhouse units fronting onto a new public street (Matthew Court as created by Plan of Subdivision 66M-2508). This application is a request for an exemption from Part Lot Control to create separate, conveyable lots for each of the 18 units approved for development on Matthew Court, being Lot 8, Blocks 9 and 10 on Plan of Subdivision Plan 66M-2508. Attachment 1 shows the blocks subject to this application.

#### **Site and Surrounding Area**

The site is located north of Rathburn Road and west of Kipling Avenue, adjacent to a Hydro One transmission corridor. The site is located within an established residential neighbourhood with frontage on Firwood Crescent opposite Lloyd Manor Road.

#### **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.

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.

City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The lands subject to this application are designated *Neighbourhoods* on Map 14-Land Use Plan. These areas are physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

### **Zoning**

The site is subject to Site Specific Zoning By-law 619-2012 approved by the Ontario Municipal Board on March 15, 2012. This Zoning By-law permits 25 residential lots, comprised of 7 single-detached, 2 semi-detached and 16 townhouse dwellings.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate draft plan approval conditions.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS. The proposal also conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The lifting of Part Lot Control from the subject blocks would allow for the orderly development of lands within this new subdivision.

### **Land Division**

Section 50(7) of the *Planning Act*, R.S.O. 1990, as amended, authorizes City Council to adopt a by-law exempting lands within a registered Plan of Subdivision from Part Lot Control. The subject lands are within a registered Plan of Subdivision (Plan 66M-2508).

The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and would facilitate the development.

The proposal complies with the Official Plan and Site Specific Zoning By-law 619-2012 with respect to the performance standards that apply to the subject lands. The Part Lot Control Exemption application was circulated to various Divisions and agencies for comment and no issues were identified.

To ensure the Part Lot Control Exemption does not remain open indefinitely, it is recommended that the By-law contain an expiration date. In this case, the By-law should expire two years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

## **CONTACT**

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## **SIGNATURE**

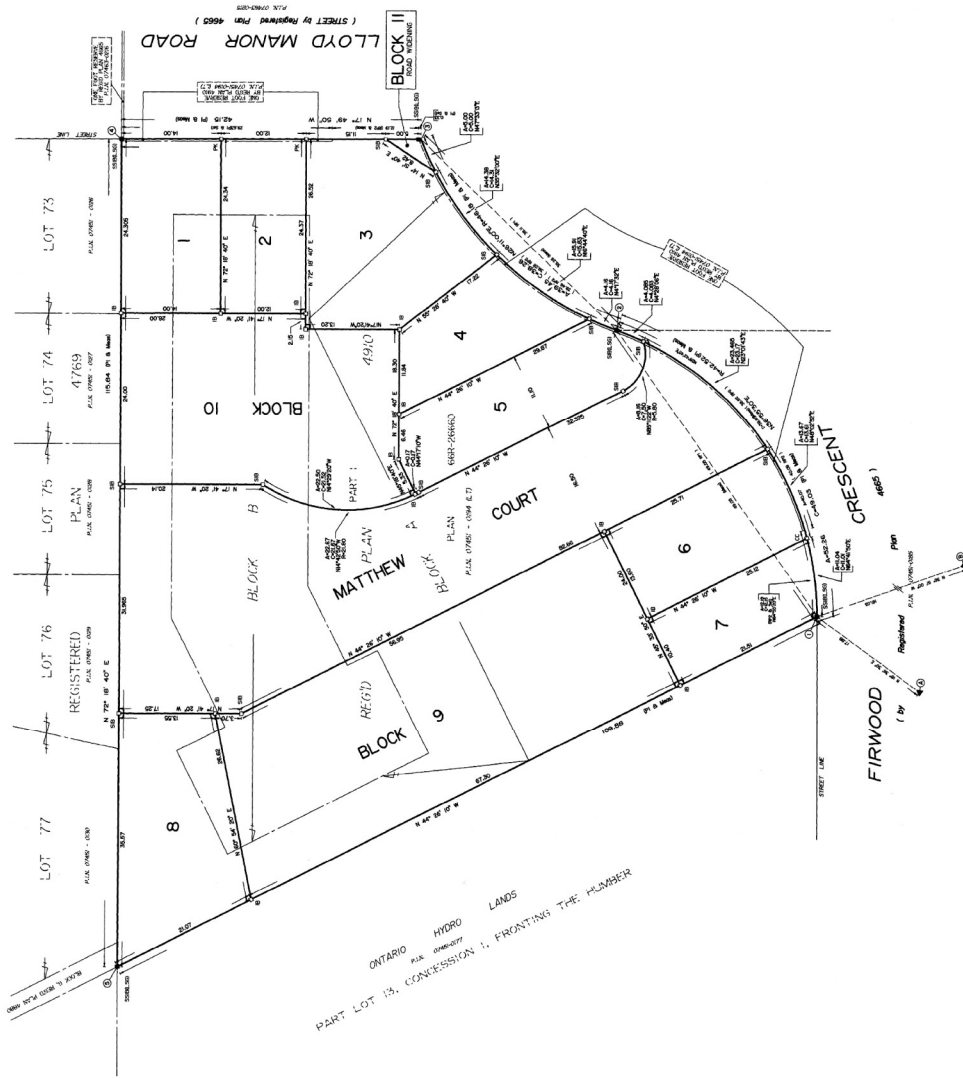
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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption Plan  
Attachment 2: Part Lot Control Exemption Bill

**Attachment 1: Part Lot Control Exemption Plan**



50 Firwood Crescent

Lot 8, Block 9 and Block 10, Plan 66M-2508

Applicant's Submitted Drawing

Not to Scale  
10/30/13



File # 13 246300 WET 03 PLC

## **Attachment 2: Part Lot Control Exemption Bill**

Authority: Etobicoke York Community Council Item No. EY  
as adopted by City of Toronto Council on December 16 and 17, 2013

### **CITY OF TORONTO**

**Bill No.**

**BY-LAW No. 619-2012**

To exempt lands municipally known in 2013 as 50 Firwood Crescent (Lot 8, Blocks 9 and 10 on Registered Plan of Subdivision 66M-2508- Matthew Court) 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;

The Council of the City of Toronto enacts:

- 1.** Subsection 50(5) of the *Planning Act*, R.S.O. 1990, C. P.13, as amended, does not apply to the lands described in the attached Schedule "A"
- 2.** This By-law expires two years from the date of its enactment by Council.

Enacted and passed on \_\_\_\_\_, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## **SCHEDULE "A"**

### **Legal Description:**

50 Firwood Crescent (Lot 8, Blocks 9 and 10, Registered Plan 66M-2508 Matthew Court)

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)