

A Portion of the Lands Formerly Known as 3035 Weston Road (Lots 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M-2503) – Part Lot Control Exemption Application – Final Report

Date:	June 15, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 174403 WET 07 PL

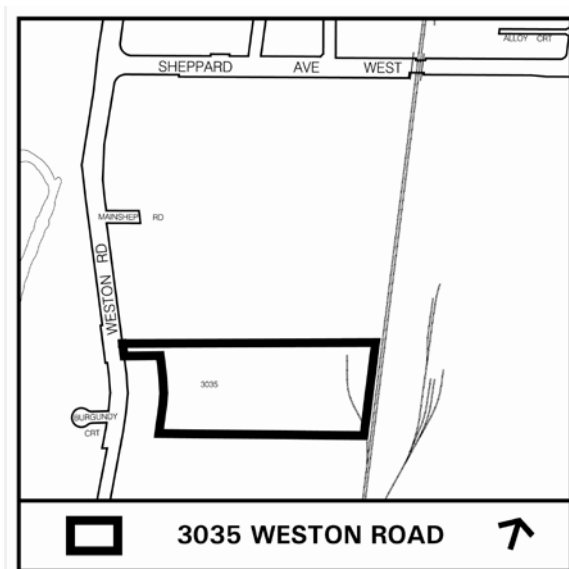
SUMMARY

This report reviews and recommends approval of an application by Damaris Development Inc. for Part Lot Control Exemption for 8 pairs of semi-detached dwellings (16 units) on lands formerly known as 3035 Weston Road (Lots 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M-2503).

This exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided yielding 16 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 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 for the lands formerly known as 3035 Weston Road (Lots 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M-2503) as generally illustrated on Attachment 1, to be prepared to the satisfaction of the City Solicitor and to expire one year 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 of the lands.
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 North York Official Plan to permit the residential redevelopment of the lands formerly known as 3035 Weston Road was approved by the Ontario Municipal Board on July 8, 2008 (OPA No. 573 to the former City of North York Official Plan). On September 30, 2010 the Ontario Municipal Board approved modifications to the new Toronto Official Plan associated with the proposed development.

An amendment to the former City of North York Zoning By-law No. 7625 to allow the residential redevelopment was approved by the Ontario Municipal Board on July 3, 2012 (By-law 1657-2012 (OMB)).

The Plan of Subdivision was registered on January 13, 2013 (Plan 66M-2503).

City Council on June 13, 2013 enacted By-law No. 759-2013 exempting the lands known municipally as 3035 Weston Road (Lots 2, 7, 12 and 28-78 on Plan 66M-2503) from Part Lot Control. By-law 759-2013 expired on June 13, 2015, and due to delays in having some of the lots conveyed to the public the owner requires a new part lot control exemption in order to be able to transfer title of the remaining individual lots to members of the public.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control to create separate, conveyable lots for each of the 16 semi-detached dwelling units within the existing subdivision Lots 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M-2503 are all currently under construction. The units will be marketed as freehold units with frontage onto Bob Yuill Drive (Lots 2, 69, 70, 72 and 73) and Mary Chapman Boulevard (Lots 62, 66 and 68). Attachment 1 shows the location of the various lots subject to this application.

Site and Surrounding Area

The subdivision is located south of Sheppard Avenue West, adjacent to the CPR rail corridor and midway between Weston Road and Highway 400. Residential dwellings within the subdivision are under construction.

The development lots which are the subject of this application are located within the subdivision and front onto new public roads (Mary Chapman Boulevard and Bob Yuill Drive).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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*. 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 former City of North York Zoning By-law No. 7625, as amended, zones Lots 2, 62, 66, 68, 69, 70, 72 and 73 as RM2 (50).

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 lots allows for the orderly development of lands within this new neighbourhood.

Land Division

Section 50(7) of the *Planning Act*, authorizes City 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 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M-2503). Thus, exemption from Part Lot Control may be employed as an effective means of further subdividing the lands.

The proposal complies with the Official Plan and Zoning By-law. The Part Lot Control Exemption application was circulated to various Divisions and agencies for comment and no issues were identified. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands.

To ensure that 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 one year following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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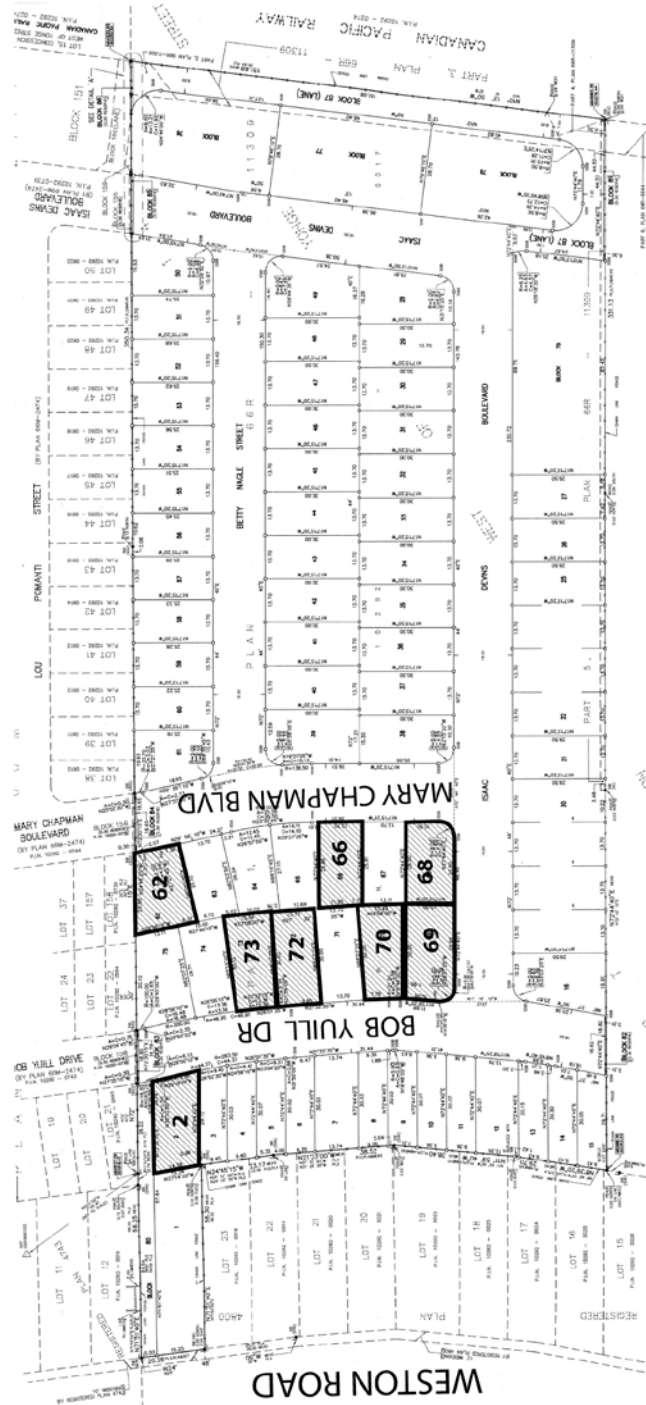
SIGNATURE

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

ATTACHMENTS

Attachment 1: Part Lot Control Exemption Plan

Attachment 1: Part Lot Control Exemption Plan



3035 Weston Road
 (Lots 2, 62, 66, 68, 69, 70, 72 and 73 on Plan 66M2503)
 File #15 174403 WET 07 PL

 SUBJECT LOTS

Part Lot Control Site Plan
 Applicant's Submitted Drawing
 No t to Scale
 15/06/2015

