STAFF REPORT

ACTION REQUIRED

2277-2295 Sheppard Avenue West and 100 Mainshep Road – Lots 1, 2, 64 to 76, and 78 to 91 and Blocks 122 to 147 on Registered Plan of Subdivision 66M-2474 – Part Lot Control Exemption Application – Final Report

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<th>Date:</th>
<th>February 28, 2011</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<td>From:</td>
<td>Director, Community Planning, Etobicoke York District</td>
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<td>Wards:</td>
<td>Ward 7 – York West</td>
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<td>Reference Number:</td>
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SUMMARY

This report reviews and recommends approval of an application by Westsheplin Reality Corp. for Part Lot Control Exemption for 29 pairs of semi-detached dwellings (58 units) and 139 townhouse units within the development on lands formerly known as 2277-2295 Sheppard Avenue West and 100 Mainshep Road (Lots 1, 2, 64 to 76, and 78 to 91 and Blocks 122 to 147 on Registered Plan of Subdivision 66M-2474).

An exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided yielding 58 individual residential lots each with a semi detached dwelling unit and 139 individual residential lots with a townhouse 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 with respect to the subject lands formerly known as 2277-2295 Sheppard Avenue West and 100 Mainship Road (Lots 1, 2, 64 to 76, and 78 to 91 (inclusive) and Blocks 122 to 147 (inclusive) on Registered Plan of Subdivision 66M-2474) as generally 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
Amendments to the former City of North York Official Plan and to the former City of North York Zoning By-law 7625 to permit the redevelopment of the lands formerly known as 2277-2295 Sheppard Avenue West and 100 Mainship Road were approved by Toronto City Council in 2006 and by the Ontario Municipal Board on July 8, 2008 (OPA No. 573 to the former City of North York Official Plan and By-law 482-2006). On September 30, 2010 the Ontario Municipal Board approved modifications to the new Official Plan associated with the proposed development.

The Plan of Subdivision was registered on December 23, 2009 (Plan 66M-2474).

ISSUE BACKGROUND

Proposal
The applicant is requesting exemption from Part Lot Control in order to create separate, conveyable lots for each of the 58 semi-detached dwelling units and 139 townhouse units currently under construction on existing subdivision Lots 1, 2, 64 to 76, and 78 to 91 and Blocks 122 to 147. The units will be marketed as freehold units with frontage onto Mary Chapman Boulevard, Parrotta Drive, Charlie Jordan Road, Isaac Devins Boulevard, Ron Attwell Street and Abraham Welsh Road. Attachment 1 shows the area for which the semi-detached dwelling and townhouse units are permitted in the subdivision and in which the various lots subject to this application, are located.
Site and Surrounding Area
The subject application sites are within the proposed subdivision. The subdivision lands are currently being developed.

The subdivision is located on the south side of Sheppard Avenue West, adjacent to the CPR rail corridor and midway between Weston Road and Highway 400.

The development lots which are the subject of this application are located internal to the subdivision and fronting onto new public roads (Mary Chapman Boulevard, Parrotta Drive, Charlie Jordan Road, Isaac Devins Boulevard, Ron Attwell Street and Abraham Welsh Road) 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.

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 lots subject to this application are designated Neighbourhoods. These areas are to be considered 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
These lands are not currently subject to the new City of Toronto Zoning Bylaw 1156-2010 and are subject to the former City of North York Zoning By-law (By-law 7625, as amended).

Lots 1, 2 and 88 to 91 and Blocks 122 to 147 on Plan 66M-2474 are zoned RM1 (65) which permits semi-detached and townhouse homes. Lots 64 to 76 and 78 to 87 on Plan 66M-2474 are zoned RM2(42) which permits semi-detached homes. (Attachment 10)

Agency Circulation
The application was circulated to all appropriate agencies and City divisions.
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 site allows for the orderly development of lands within in this new neighbourhood.

Land Division
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, 2, 64 to 76, and 78 to 91, and Blocks 122 to 147, Registered Plan 66M-2474). 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.

The proposal complies with the amended 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.

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 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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Director, Community Planning
Etobicoke York District
ATTACHMENTS
Attachment 1:   Part Lot Control Exemption Plan
Attachment 2:   Draft Reference Plan (Lots 1 and 2)
Attachment 3:   Draft Reference Plan (Lots 64-76 and 78-91)
Attachment 4:   Draft Reference Plan (Blocks 122-124)
Attachment 5:   Draft Reference Plan (Blocks 125-127)
Attachment 6:   Draft Reference Plan (Blocks 128-132)
Attachment 7:   Draft Reference Plan (Blocks 133-137)
Attachment 8:   Draft Reference Plan (Blocks 138-142)
Attachment 9:   Draft Reference Plan (Blocks 143-147)
Attachment 10:  Zoning
Attachment 1: Part Lot Control Exemption Plan
Attachment 2: Draft Reference Plan (Lots 1 and 2)
Attachment 3: Draft Reference Plan (Lots 64-76 and 78-91)
Attachment 4: Draft Reference Plan (Blocks 122-124)
Attachment 5: Draft Reference Plan (Blocks 125-127)

Draft Reference Plan (Blocks 125-127)

Applicant's Submitted Drawing

Not to Scale

01/29/11

2277 - 2295 Sheppard Avenue West and 100 Mainshep Road

File #: 10309741 WET 07 PL
Attachment 7: Draft Reference Plan (Blocks 133-137)
Attachment 8: Draft Reference Plan (Blocks 138-142)
Attachment 9: Draft Reference Plan (Blocks 143-147)
Attachment 10: Zoning