

**720 Humberwood Boulevard – Part Block 1, Plan 66M2257 and Parts 6 to 11, Registered Plan 66R21480 – Part Lot Control Exemption Application – Final Report**

<b>Date:</b>	June 1, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 2 – Etobicoke North
<b>Reference Number:</b>	12 132866 WET 02 PL

**SUMMARY**

This report reviews and recommends approval of an application for Part Lot Control Exemption for 31 semi-detached dwellings (62 units) on the lands formerly known as 720 Humberwood Boulevard (Part Block 1, Plan 66M2257 and Parts 6 to 11, Registered Plan 66R21480).

An exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided creating 62 individual residential lots.

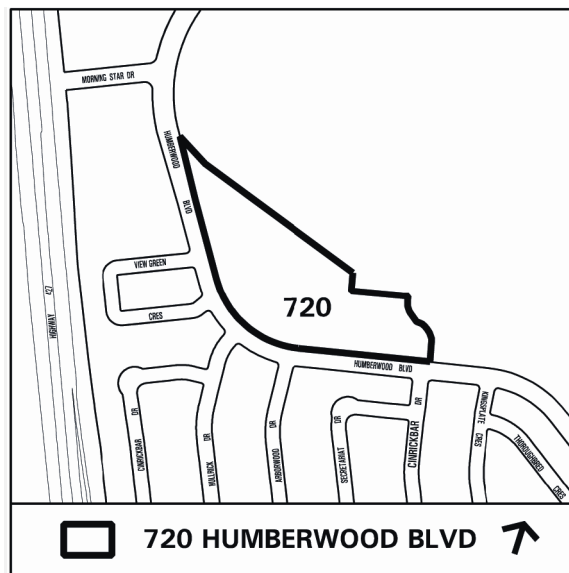
The proposal complies with the existing Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of two years is considered appropriate for the orderly development of these lands.

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 720 Humberwood Boulevard – Part Block 1, Plan 66M2257 and Parts 6 to 11, Registered Plan 66R21480, 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**

A Final Report (August 27, 2009) recommending approval of an application to permit 82 freehold townhouse units on this site was before Community Council on September 15, 2009. The report was deferred to the meeting of November 10, 2009, to allow the applicant to submit a proposal for 40 to 50 single-family dwelling units.

At the Community Council meeting of November 10, 2009, the applicant submitted a revised proposal for 9 single-detached and 62 semi-detached units. Community Council deferred consideration of the Final Report, and directed staff to report to the January 12, 2010 meeting with a draft by-law and conditions to subdivision approval to implement the proposal. A Supplementary Report (December 15, 2010) was before Community Council on January 12, 2010 recommending approval for 9 single detached dwellings and 62 semi-detached dwelling units.

On May 19, 2011 Site Specific Zoning By-law 608-2011 was enacted and passed to permit 62 semi-detached dwelling units and 9 single detached dwelling units subject to site specific development standards.

The Plan of Subdivision was registered on October 6, 2011. (Registered Plan 66M-2490)

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant is requesting exemption from Part Lot Control in order to create separate, conveyable lots for each of the 62 dwelling units. The units will be marketed as freehold

units fronting onto Westowanis Drive. Attachment 1 shows the lot layout for the semi-detached dwellings.

### **Site and Surrounding Area**

The 3.6 hectare property is located on Humberwood Boulevard, north of Rexdale Boulevard, east of Highway 427 and south of Morning Star Drive. The irregularly shaped parcel was formerly associated with the development of two, 29-storey apartment buildings known municipally as 700 and 710 Humberwood Boulevard and consists of approximately 2.6 hectares of tableland and 1 hectare of valleyland.

Surrounding land uses include:

North: West Humber River Valley and the Humber Arboretum;

South: Humberwood Boulevard with detached dwellings located on the opposite side of the street;

East: 2, 29-storey, condominium apartment buildings; and

West: Humberwood Boulevard and Indian Line Park with townhouse units located on the opposite side of the street.

### **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 property is designated *Apartment Neighbourhoods* on Map 13 and a portion of the site is located within the Natural Heritage System, as defined on Map 9 of the Official Plan.

The proposed development respects the designations on-site in that semi-detached dwellings are permitted within *Apartment Neighbourhoods*. The applicant has been in extensive discussions with the Toronto and Region Conservation Authority (TRCA) and should the applications be approved, the applicant has agreed to dedicate those lands below the top-of-bank to the TRCA.

## **Zoning**

The lands are subject to site specific By-law 608-2011 which permits a minimum of 9 single detached dwellings and a maximum of 62 semi-detached dwelling units.

## **Site Plan Control**

The 9 single detached dwellings and 16 semi-detached dwellings on the north side of Westowanis Drive were subject to Site Plan Approval (application 09 106285 WET 02) because the lots abut the Humber Valley. A Notice of Approval Conditions was issued in August, 2011 and in November, 2011 Final Approval was granted.

## **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 approval conditions.

## **COMMENTS**

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

The proposal is consistent with the Provincial Policy Statement. The proposal conforms to the Growth Plan for the Greater Golden Horseshoe.

The lifting of Part Lot Control from the subject site allows for the orderly development of the lands within the new neighbourhood.

### **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. 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 Official Plan and site specific Zoning By-law.

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**

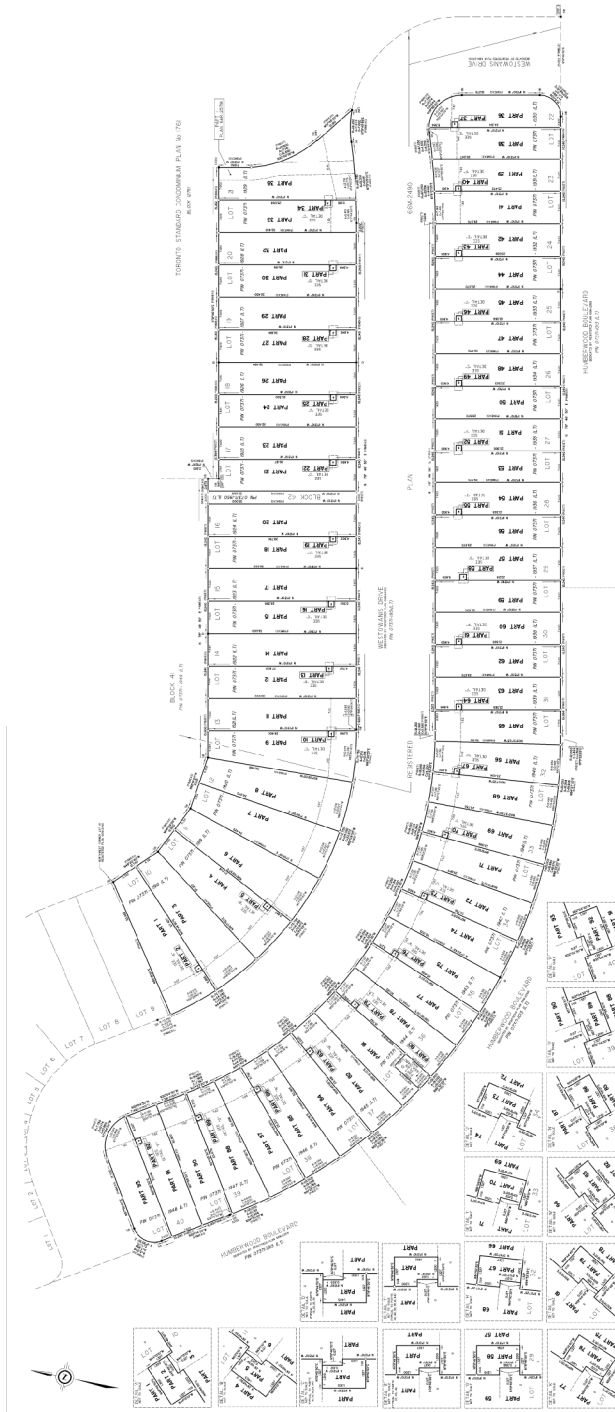
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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENT**

Attachment 1: Part Lot Control Exemption Plan

# Attachment 1: Part Lot Control Exemption Plan



720 Humberwood Boulevard

Part Lot Exemption

Applicant's Submitted Drawing

Not to Scale  
06/01/12

File # 12 132866 WET 02 PL