

A Portion of the Lands Formerly Known as 3035 Weston Road (Lots 2,7,12 and 28 to 78 Plan 66M-2503) – Part Lot Control Exemption Application – Final Report

Date:	April 15, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	13 122337 WET 07 PL

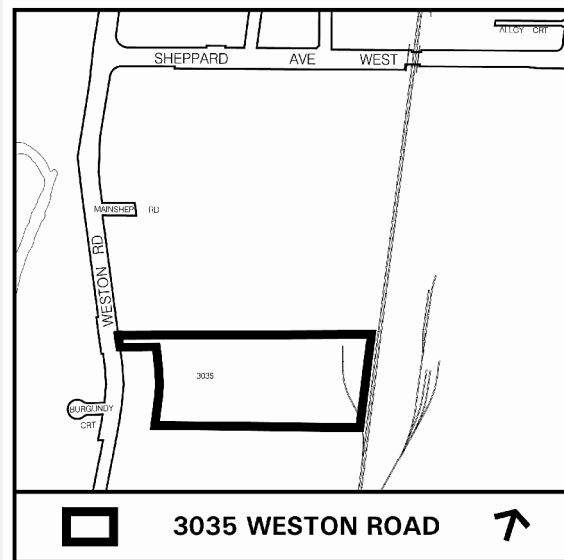
SUMMARY

This report reviews and recommends approval of an application by Damaris Development Inc. for Part Lot Control Exemption for 51 pairs of semi-detached dwellings (102 units) and 29 townhouse units within the development on lands formerly known as 3035 Weston Road (Lots 2, 7, 12 and 28 to 75 and Blocks 76 to 78 on Registered Plan of Subdivision 66M-2503).

This exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided yielding 102 individual residential lots each with a semi detached dwelling unit and three townhouse blocks to be subdivided yielding 29 residential lots each with a townhouse.

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, 7, 12 and 28 to 75 (inclusive) and Blocks 76 to 78 (inclusive) on Registered Plan of Subdivision 66M-2503) 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 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).

The Statement of Approval for the Site Plan Control Application (11 144191 WET 07 SA) for Blocks 76, 77 and 78 on Plan 66M-2503 was issued April 4, 2013, for the construction of 29 townhouse units.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control to create separate, conveyable lots for each of the 102 semi-detached dwelling units on existing subdivision

Lots 2, 7, 12 and 28 to 75 and the 29 townhouse units on existing subdivision Blocks 76, 77 and 78, all currently under construction. The units will be marketed as freehold units with frontage onto Bob Yuill Drive (Lots 2, 7, 12 and 69 to 75), Mary Chapman Boulevard (Lots 62 to 68), Betty Nagle Street (Lots 50 to 61 and Lots 39 to 49) and Isaac Devins Boulevard (Lot 28 to 38 and Blocks 76 to 78). Attachment 1 shows the location of the various lots and blocks 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 (Isaac Devins Boulevard, Betty Nagle Street, Mary Chapman Boulevard and Bob Yuill Drive).

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*. 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, 7, 12, 28 to 49 and 69 to 75 as RM2 (50), Lots 50 to 68 as RM2 (51) and Blocks 76 to 78 as RM1 (92). The RM2 (51) and RM2 (50) zones permit semi-detached dwellings and the RM1 (92) zone permits townhouses.

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 and blocks 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 2,7,12 and 28 to 75 and Blocks 76 to 78 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 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. 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 two years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

CONTACT

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

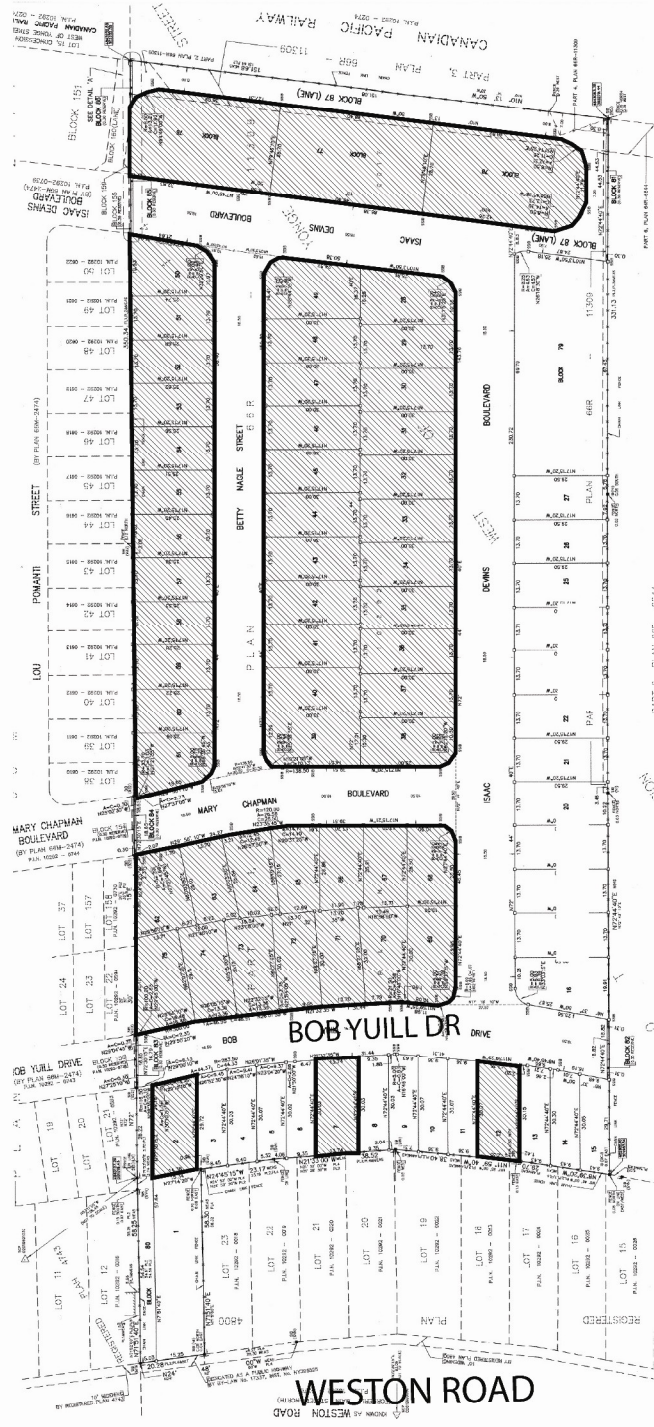
SIGNATURE

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
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SUBJECT LOTS AND BLOCKS

Part Lot Control Site Plan
Applicant's Submitted Drawing

Not to Scale
 04/08/2013