

**755 Humberwood Boulevard - Part Lot Control
Exemption Application – Final Report**

Date:	May15, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	13 127138 WET 02 PL

SUMMARY

This report reviews and recommends approval of an application for Part Lot Control Exemption for 16 pairs of semi-detached dwellings (32 units) on the lands formerly known as 755 Humberwood Boulevard (Block 144, Registered Plan 66M-2289).

An exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided creating 32 individual residential lots.

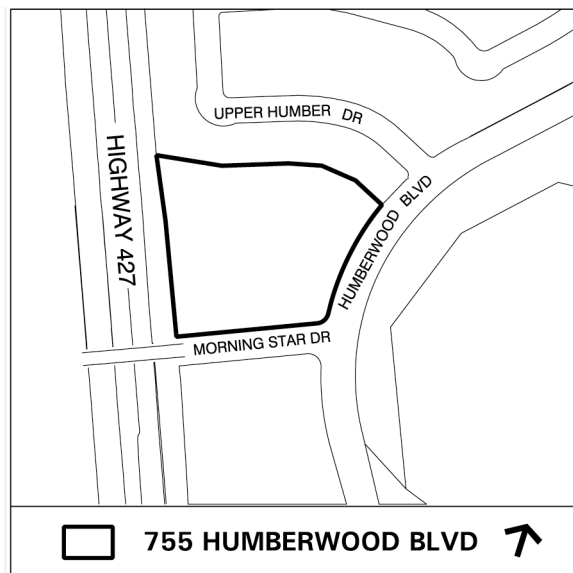
The proposal complies with the existing Official Plan and Zoning By-law. The lifting of Part Lot Control for a period of two years is considered appropriate for the orderly development of these lands.

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 755 Humberwood Boulevard (Block 144, Registered



- Plan 66M-2289), 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On November 2, 2011, Etobicoke York Community Council approved a subdivision application to permit a 44-unit residential development comprising 12 detached houses and 32 semi-detached houses on the lands known municipally as 755 Humberwood Boulevard.

The Plan of Subdivision was registered on January 28, 2013 (Registered Plan 66M-2289).

On December 8, 2011, the Committee of Adjustment approved minor variance Application A556/11EYK for the 12 single detached and 16 pairs of semi-detached lots to permit relief to a number of the requirements contained in the site-specific By-law, including but not limited to, reduced setbacks, increased gross floor areas and increased coverage.

ISSUE BACKGROUND

Proposal

The applicant is requesting exemption from Part Lot Control to create separate conveyable lots for each of the 32 semi-detached dwelling units. The units will be marketed as freehold units fronting onto Harpreet Circle. Attachment 1 shows the lot layout for the semi-detached dwellings.

Site and Surrounding Area

The 1.45 hectare property is located on Humberwood Boulevard, north of Morning Star Drive, east of Highway 427 and south of an existing residential subdivision (Humber Woods Subdivision – Upper Humber Drive). The irregularly shaped parcel was formerly owned by the Toronto Catholic District School Board.

Surrounding land uses include:

North: Upper Humber Drive with detached dwellings;

South: Morning Star Drive and a park on the other side of the street;

East: Toronto and Region Conservation Authority lands and Humber Valley Park; and

West: Highway 427.

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 *Neighbourhoods* on Map 13. Semi-detached dwellings are provided for within the *Neighbourhoods* designation.

Zoning

The current zoning is Third Density Residential (R3), which permits detached dwellings, semi-detached dwellings, duplexes, triplexes, and group homes, as well as limited home occupations and institutional uses.

The proposed development of detached dwellings and semi-detached dwellings is consistent with the dwelling types permitted in the R3 zone.

Subdivision

The 16 semi-detached dwellings on the north side of Morning Star Drive were subject to Subdivision Approval (Application 11 190585 WET 02). A Notice of Approval Conditions was issued on February 22, 2012 and the subdivision was registered on January 28, 2013.

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 PPS. The proposal 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 would allow for the orderly development of lands within this 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 (Registered Plan 66M-2289). 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 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

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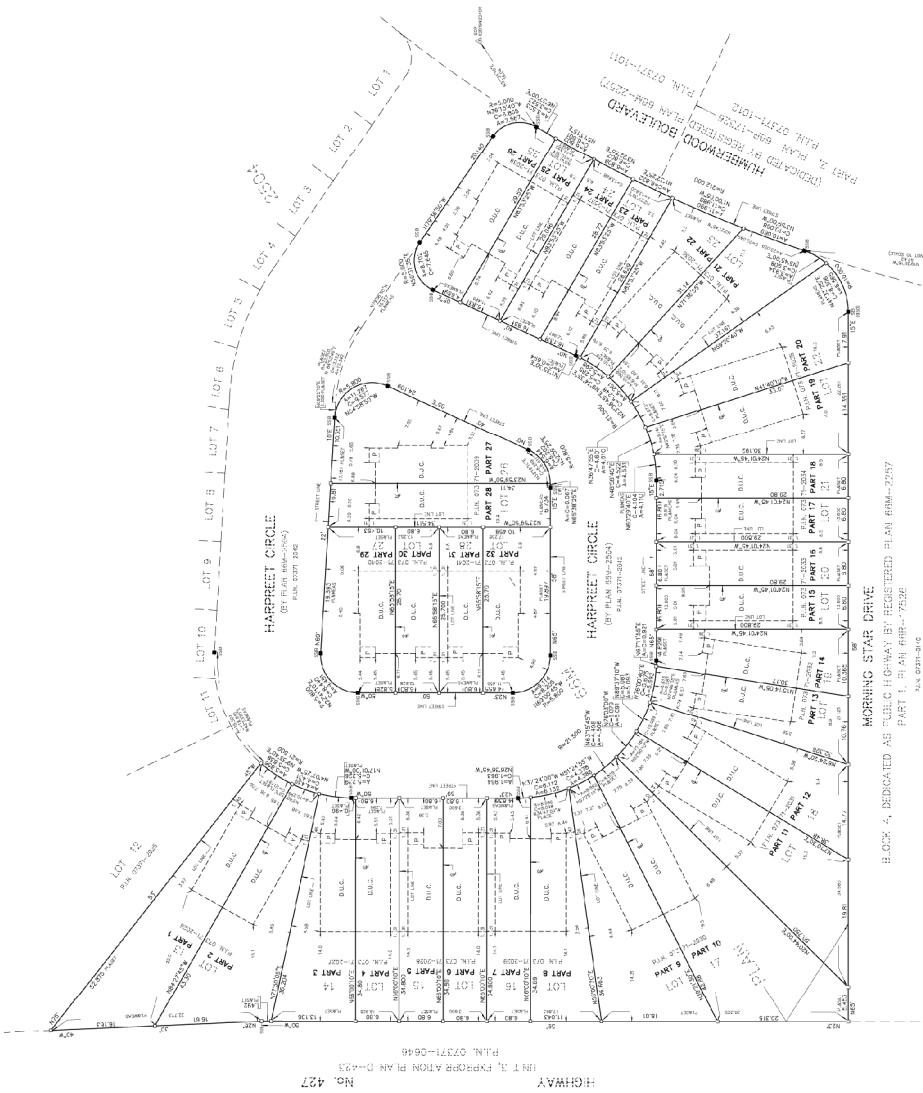
SIGNATURE

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



755 Humberwood Boulevard

File #13 127138 WET 02 PL

Part Lot Control Site Plan

Applicant's Submitted Drawing

No 1 to Scale
04/19/2013

