

**A Portion of the Lands Formerly Known as 115 Torbarrie Road (Block 150 on Plan 66M-2436) – Part Lot Control Exemption Application – Final Report**

<b>Date:</b>	July 6, 2015
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning
<b>Wards:</b>	Ward 7 – York West
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\City Council\CC15091

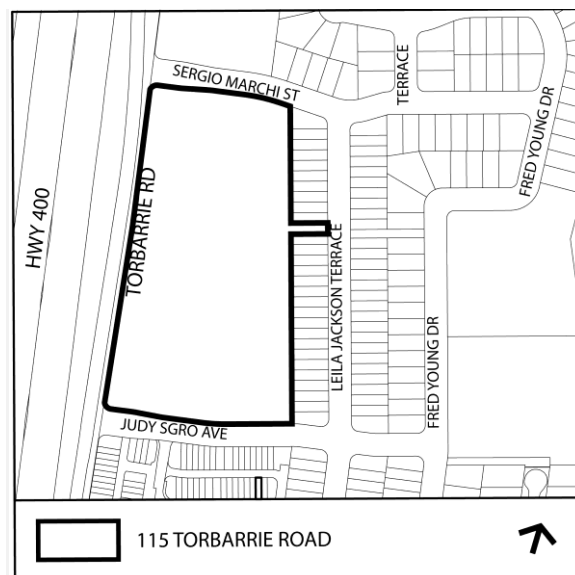
**SUMMARY**

This report reviews and recommends approval of an application by Ringley Construction Ltd. for Part Lot Control Exemption for 110 separate conveyable townhouse lots on lands formerly known as 115 Torbarrie Road, the former Workplace Safety Insurance Board (WSIB) rehabilitation facility (Plan 66M-2436).

This exemption from Part Lot Control will allow Block 152 on Plan 66M-2436 to be further subdivided yielding 110 individual residential lots each with a townhouse dwelling unit.

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

This report reviews and recommends approval of Part Lot Control Exemption.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council enact a Part Lot Control Exemption By-law for the lands formerly known as 115 Torbarrie Road (Parts 1-24, 26, 28-42, 48-50, 60, 109-114, 145-193, 214-219 and 220-224 of Block 152 on Plan 66M-2436) as listed in Attachment 2, 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**

On April 14, 15 and 16, 2003, City of Toronto Council authorized amendments to the Official Plan and Zoning By-law 7625 of the former City of North York and approved a Draft Plan of Subdivision to permit the proposed residential development of the property municipally known as 115 Torbarrie Road. By-law 415-2003, adopting OPA No. 537 and Zoning By-law 416-2003 governs development on this site. The Plan of Subdivision was registered at the Land Registry Office on April 12, 2007 as Plan 66M-2436.

City Council at its meeting of December 5, 6 and 7, 2005 adopted Clause 29 of Etobicoke York Community Council Report 9 and granted site plan approval in principle, for the townhouse development on Blocks 151 and 152 and issued the Notice of Approval Conditions for the site plan application. The Statement of Approval was issued May 4, 2010.

The Draft Plan of Common Element Condominium application was approved for Block 152 and the Condominium was registered on November 8, 2012.

City Council on March 7, 2012 enacted By-law No. 337-2012 exempting a portion of the lands formerly known as 115 Torbarrie Road (Block 152 on Plan 2436) from Part Lot Control. By-law 337-2012 expired on March 7, 2014, 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 proposal is to grant Part Lot Control exemption to allow the remaining 110 townhouses units currently being constructed on Block 152 to be conveyed separately. The units will be marketed as freehold units with frontage on both public and private roads (public roads- Torbarrie Road, Sergio Marchi Street and Judy Sgro Avenue) (private condominium roads- Ted Wray Circle and Odoardo Di Santo Circle).

### **Site and Surrounding Area**

The property is located on the east side of Torbarrie Road, adjacent to Highway 400 and midway between Wilson Avenue and Sheppard Avenue West. The site was formerly the location of the Workplace Safety Insurance Board (WSIB) rehabilitation facility. The development block (Block 152) which is the subject of this application is located on the western boundary of the subdivision between Sergio Marchi Street and Judy Sgro Avenue and fronts onto Torbarrie Road.

### **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 subject lands are zoned RT(x166) Residential Townhouse Zone in City-Wide Zoning By-law 569-2013. Townhouses are a permitted use.

## **Site Plan Control**

Site Plan approval was issued for the development of 224 townhouse dwelling units on Block 152 on Plan 66M-2436 (Application No. 04 187559 WET 07 SA).

## **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 (Parts 1-24, 26, 28-42, 48-50, 60, 109-114, 145-193, 214-219 and 220-224 of Block 152 on Plan 66M-2436). 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 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**

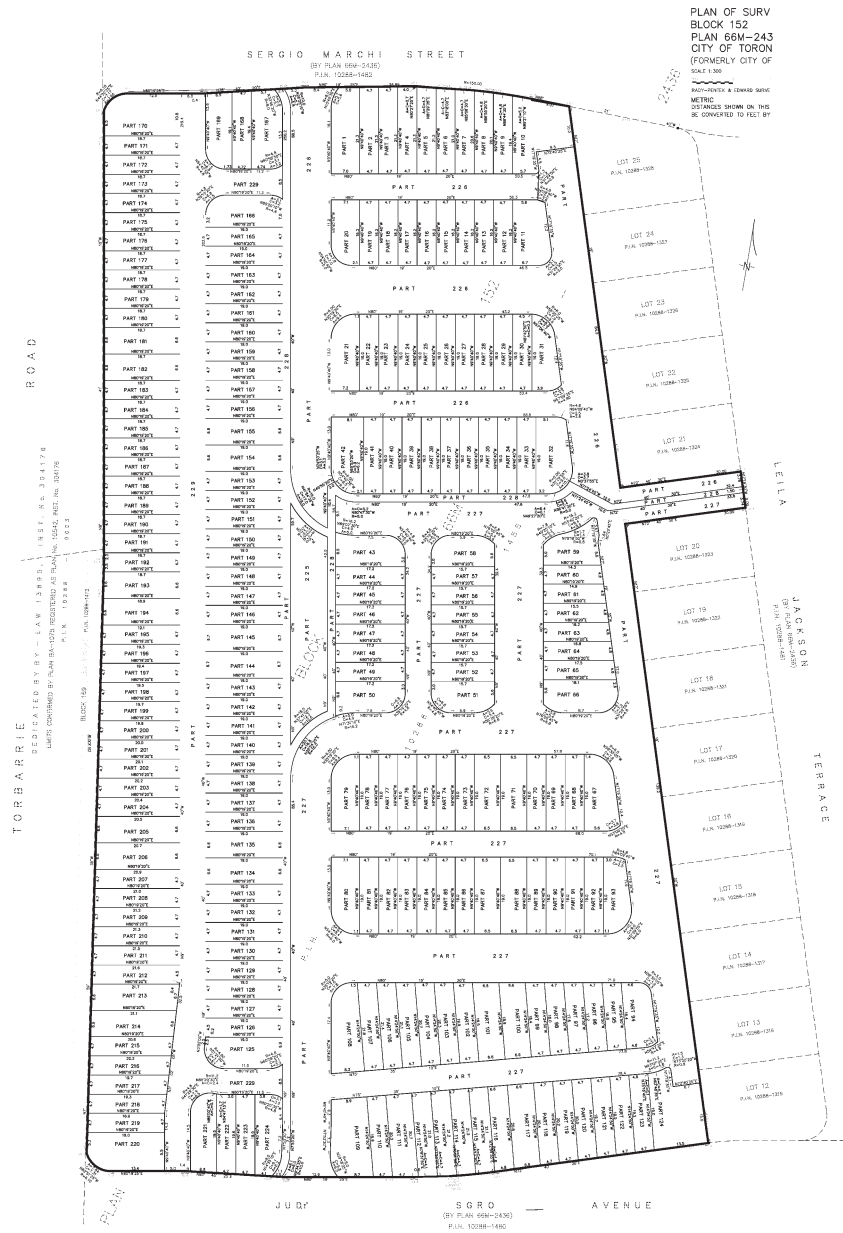
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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Part Lot Control Exemption Plan  
Attachment 2: Block and Plan Numbers

# Attachment 1: Part Lot Control Exemption Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale  
Aug/03/2011



115 Torbarrie Road  
Block 152, Plan 66M-2436

File # 11 196938 PL & 11 196963 CD

## Attachment 2: Block and Part Numbers

### Block 152 Plan 66M-2436

<b>Block - Part</b>	<b>Civic Addresses</b>
152-001	45 Sergio Marchi Street
152-002	43 Sergio Marchi Street
152-003	41 Sergio Marchi Street
152-004	39 Sergio Marchi Street
152-005	37 Sergio Marchi Street
152-006	35 Sergio Marchi Street
152-007	33 Sergio Marchi Street
152-008	31 Sergio Marchi Street
152-009	29 Sergio Marchi Street
152-010	27 Sergio Marchi Street
152-011	60 Ted Wray Circle
152-012	62 Ted Wray Circle
152-013	64 Ted Wray Circle
152-014	66 Ted Wray Circle
152-015	68 Ted Wray Circle
152-016	70 Ted Wray Circle
152-017	72 Ted Wray Circle
152-018	74 Ted Wray Circle
152-019	76 Ted Wray Circle
152-020	78 Ted Wray Circle
152-021	79 Ted Wray Circle
152-022	77 Ted Wray Circle
152-023	75 Ted Wray Circle
152-024	73 Ted Wray Circle
152-026	69 Ted Wray Circle
152-028	65 Ted Wray Circle
152-029	63 Ted Wray Circle
152-030	61 Ted Wray Circle
152-031	59 Ted Wray Circle
152-032	57 Ted Wray Circle
152-033	55 Ted Wray Circle
152-034	53 Ted Wray Circle
152-035	51 Ted Wray Circle
152-036	49 Ted Wray Circle
152-037	47 Ted Wray Circle
152-038	45 Ted Wray Circle
152-039	43 Ted Wray Circle
152-040	41 Ted Wray Circle
152-041	39 Ted Wray Circle
152-042	37 Ted Wray Circle

152-048	45 Odoardo Di Santo Circle
152-049	43 Odoardo Di Santo Circle
152-050	41 Odoardo Di Santo Circle
152-060	13 Adam Oates Heights
152-109	46 Judy Sgro Avenue
152-110	44 Judy Sgro Avenue
152-111	42 Judy Sgro Avenue
152-112	40 Judy Sgro Avenue
152-113	38 Judy Sgro Avenue
152-114	36 Judy Sgro Avenue
152-145	46 Odoardo Di Santo Circle
152-146	48 Odoardo Di Santo Circle
152-147	50 Odoardo Di Santo Circle
152-148	52 Odoardo Di Santo Circle
152-149	54 Odoardo Di Santo Circle
152-150	56 Odoardo Di Santo Circle
152-151	36 Ted Wray Circle
152-152	34 Ted Wray Circle
152-153	32 Ted Wray Circle
152-154	30 Ted Wray Circle
152-155	28 Ted Wray Circle
152-156	26 Ted Wray Circle
152-157	24 Ted Wray Circle
152-158	22 Ted Wray Circle
152-159	20 Ted Wray Circle
152-160	18 Ted Wray Circle
152-161	16 Ted Wray Circle
152-162	14 Ted Wray Circle
152-163	12 Ted Wray Circle
152-164	10 Ted Wray Circle
152-165	8 Ted Wray Circle
152-166	6 Ted Wray Circle
152-167	47 Sergio Marchi Street
152-168	49 Sergio Marchi Street
152-169	51 Sergio Marchi Street
152-170	279 Torbarrie Road
152-171	277 Torbarrie Road
152-172	275 Torbarrie Road
152-173	273 Torbarrie Road
152-174	271 Torbarrie Road
152-175	269 Torbarrie Road
152-176	267 Torbarrie Road
152-177	265 Torbarrie Road
152-178	263 Torbarrie Road
152-179	261 Torbarrie Road
152-180	259 Torbarrie Road

<b>152-181</b>	<b>257 Torbarrie Road</b>
<b>152-182</b>	<b>255 Torbarrie Road</b>
<b>152-183</b>	<b>253 Torbarrie Road</b>
<b>152-184</b>	<b>251 Torbarrie Road</b>
<b>152-185</b>	<b>249 Torbarrie Road</b>
<b>152-186</b>	<b>247 Torbarrie Road</b>
<b>152-187</b>	<b>245 Torbarrie Road</b>
<b>152-188</b>	<b>243 Torbarrie Road</b>
<b>152-189</b>	<b>241 Torbarrie Road</b>
<b>152-190</b>	<b>239 Torbarrie Road</b>
<b>152-191</b>	<b>237 Torbarrie Road</b>
<b>152-192</b>	<b>235 Torbarrie Road</b>
<b>152-193</b>	<b>233 Torbarrie Road</b>
<b>152-214</b>	<b>191 Torbarrie Road</b>
<b>152-215</b>	<b>189 Torbarrie Road</b>
<b>152-216</b>	<b>187 Torbarrie Road</b>
<b>152-217</b>	<b>185 Torbarrie Road</b>
<b>152-218</b>	<b>183 Torbarrie Road</b>
<b>152-219</b>	<b>181 Torbarrie Road</b>
<b>152-220</b>	<b>56 Judy Sgro Avenue</b>
<b>152-221</b>	<b>54 Judy Sgro Avenue</b>
<b>152-222</b>	<b>52 Judy Sgro Avenue</b>
<b>152-223</b>	<b>50 Judy Sgro Avenue</b>
<b>152-224</b>	<b>48 Judy Sgro Avenue</b>