

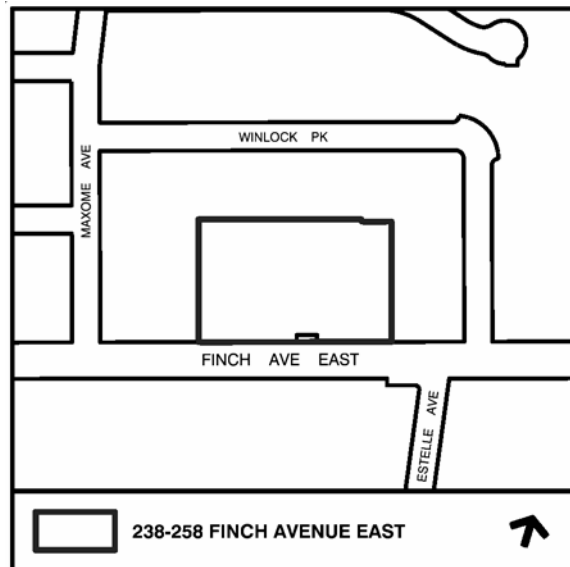
238, 240, 242, 244, 250, 252, 254, 256 & 258 Finch Avenue East - Part Lot Control Exemption Application – Further Supplementary Report

Date:	September 26, 2016
To:	City Council
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 24 – Willowdale
Reference Number:	P:\2016\Cluster B\PLN\City Council\CC16091

SUMMARY

At its September 12, 2016 meeting, North York Community Council recommended City Council approve the recommendations contained within the Final Report dated August 10, 2016, and Supplementary Report, dated August 31, 2016 from the Director, Community Planning, North York District relating to applications for Part Lot Control Exemption to allow for the division of 8 blocks which will create a total of 58 townhouse dwellings for individual ownership at the properties located at 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Avenue East.

This further supplementary report responds to further comments received from Engineering and Construction Services regarding confirmation of the location of as-built service connections for each proposed individual lot.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete North York Community Council Recommendations 5 and 6 contained within Community Council's recommendations of September 12, 2016.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Final Report and Supplementary Report recommending approval of applications for Part Lot Control Exemption were prepared for the September 12, 2016 meeting of North York Community Council. The reports were considered by Community Council and sent to City Council with recommendations for adoption by City Council at the October 5, 2016 meeting.

The decision of North York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY16.36>

ISSUE BACKGROUND

A Supplementary Report dated August 31, 2016 was prepared for the September 12, 2016 meeting of North York Community Council in response to Engineering and Construction Services comments of July 19, 2016 and August 11, 2016. The recommendations contemplated that prior to introduction of the Part Lot Control Exemption Bill, the owner would submit surveys confirming the location of the services for the proposed lots and, failing which, the owner would register a Section 118 Restriction to ensure that the services are either within the boundaries of the newly created lots or necessary easements over adjacent lots are created.

Since the time of the last Supplementary Report, the applicant's consulting engineer has worked with Engineering and Construction Services staff to confirm the location of the as-built service connections. Based on further review and additional submissions and certifications of the applicant's consulting engineer, Engineering and Construction Services staff is now satisfied that the as-built service connections are wholly located within the boundaries of each proposed lot.

Accordingly, Recommendations 5 and 6 of Community Council's recommendations of September 12, 2016 are no longer required.

CONTACT

Jason Brander, Planner
Tel. No. (416) 395-7124
Fax No. (416) 395-7155
E-mail: jbrande@toronto.ca

SIGNATURE

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