



***Councillor Michael Ford***

*Toronto City Hall  
100 Queen St W  
2nd Floor, Suite C55  
Toronto, ON  
M5H 2N2*



June 22, 2021

**RE: Part Lot Control Exemption Application No.: 21 130592 WET 01 PL 50 Humberwood Blvd PLAN 66M2258 BLK 247 & 254 - Ward 1 - Etobicoke North**

Dear Chair and Members of Etobicoke York Community Council,

The City of Toronto received an application for the lifting of Part Lot Control at 50 Humberwood Blvd on March 19, 2021. This application will allow for the creation of 36 freehold townhouse lots on blocks 1-6 at 66M-2568. The application was circulated to all relevant parties and comments were received with no issues identified. City Legal and Planning staff are supportive of the application and the recommendations outlined below.

Due to various delays in the development process associated with the COVID-19 pandemic, coupled with the break in Community Council meetings over the coming months, the applicant has requested that this item to be brought forward in absence of a staff report.

In the event these recommendations are not approved at the July meeting of Toronto City Council, there will be significant delays for residents looking to move into these townhouse units in early September, which is problematic because in some cases residents have sold their previous residences and may not have other housing options in the interim.

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.

**RECOMMENDATIONS**

1. City Council enact a Part Lot Control Exemption By-law with respect to the lands at 50 Humberwood Boulevard (Part Lot Control Exemption Application No.: 21 130592 WET 01 PL) 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. Prior to the introduction of the Part Lot Control Exemption Bill, City Council require the owner to:



***Councillor Michael Ford***

*Toronto City Hall  
100 Queen St W  
2nd Floor, Suite C55  
Toronto, ON  
M5H 2N2*



- a. 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.
  - b. Register, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the written consent of the Chief Planner and Executive Director, City Planning or his designate.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from title at such time as confirmation is received that the Common Elements Condominium has been registered.
  4. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
  5. 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.

Sincerely,

Michael Ford  
Toronto City Councillor  
Ward 1, Etobicoke North

Attachment 1: Part Lot Control Exemption Plan