

340-472 Lawrence Heights Way and 2-66 Green Gardens Boulevard – Part Lot Control Exemption Application – Decision Report – Approval

Date: September 25, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 24 120893 NNY 08 PL

Related Planning Application Numbers: 17 277713 NNY 15 SA and 24 119699 NNY 08 CD

SUMMARY

This Report recommends approval of the application to exempt the lands from the Part Lot Control provisions of the *Planning Act* at 340-472 Lawrence Heights Way and 2-66 Green Gardens Boulevard. These lands are also known as Phase 1Fb of the Lawrence Heights Revitaliation Project (Attachment 4) and have a related Site Plan Control application (17 277713 NNY 15 SA).

This application will facilitate the creation of 101 parts, of which 76 parts are intended to become Parcels of Tied Land (POTLs) for the development of 8 blocks in support of market townhouses. The remaining parts will form lands intended to be a future Common Elements Condominium through the approval of Common Element Condominium application that has been submitted and is currently under review (24 119699 NNY 08 CD). These proposed POTLs will be tied to this future Common Element Condominium. The future Common Element Condominium is to include elements such as amenity space, walkways, driveways, drive isles, fire cabinets, mailboxes and access easements.

Four blocks of Toronto Community Housing Corporation (TCHC) are identified on the draft reference plan as Blocks 2, 4, 5 and 6. The proposed Parts 80, 84, 87 and 93 over these TCHC blocks is intended for easements in favour of the condominium corporation to access underground stormwater management tanks.

The lifting of Part Lot Control is appropriate for the orderly development of these lands.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council enact a Part Lot Control Exemption By-law for the lands municipally known as 340-472 Lawrence Heights Way and 2-66 Green Gardens Boulevard substantially in accordance with the draft Part Lot Control Exemption By-law included as Attachment 6, and as generally illustrated on the Part Lot Control Exemption Plan on Attachment 4, to be prepared to the satisfaction of the City Solicitor and to expire two (2) years following enactment by City Council.
2. Prior to the introduction of the Part Lot Control Exemption By-law, City Council require the owner to:
 - a. provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor; and
 - 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 subject lands described in Schedule “A” to this Report, without prior written consent of the Executive Director, Development Review or their designate to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from all or any portion of the lands in the City Solicitor's sole discretion after consulting with the Executive Director, Development Review at such time as confirmation is received that a plan of condominium has been registered or upon expiry or repeal of the Part Lot Control Exemption By-law.
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 repeal or amend the Part Lot Control Exemption By-law to delete part of the lands described in the bylaw, if the City Solicitor determines, in her sole discretion after consulting with the Executive Director, Development Review, that it is necessary prior to releasing or partially releasing the 118 Restriction from title.
6. 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 Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

The subject lands are subject to Zoning By-law 1338-2013 which was passed on October 11, 2013, and are located within a registered Plan of Subdivision 66M-2600 which was registered on October 1, 2024. The related Site Plan Control application (17 277713 NNY 15 SA) was approved, and the Site Plan Agreement (AT6875442) was registered on August 6, 2025. The proposed Part Lot Control Exemption (PLCE) application further implements these previous approvals.

The application for Part Lot Control Exemption was submitted on March 11, 2024, and was deemed complete on May 7, 2024.

THE SITE AND SURROUNDING LANDS

Description

The Lawrence Heights Revitalization Project is currently proceeding in phases, with the subject application being a part of the Phase 1 area. The Phase 1 Lands are being developed in sub-phases on blocks created through the draft Plan of Subdivisions (10 170538 NNY 15 SB and 17 112623 NNY 15 SB). The subject lands consist of Blocks 1 to 6 and 8 within Registered Subdivision Plan 66M-2600, being Phase 1Fb of the Lawrence Heights Revitalization Project. The subject lands are located south-west of Ranee Avenue and Varna Drive, located along Lawrence Heights Way and Green Gardens Boulevard. See Attachment 3 for the Location Map.

Surrounding Uses

North: Low density residential dwellings

South: Low density residential dwellings (Future Phase 2 and 3 of the Lawrence Heights Revitalization Project)

East: Low density residential dwellings

West: Phase 1D of the Lawrence Heights Revitalization Project

THE APPLICATION

Description

The subject application seeks exemption from the Part Lot Control provisions of the *Planning Act* to facilitate the creation of 101 parts, of which 76 parts are intended to become future Parcels of Tied Land (POTLs) for the development of 8 market townhouse blocks with rear lane garages.

As noted earlier, the related draft Plan of Condominium (24 119699 NNY 08 CD) is presently under review and subject to Council approval. In this regard, the application will be subject to a Section 118 Restriction that will prevent the conveyance of the parts created through the Part Lot Control Exemption By-law, until the Common Elements Condominium is registered.

The proposed parts 80, 84, 87 and 93 identified over portions of the TCHC Blocks 2, 4, 5 and 6 on 66M-2600 will be for easements in favour of the condominium corporation to access underground stormwater management tanks.

The remaining parts will support these townhouses and are identified as follows:

- Part 77 – Amenity Space to be owned and maintained by the Condominium Corporation;
- Parts 78 and 79 – Common Element Condominium lands to be used for lanes and drive isles;
- Parts 81, 82, 85, 86, 89, 90 and 91 – Common Element Condominium lands to be used for walkways between buildings;
- Parts 83, 88 and 92 – Common Element Condominium lands to be used for mailbox pads;
- Parts 95, 98, 99 and 101 - Common Element Condominium lands to be used for fire cabinets; and,
- Parts 94, 96, 97 and 100 – Easements to allow access over the intended POTLs for the fire cabinets.

The 101 parts are intended to support the townhouse developments and are identified below on the submitted draft Reference Plan (Plan 66R-). See Attachment 4: Part Lot Control Exemption Plan.

Additional Information

See the Attachments 1 and 2 of this Report for the Application Data Sheet and Location Map. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre.

Reasons for Application

A Part Lot Control Exemption application is required to permit the subject lands within a Plan of Subdivision from Part Lot Control, which would facilitate the creation of 76 POTLs to be conveyed for market ownership.

Agency Circulation Outcomes

The application together with the applicable documentation submitted, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and drafting the Part Lot Control Exemption By-law.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, including the Greenbelt Plan (2017) and others.

Official Plan

The subject site is designated *Neighbourhoods* under the City of Toronto Official Plan Land Use Map. *Neighbourhoods*, which are considered physically stable areas made of residential uses in lower scale residential buildings such as detached and semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys.

Secondary Plan

The subject site is designated *Neighbourhoods A* on Map 32-6 of the Lawrence Allen Secondary Plan and falls within the Focus Area of the Lawrence Allen Secondary Plan.

<https://www.toronto.ca/wp-content/uploads/2017/11/907d-cp-official-plan-SP-32-LawrenceAllen.pdf>

Neighbourhoods A are made up of residential uses in low-rise buildings, as well as parks, low-scale local institutions, home occupations, cultural and recreational facilities. Retail, service and office uses that primarily serve area residents are permitted along Primary Streets in *Neighbourhoods A*. Once developed, *Neighbourhoods A* will be considered physically stable areas.

The building types in *Neighbourhoods A* will be townhouses, stacked townhouses, and low-rise buildings that are no higher than four storeys. The proposed use conforms to the Official Plan and Secondary Plan.

Zoning

The site is subject to Site Specific By-law 1338-2013 and zoned RM6(215) for multiple attached dwellings which permits townhouse units on the lot having a maximum permitted height of 12.5 metres or 11 metres within 75 metres of any Residential (R) Zone. The site is not subject to City of Toronto Zoning By-law No. 569-2013.

Plan of Subdivision

The subject lands form part of a registered M-Plan 66M-2600 which was registered on October 1, 2024. The Executive Director, Development Review or their delegate, the Director of Community Planning has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended

Site Plan Control

The subject lands are subject to Site Plan Control application 17 277713 NNY 15 SA. The subject site plan application was approved and issued Notice of Approval Conditions (NOAC) on December 4, 2024, and the Site Plan Agreement (AT6875442) was registered on August 6, 2025. The Executive Director, Development Review or their delegate, the Director of Community Planning has delegated authority for Site Plan Control under Section 415-19 of the Toronto Municipal Code, as amended. The Statement of Approval for Phase 1Fb was issued August 12, 2025.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

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 registered Plan of Subdivision 66M-2600. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the land and will facilitate the development as contemplated through previous approvals.

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 2 years following enactment by City Council. This time frame provides sufficient time for the completion of the proposed development.

Prior to enactment of the Part Lot Control Exemption By-law, staff recommends the owner register a Section 118 Restriction under the Land Titles Act. The restriction requires the owner to agree not to convey or mortgage any part of the lands without the prior written consent of the Executive Director, Development Review. This enables the City to ensure that the Part Lot Control exemption is not unlimited and that appropriate mechanisms are secured to support the development as described in this Report. The Section 118 Restriction is also used to prevent the conveyance of the future Parcel of Tied Land (POTL) intended for the residential units, until the common elements condominium is registered.

CONCLUSION

The proposal has been reviewed against the policies of the PPS (2024) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024), and conforms with the Official Plan. Staff recommend that

Council approve the Application and enact a Part Lot Control Exemption By-law with respect to the subject lands.

CONTACT

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andrew.kim2@toronto.ca

SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Key Map
Attachment 3: Location Map
Attachment 4: Draft Part Lot Control Exemption Plan
Attachment 5: Lawrence Heights Revitalization Project Phasing
Attachment 6: Draft Part Lot Control Exemption By-law

Attachment 1: Application Data Sheet

Municipal Address: 340-472 Lawrence Heights Way and 2-66 Green Garden, Phase 1Fb, Date Received: March 1, 2024

Application Numbers: 24 120893 NNY 08 PL

Application Type: Part Lot Control Exemption

Project Description: Application for Part Lot Control Exemption with respect to 101 parts for 76 market townhouses.

Applicant	Agent	Architect	Owner
Metropia	N/A	N/A	Toronto Community Housing Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods A* Site Specific Provision: 1338-2013

Zoning: RM6(215) Heritage Designation: n/a

Height Limit (m): 12.5 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 25,991.29 Frontage (m): Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	0	26065.76	26065.76
Residential GFA (sq m):	0	0	5354.45	5354.45
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):			26065.76	26065.76
Height - Storeys:			3	3
Height - Metres:			0	0

Lot Coverage Ratio (%): 42.7% Floor Space Index: 1.11

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	26,065.76	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:	0	0	76	76
Condominium:	0	0	0	0
Other:	0	0	0	0
Total Units:			76	76

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	0	0	105
Total Units:					105

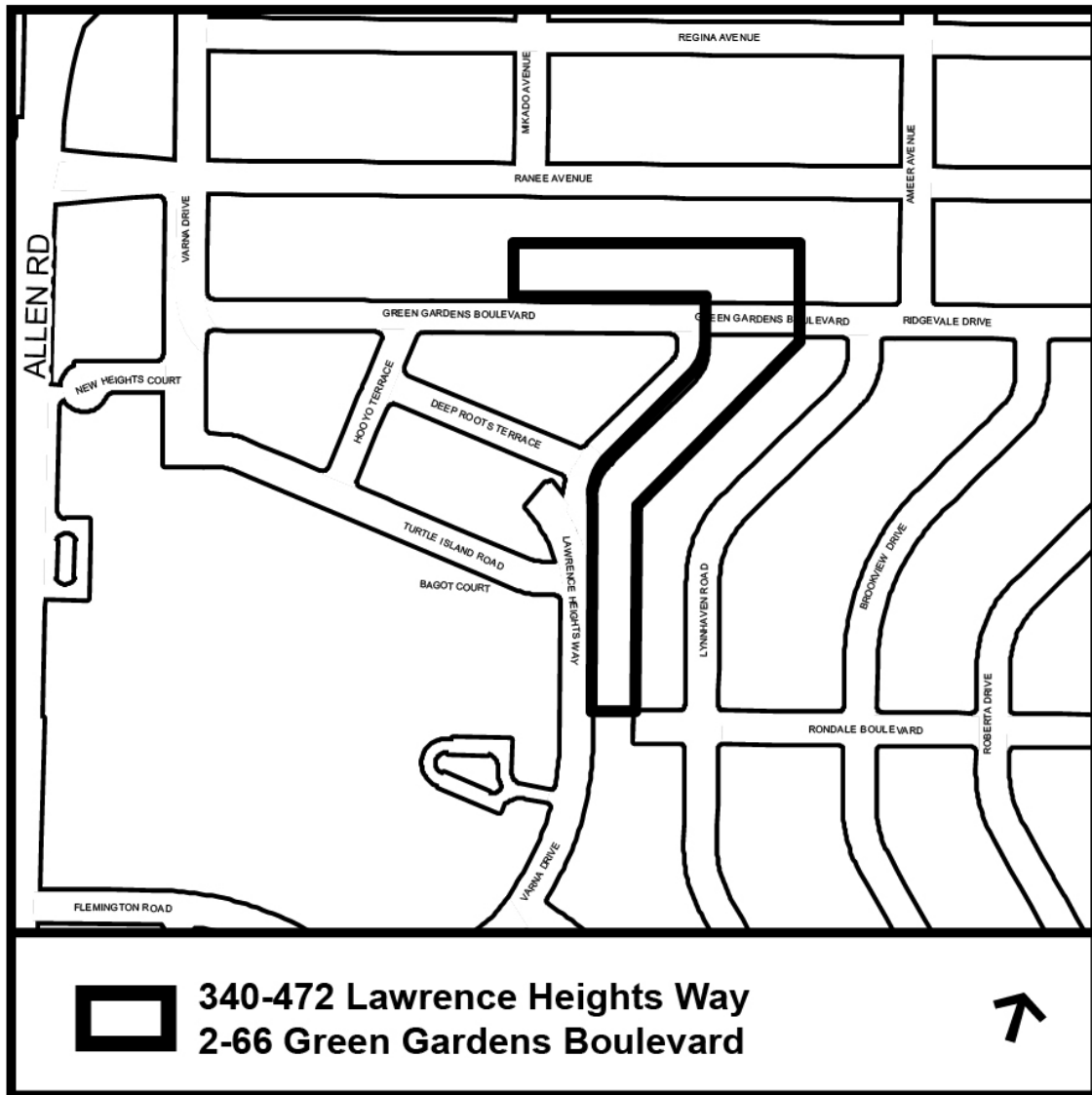
Parking and Loading

Parking Spaces:	59	Bicycle Parking Spaces:	0	Loading Docks:	0
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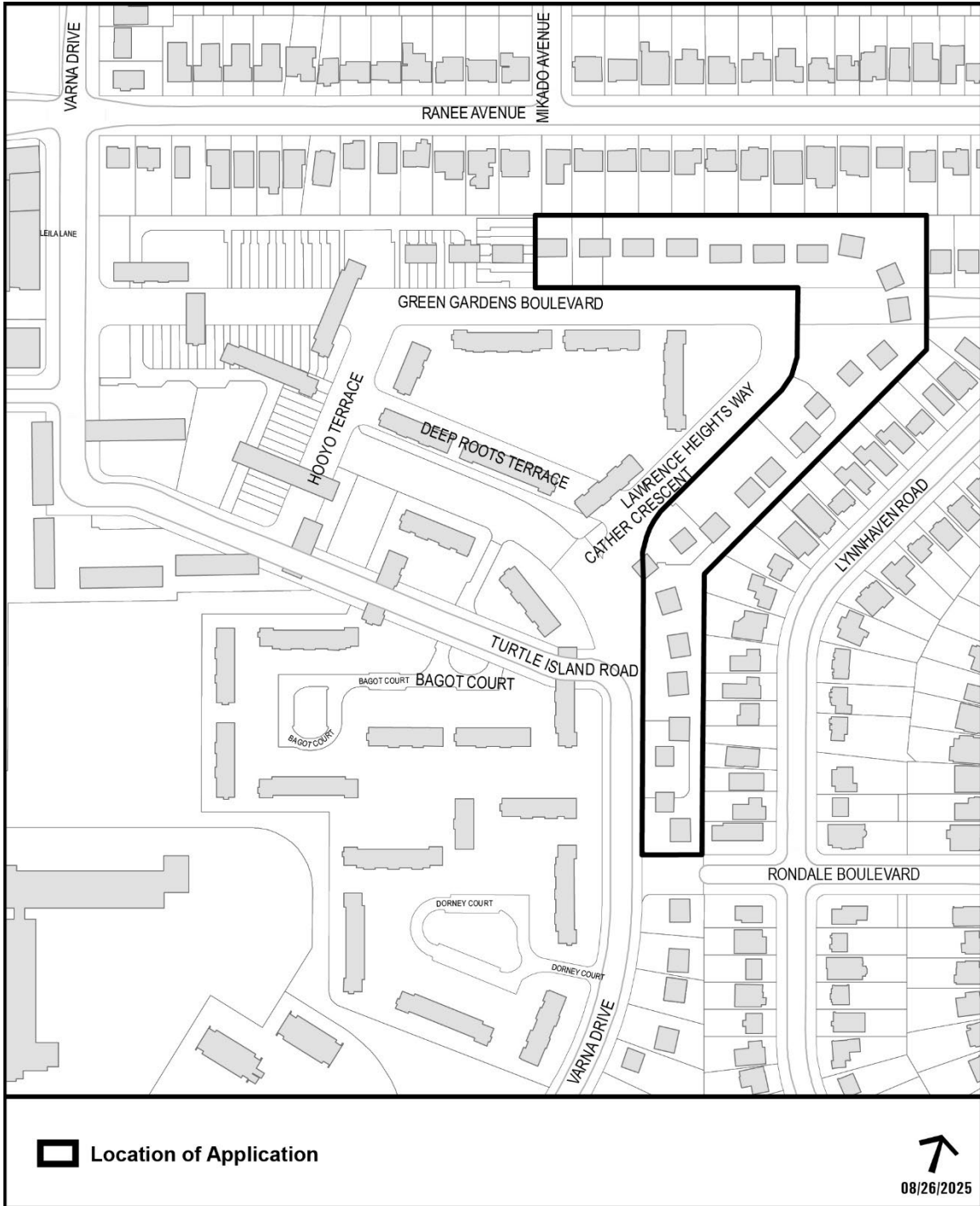
CONTACT:

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Attachment 2: Key Map



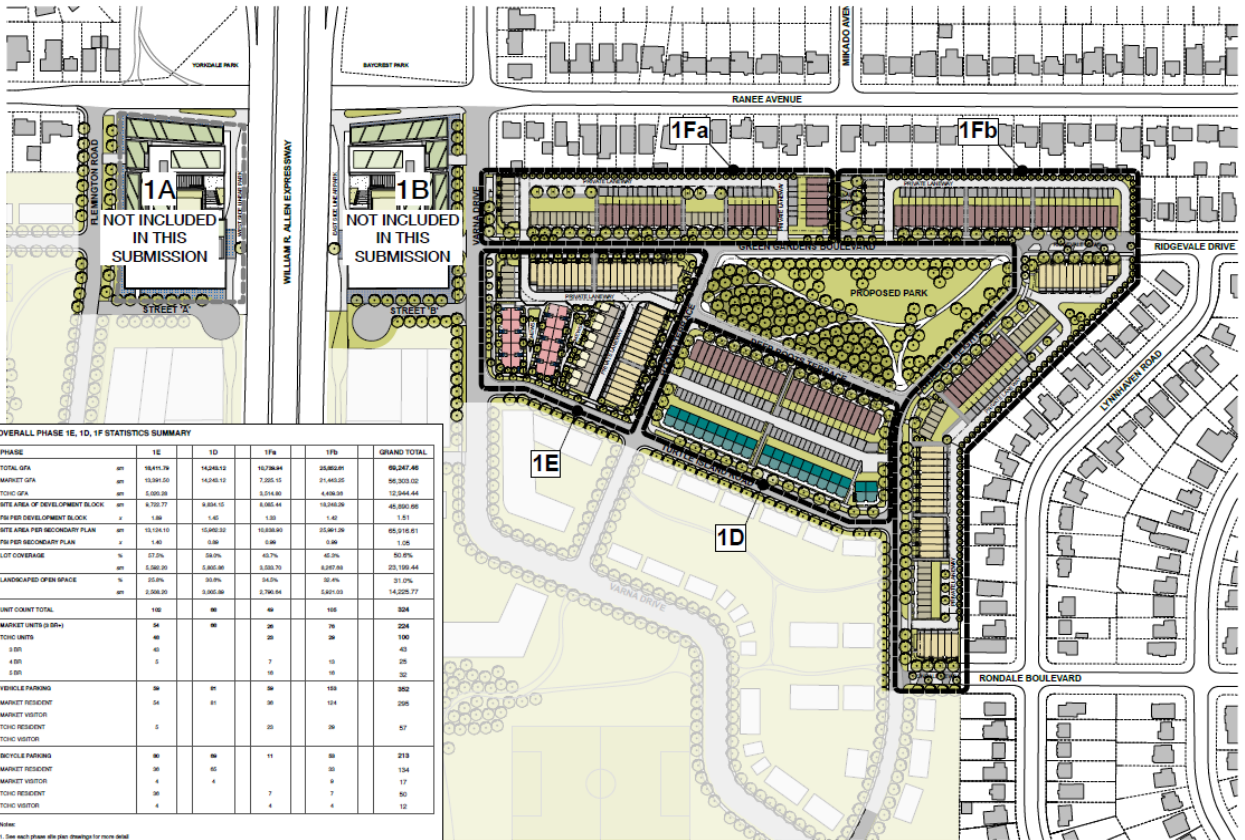
Attachment 3: Location Map





Part Lot Control Exemption Plan Phase 1Fb

Attachment 5: Lawrence Heights Revitalization Project Phasing



Attachment 6: Draft Part Lot Control Exemption By-law

Authority: North York Community Council Item NY_____, as adopted by City of Toronto Council on _____, 2025

CITY OF TORONTO
Bill No. _____
BY-LAW _____-2025

To exempt lands municipally known as 340-472 Lawrence Heights Way and 2-66 Green Gardens, from part lot control.

WHEREAS authority is given to Council by subsection 50(7) of the Planning Act, R.S.O. 1990, C. P.13, as amended, to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Subsection 50(5) of the Planning Act, R.S.O. 1990, C. P.13, as amended, does not apply to the lands described in the attached Schedule "A".
2. This By-law expires two years from the date of its enactment by Council.

Enacted and passed on, _____, 2025.

Frances Nunziata, John Elvidge
Speaker City Clerk

(Seal of the City)

Schedule “A”

Municipal Address:

340-472 Lawrence Heights Way and 2-66 Green Gardens Boulevard (formerly part of 1 to 87 Bredonhill Court), Toronto

Legal Description

Owner – **TORONTO COMMUNITY HOUSING CORPORATION**

PIN: 10222-0555 (LT) – Block 2, Plan 66M-2600;

PIN: 10222-0557 (LT) – Block 4, Plan 66M-2600;

PIN: 10222-0558 (LT) – Block 5, Plan 66M-2600;

PIN: 10222-0559 (LT) – Block 6, Plan 66M-2600;

Owner – **NEW LAWRENCE HEIGHTS 6 INC.**

PIN: 10222-0554 (LT) – Block 1, Plan 66M-2600;

PIN: 10222-0556 (LT) – Block 3, Plan 66M-2600;

PIN: 10222-0561 (LT) – Block 8, Plan 66M-2600.

City of Toronto, Province of Ontario