

6175 to 6183 Kingston Road, 1, 2, 4, 7, 10 and 11 Franklin Avenue (Blocks 11 and 12) – Part Lot Control Exemption Application – Decision Report – Approval

Date: November 7, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 25 - Scarborough-Rouge Park

Planning Application Number: 25 157257 ESC 25 PL

Related Planning Application Number: 14 137827 ESC 44 OZ, 14 137838
ESC 44 SB, 14 137835 ESC 44 SA, 25 157275 ESC 25 CD

SUMMARY

This Report recommends approval of the application to exempt Blocks 11 and 12 on M-Plan 66M-2605 from the Part Lot Control provisions of the *Planning Act* at the described portion of 6175 to 6183 Kingston Road, and 1, 2, 4, 7, 10 and 11 Franklin Avenue. This application facilitates the creation of 32 residential Parcels of Tied Land (POTLs) for the development of 16 three-storey semi-detached units (8 semi-detached dwellings) and 16 townhouse units. The remaining parts will form lands intended to be a future Common Elements condominium including the shared private roadway (White Tail Crescent Road) and an internal laneway.

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.

This Part Lot Control Exemption Application is appropriate for the orderly development of these lands. The proposal is consistent with the Provincial Planning Statement (PPS 2024), complies with the Official Plan and implements the site-specific Zoning By-law. The lifting of the Part Lot Control for a period of two years is considered appropriate for the orderly development of the lands.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council enact a Part Lot Control Exemption By-law for Blocks 11 and 12 within Plan 66M-2605, municipally known as 6175, 6183 Kingston Road, and 1, 2, 4, 7, 10 and 11 Franklin Avenue substantially in accordance with the Draft Part Lot Control Exemption By-law included as Attachment 4, and as generally illustrated on the Draft Part Lot Control Exemption Plan on Attachment 3, 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 Division, or their designate to the satisfaction of the City Solicitor.

c. submit a certification from the project Consulting Engineer confirming that all site servicing locations have been completed in accordance with the approved Site Plan application drawings and to the satisfaction of the Director, Engineering Review. Any deviation from the approved drawings shall require an amendment to the Site Plan Control approval prior to the lifting of Part Lot Control.

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 Division, 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 Division, 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

On May 28, 2020, City Council approved Official Plan Amendment, Zoning By-law Amendment applications (14 137827 ESC 44 OZ) to amend Zoning By-law 569-2013 and the Highland Creek Community Zoning By-law 10827, to permit 44 new units consisting of 16 townhouse, 20 semi-detached and 8 detached dwelling units. City Council also approved the Draft Plan of Subdivision application (14 137838 ESC 44 SB) to facilitate the creation of new lots, blocks as well as a new public street. The decision of City Council is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.SC14.1>

On April 10, 2025, the Plan of Subdivision, processed under application 14 137838 ESC 44 SB, was registered as Plan 66M-2605.

On April 3, 2014, the Site Plan Control Application 14 137835 ESC 44 SA was submitted for 2 three-storey townhouse buildings with a total of 16 residential condominium townhouse units, in Blocks 11 and 12 on M-Plan 66M-2605. The application was issued Statement of Approval on November 4, 2025.

On May 13, 2025, the Draft Plan of Condominium application (25 157275 ESC 25 CD) for Blocks 11 and 12 on M-Plan 66M-2605, was submitted. The application is for the 32 condominium units serviced by a laneway and private road "White Tail Crescent". The application is still under review by City staff.

The subject application for Part Lot Control Exemption was submitted on May 13, 2025 and was deemed complete on May 21, 2025.

THE SITE AND SURROUNDING LANDS

Description

The subject lands are approximately 0.79 hectares in size. The application relates to Blocks 11 and 12 within Registered Subdivision Plan 66M-2605, with

the broader landholding municipally known as 6175 to 6183 Kingston Road, 1, 2, 4, 7, 10 and 11 Franklin Avenue.

The lands are located at the southeast corner of the Kingston Road and Franklin Avenue intersection, west of White Tail Crescent Road and, on the east and west sides of Franklin Avenue.

See Attachment 1 for the Location Map and Attachment 2 for the location of Blocks 11 and 12 within Registered Plan 66M-2605.

Surrounding Uses

North: Single-detached low-rise residential development and Bramber Woods Park in the Highland Creek Neighbourhood.

South: Highway 2A and the Highway 2A off ramp onto the Highland Creek Overpass.

East: Single-detached low-rise residential development, and 2 to 3 storey townhouse developments near Meadowvale Road.

West: 2 storey townhouse development and Highland Creek Village which includes a mix of commercial uses, places of worship, vehicle repair/services and used vehicle sales uses.

THE APPLICATION

Description

The subject application seeks exemption from the Part Lot Control provisions of the *Planning Act* to facilitate the creation of 32 residential Parcels of Tied Land (POTLs) and associated Common Elements, comprised of 8 semi-detached dwellings and 16 townhouse dwellings, on Blocks 11 and 12 in Registered Plan 66M-2605.

As noted earlier, the related draft Plan of Condominium (25 157275 ESC 25 CD) is under review. It is recommended that as part of the approval of the subject application, a Section 118 Restriction should be registered against the lands 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 shared private roadway, White Tail Crescent Road, and internal laneway, identified as Parts 33 and 34 on the draft reference plan, will form the Common Elements serving the POTLs.

The 32 parts are intended to facilitate the townhouse and semi-detached developments and are identified on the submitted Draft Reference Plan in Attachment 3. Please see Attachment 4 for the Draft Part Lot Control By-law.

Additional Information

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 lift Part Lot Control of the subject lands within a Plan of Subdivision, which would facilitate the creation of 32 residential Parcels of Tied Land (POTLs).

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 (PPS 2024), and shall conform to provincial plans and others.

Official Plan

The Official Plan designates the subject site as *Neighbourhoods* as shown on Map 23 of the Official Plan. *Neighbourhoods* 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.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2025/07/895f-CityPlanning-Toronto-Official-Plan-Chapters-1-5-June-2024-Office-Consolidation.pdf>

Secondary Plan

The subject lands fall within the Highland Creek Community Secondary Plan. Site and Area Specific Policy 20 applies to the subject site and specifies that detached, semi-detached and townhouse dwellings are permitted on the subject lands and the 450 square metre minimum lot size requirement of the Secondary Plan does not apply.

The Highland Creek Community Secondary Plan can be found here: [Chapter 6, Section 2 - Highland Creek Community Secondary Plan](#)

Zoning

The subject site is zoned RT (x210) under Zoning By-law 569-2013, as amended by By-law 190-2022, which permits semi-detached, townhouse and, single-detached dwellings.

Plan of Subdivision

The subject lands form part of Registered M-Plan 66M-2605 which was registered on April 10, 2025. The Executive Director, Development Review Division and their designates have delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

Site Plan Control

Site Plan Control application (14 137835 ESC 44 SA) was submitted on April 3, 2014, for 2 three-storey townhouse buildings of 8 units each, for a total of 16 residential condominium townhouse units. Statement of Approval was issued on November 4, 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 Provincial Planning Statement (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 a registered Plan of Subdivision 66M-2605. 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.

Prior to the enactment of the Part Lot Control Exemption By-law, staff recommend that the owner register a Section 118 Restriction under the *Land Titles Act*. The restriction prevents the owner from conveying or mortgaging any part of the lands without the prior written consent of the Executive Director, Development Review Division. This ensures 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.

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.

CONCLUSION

The proposal has been reviewed against the policies of the Provincial Planning Statement (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

Amanda DiGirolamo, Assistant Planner, Community Planning, Scarborough District, Tel. No. 416-396-7033, E-mail: Amanda.DiGirolamo@toronto.ca

SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

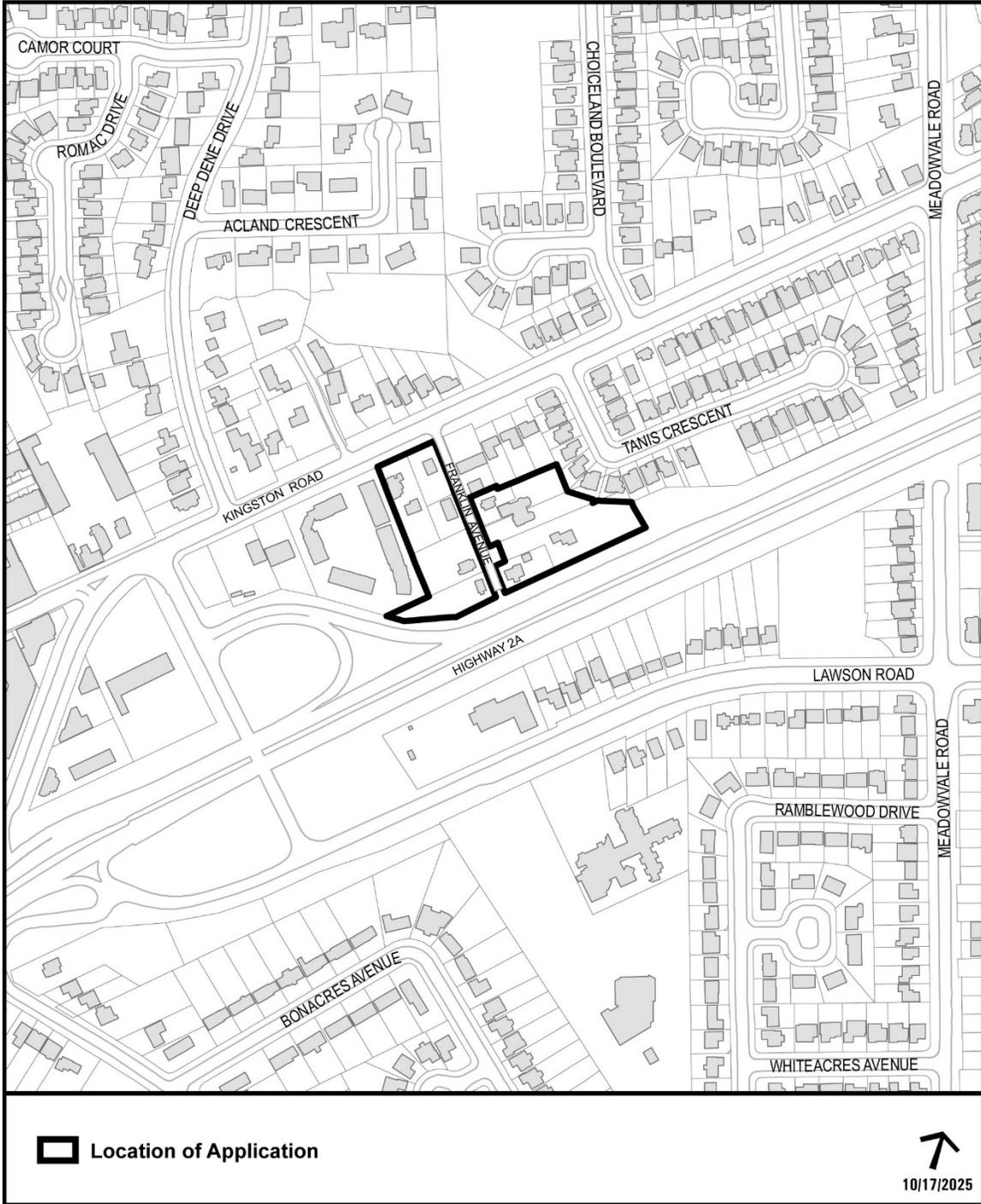
Attachment 1: Location Map

Attachment 2: Location of Blocks 11 and 12 within Registered Plan 66M-2605

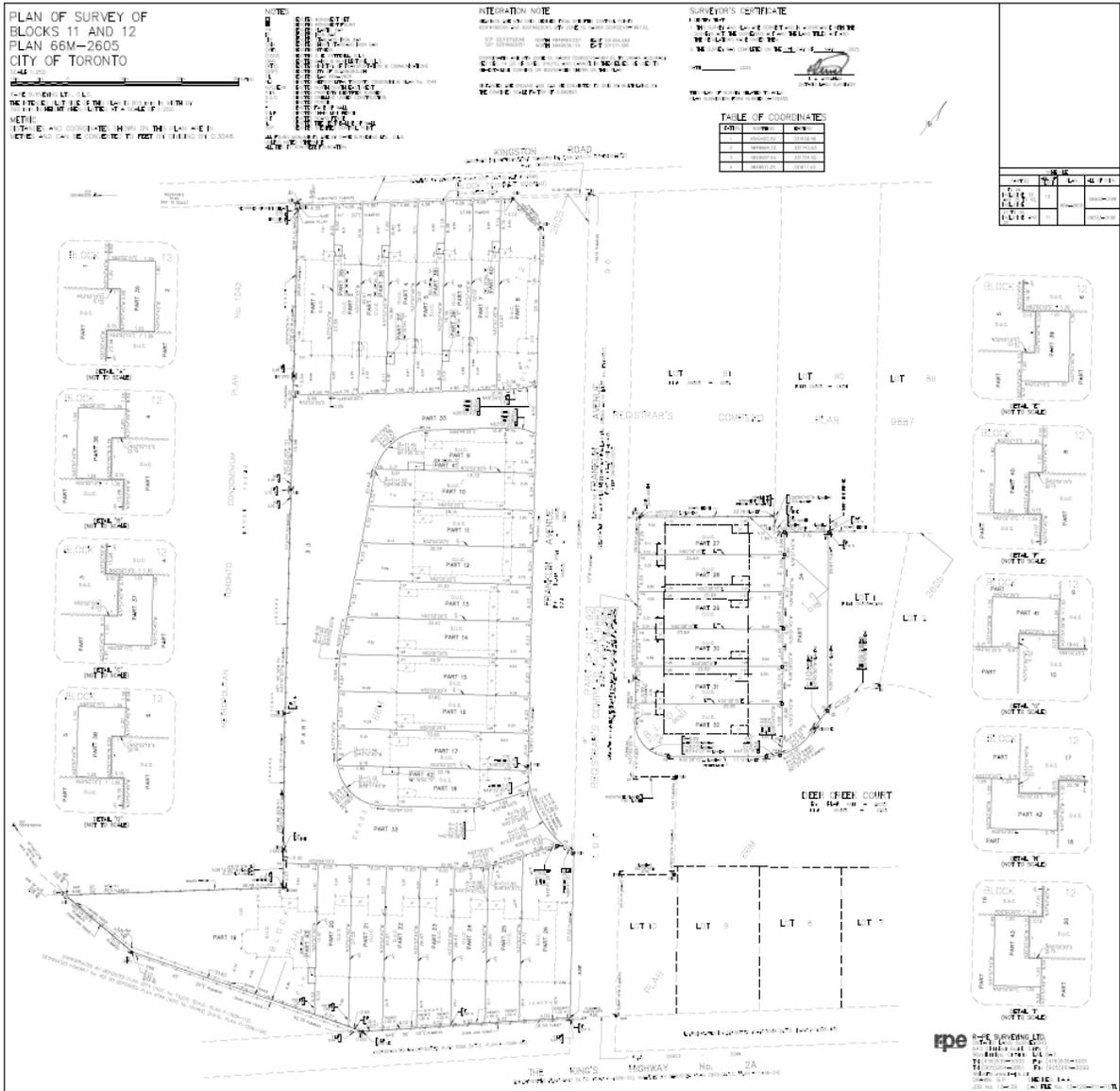
Attachment 3: Draft Part Lot Control Exemption Plan

Attachment 4: Draft Part Lot Control Exemption By-law

Attachment 1: Location Map



Attachment 3: Draft Part Lot Control Exemption Plan



Attachment 4: Draft Part Lot Control Exemption By-law

Authority: Scarborough Community Council Item No. SC##, as adopted by City of Toronto Council on _____, 2025

CITY OF TORONTO

Bill _____

BY-LAW _____-2025

To exempt a portion of lands municipally known as 6175, 6183 Kingston Road, and 1, 2, 4, 7, 10 & 11 Franklin Avenue 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,
Speaker

John Elvidge
City Clerk

(Seal of the City)

Schedule “A”

Municipal Address

6175, 6183 Kingston Road, and 1, 2, 4, 7, 10 & 11 Franklin Avenue

Legal Description

Blocks 11 and 12, Plan 66M-2605