

6175 to 6183 Kingston Road, 1, 2, 4, 7, 10 and 11 Franklin Avenue (Lots 8 and 9) – 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 209690 ESC 25 PL

Related Planning Application Number: 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

SUMMARY

This Report recommends approval of the application to exempt Lots 8 and 9 on M-Plan 66M-2605, from the Part Lot Control provisions of the *Planning Act* at part of 6175 to 6183 Kingston Road, and 1, 2, 4, 7, 10 and 11 Franklin Avenue. This application facilitates the creation of 4 conveyable lots comprised of 2 freehold semi-detached dwellings.

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 Lots 8 and 9 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. submit a revised draft R-plan be submitted to comply with the City's integration requirement. The plan should be integrated into 3-degree MTM, Zone 10, NAD 83 CRSRS, and at least two coordinate values need to be shown on the main corners of the subject parcel, and a schedule/table on the plan.

3. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.

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 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 application, processed under application 14 137838 ESC 44 SB was registered as Plan 66M-2605.

On May 13, 2025, a Draft Plan of Condominium application (25 157275 ESC 25 CD) and a separate Part Lot Control Exemption application (25 157257 ESC 25 PL) for Blocks 11 and 12 on M-Plan 66M-2605, were submitted. The applications are for the 32 condominium units serviced by a laneway and private road 'White Tail Crescent'.

The subject application for Part Lot Control Exemption application was submitted on August 15, 2025 and was deemed complete on September 3, 2025.

THE SITE AND SURROUNDING LANDS

Description

The application relates to Lots 8 and 9 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. Lot 8 is approximately 343 square metres in size, with a frontage of 14.5 metres. Lot 9 is approximately 350 square metres in size, with a frontage of 14.5 metres.

The subject lands are located on the southeast side of Franklin Avenue, fronting onto Deer Creek Court, south of Kingston Road and north of Highway 2A.

See Attachment 1 for the Location Map and Attachment 2 for the location of Lots 8 and 9 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 4 conveyable lots comprised of 2 freehold semi-detached dwellings on Lots 8 and 9 within Registered Plan 66M-2605. The parcels to be created are as illustrated in the Draft Reference Plan contained in Attachment 3 inclusive to this report.

The purpose of this report is to recommend approval of the application and request that City Council enact a by-law to lift Part Lot Control for the subject lands, subject to the conditions recommended herein.

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 4 conveyable lots consisting of two freehold semi-detached dwellings on Lots 8 and 9.

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 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 requirements 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

The development on the subject lands is not subject to site plan control.

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.

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

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SIGNATURE



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

ATTACHMENTS

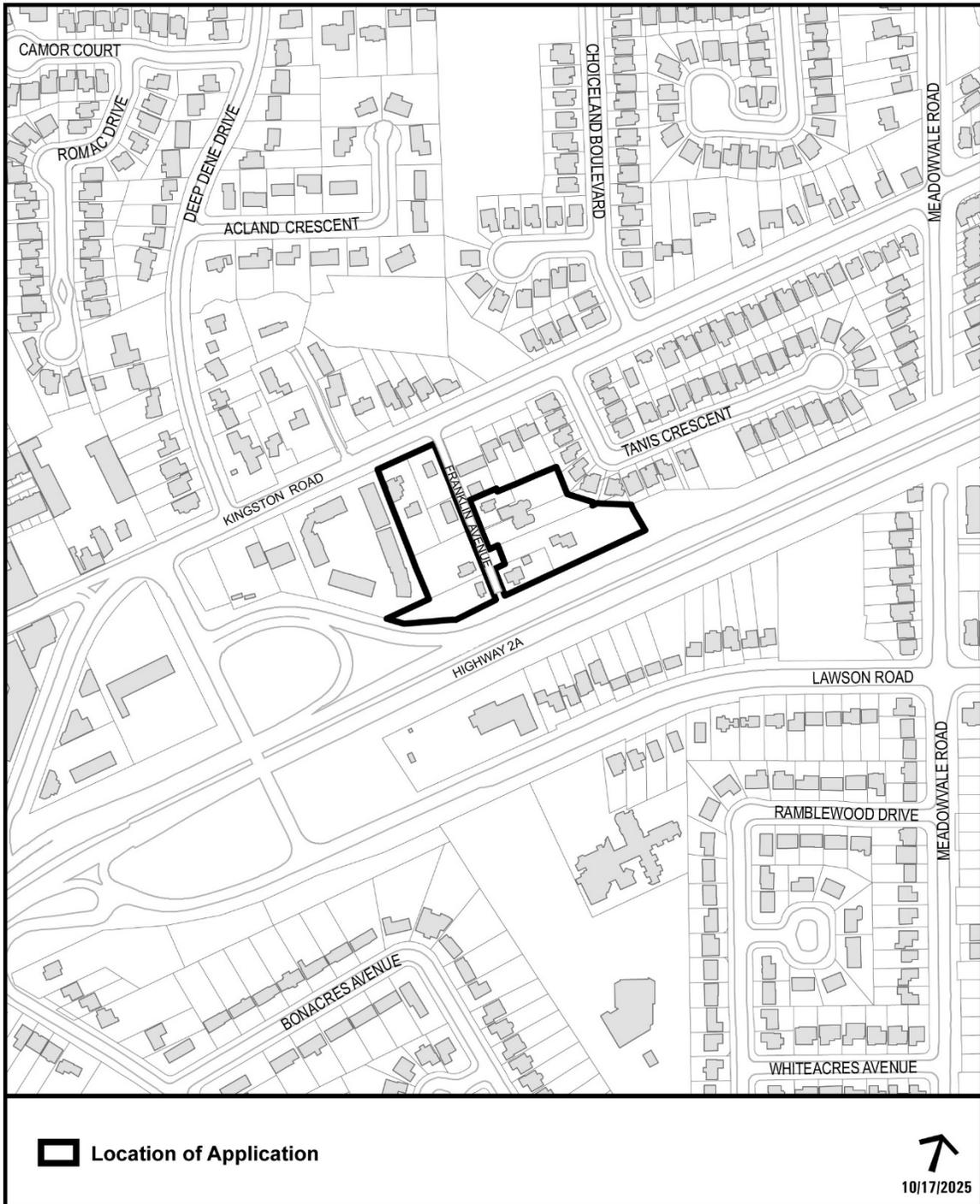
Attachment 1: Location Map

Attachment 2: Location of Lots 8 and 9 within Registered Plan 66M-2605

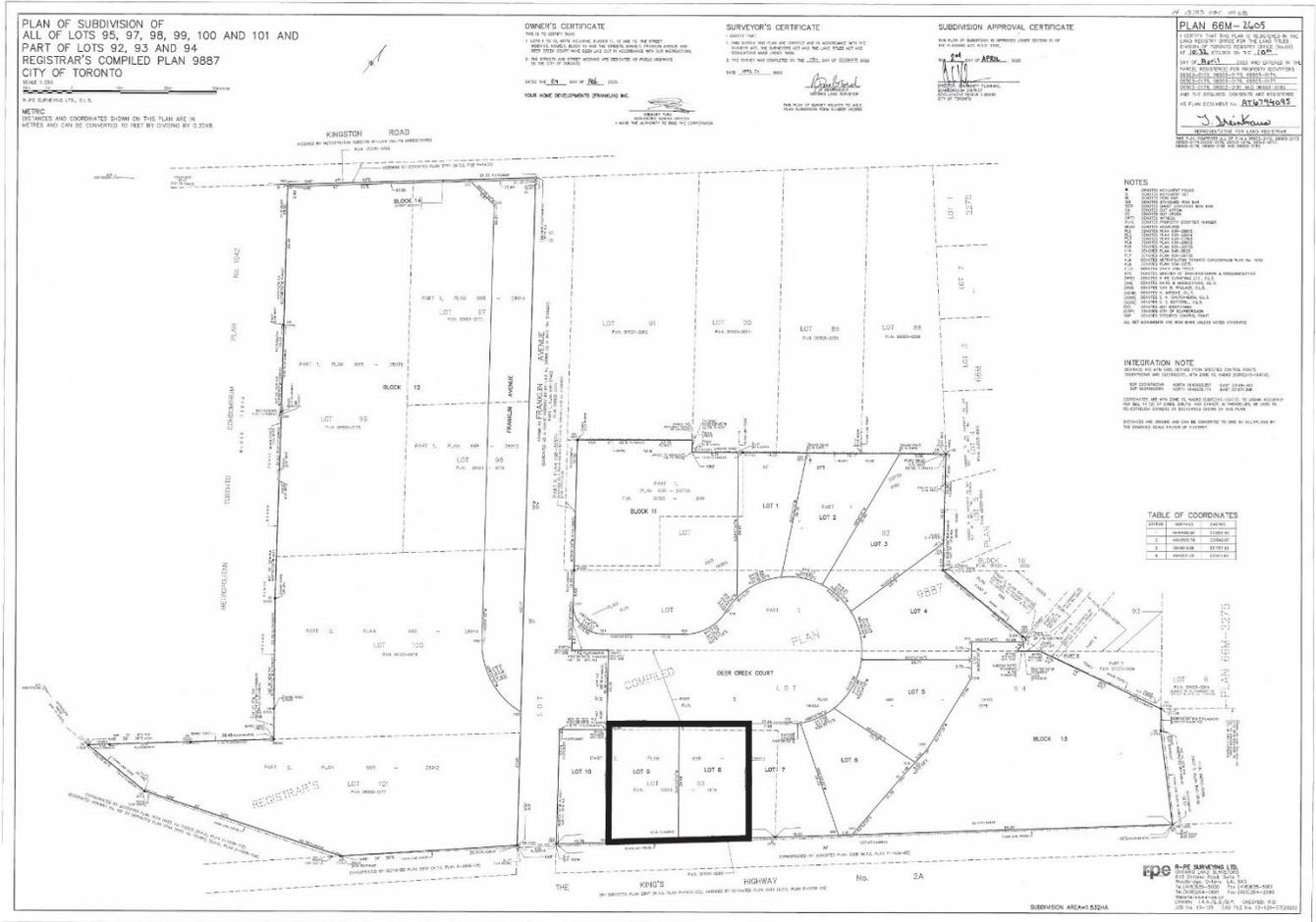
Attachment 3: Draft Part Lot Control Exemption Plan

Attachment 4: Draft Part Lot Control Exemption By-law

Attachment 1: Location Map



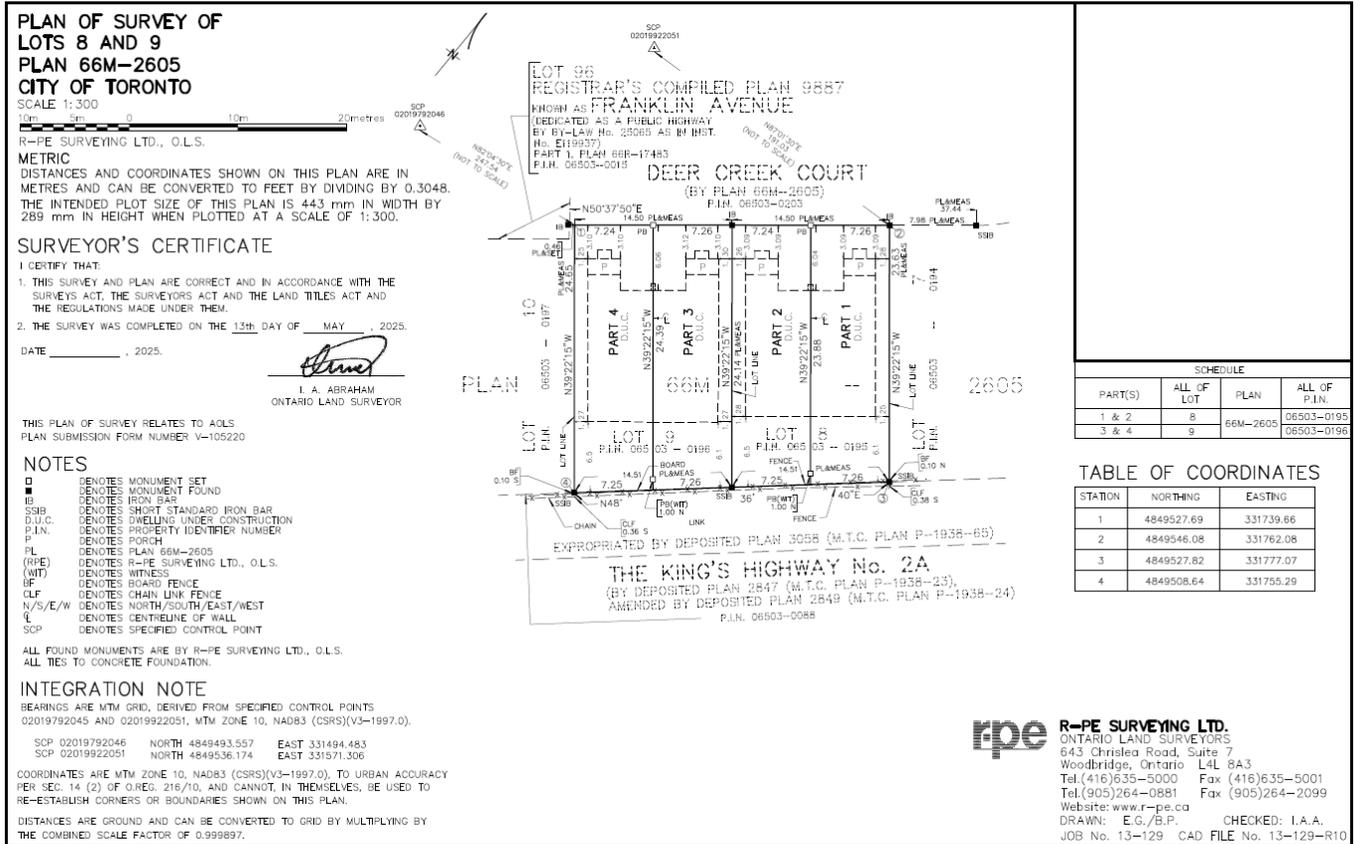
Attachment 2: Location of Lots 8 and 9 within Registered Plan 66M-2605



Subdivision Plan



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

Lots 8 and 9, Plan 66M-2605