

175 and 185 Eileen Avenue – Part Lot Control Exemption Application – Decision Report – Approval

Date: June 17, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 5 - York South-Weston

Planning Application Number: 25 251726 WET 05 PL

SUMMARY

This Report recommends approval of the application to exempt the lands from the Part Lot Control provisions of the Planning Act at 175 and 185 Eileen Avenue. This application facilitates the creation of 58 freehold townhouse units.

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

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council approve a Part Lot Control Exemption for the lands municipally known as 175 and 185 Eileen Avenue substantially in accordance with the draft Part Lot Control Exemption By-law included as Attachment 4, and as generally illustrated on the 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:

a. the Plan of Subdivision (22 221213 WET 05 SB) for the property at 175 to 185 Eileen Avenue be registered to the satisfaction of the City Solicitor;

b. the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor; and

c. the owner to 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 following enactment.

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 Section 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 September 6, 2023, City Council voted in favour of adopting Official Plan Amendment (OPA) 653, exacting By-law 822-2023 which included the conversion of lands addressed as 175 and 185 Eileen Avenue from General Employment Areas to Neighbourhoods. OPA 653 was then sent to the Minister's Office for approval. On January 28, 2025, the Minister of Municipal Affairs and Housing approved OPA 653 with modifications bringing it into effect, save for three areas of the amendment applying to lands located in the floodplain of the Lower Don Special Policy Area (unrelated to the 165-185 Eileen Avenue lands).

On October 12, 2023, City Council approved By-law 986-2023 for 58 back-to-back townhouse units in two buildings with heights of 12.4 metres, for a total gross floor area of 12,334 square metres. The approval report can be found at the following link: [Agenda Item History - 2023.EY7.1 \(toronto.ca\)](#).

On October 9, 2024, City Council received a report advising that the Draft Plan of Subdivision proposed for the subject site, which would create 2 blocks, one for the

proposed back-to-back townhouse development permitted by zoning, and a block to be conveyed to the City for a cul-de-sac at the end of Eileen Avenue would be approved. The report can be found at the following link: [Agenda Item History - 2024.EY16.2 \(toronto.ca\)](#). The subdivision has been draft approved but is not yet registered.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Eileen Avenue and is rectangular in shape, comprised of two properties addressed as 175 Eileen Avenue and 185 Eileen Avenue. The site is north of the Canadian Pacific Railway (CP) rail corridor and west of Scarlett Road, separated by a manufacturing facility. The site currently has a total lot area of 5,841 square metres with a lot frontage of approximately 69 metres along Eileen Avenue, and a depth of approximately 85 metres. See Attachment 2 for the Location Map.

Surrounding Uses

North: Directly north is a commercial/industrial building currently occupied by woodworking company. Beyond the industrial building is a low-rise neighbourhood of detached and semi-detached, one- to two-storey, residential dwellings.

South: Directly south is a manufacturing facility that extends around the site and along the east property line. Beyond the manufacturing facility is the CP rail corridor and further east along the rail line is a rail yard. Further south, on the other side of the CP rail corridor is a commercial plaza fronting onto Dundas Street West, and a residential neighbourhood.

East: Immediately east of the site is a manufacturing facility, which fronts onto Scarlett Road at the intersection with St. Clair Avenue West.

West: Directly to the west of the site is Eileen Avenue, and on the other side of Eileen Avenue, are detached and semi-detached two-storey residential properties, and the Lambton Arena. Beyond these homes is the intersection of the hydro corridor with the CP rail corridor, as well as Lambton Park and the Lambton Golf and Country Club.

THE APPLICATION

Description

The application proposes to create 58 lots for back-to-back townhouses in two buildings. The application comes in conjunction with a Draft Plan of Common Element Condominium (24 229311 WET 05 CD), which covers common elements such as the proposed parking area, landscape areas, and emergency exit stairs and walkways. The applications intend to divide the existing site into Parcels of Tied Land (POTLs) and link the proposed residential parcels of land with the proposed common elements through the condominium.

The related subdivision application was approved but the plan was not yet registered at the time of writing this report. To ensure the Part Lot Control Exemption is able to be approved before Council breaks for the election, this report and associated recommendations are being brought forward prior to subdivision approval, with the condition that the Part Lot Control Exemption by-law be held until the Plan of Subdivision is registered.

Additional Information

See the Attachments 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 By-law application is required to permit the lands, once registered within a Plan of Subdivision, to be temporarily exempted from Part Lot Control, to facilitate the creation of 58 Parcels of Tied Land (POTLs) in order to create 58 'freehold' townhouse units.

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 AND 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.

Official Plan

The Official Plan on Map 14 designates the site as *Neighbourhoods*. *Neighbourhoods* are lands where low-rise and lower-scale residential and associated low-scale retail, institutional, or recreational and park uses are permitted. 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.

Zoning

The subject site is zoned Residential Townhouse exception 367 (RT u58 x367) under Zoning By-law 569-2013. The Residential Townhouse zoning category permits a variety of residential uses, including detached, semi-detached, townhouse, and houseplex dwellings.

Plan of Subdivision

The subject lands are currently undergoing review for a Plan of Subdivision (22 221213 WET 05 SB), which is draft approved. The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended. Staff recommend, as part of this approval, that the Part Lot Control Exemption By-law be withheld until the Plan of Subdivision is registered.

Site Plan Control

The subject site is subject to Site Plan Control. A Site Plan Control application is currently under review (21 245537 WET 05 SA), for which a Notice of Approval Conditions (NOAC) has been issued. The Executive Director, Development Review has delegated authority for Site Plan Control under Section 415-19 of the Toronto Municipal Code, as amended.

COMMENTS

Provincial Planning Statement and Provincial Plans (PPS 2024)

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

Land Division

The proposed development is divided into 58 Parcels of Tied Land (POTLs) and 27 common elements parts, which cover emergency exit stairs and walkways, the at-grade parking areas of both buildings, as well as the landscape areas around and between the two proposed buildings. Common elements are addressed through the associated Draft Plan of Common Element Condominium (24 229311 WET 05 CD).

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. A proposed subdivision has been draft approved for the property, and the proposed Part Lot Control Exemption will apply to the subdivision once registered. 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 two 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 Parcels of Tied Land (POTLs), and the parcels intended for 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, once the Plan of Subdivision has been registered for the lands.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Draft Part Lot Control Exemption Plan
Attachment 4: Draft Part Lot Control Exemption By-law

Attachment 1: Application Data Sheet
APPLICATION DATA SHEET

Municipal Address: 175 and 185 Eileen Avenue Date Received: November 10, 2025
Application Number: 25 251726 WET 05 PL
Application Type: Part Lot Control Exemption
Project Description: Part Lot Control Exemption Application for the creation of 58 parcels of tied land.

Applicant	Agent	Architect	Owner
MICHAEL VANI			TFC DEVELOPMENTS INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	SASP 154
Zoning:	Prestige Employment (PE)	Heritage Designation:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	5,842	Frontage (m):	69	Depth (m):	85
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,973	2,973
Residential GFA (sq m):			10,204	10,204
Non-Residential GFA (sq m):	2,827			
Total GFA (sq m):	2,827		10,204	10,204
Height - Storeys:	1		3	3
Height - Metres:	4		12	12

Lot Coverage Ratio (%)	50.88	Floor Space Index:	1.75
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	10,204	
Retail GFA:		

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			58	58
Other:				
Total Units:			58	58

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					58
Total Units:					58

Parking and Loading

Parking Spaces:	60	Bicycle Parking Spaces:	70	Loading Docks:
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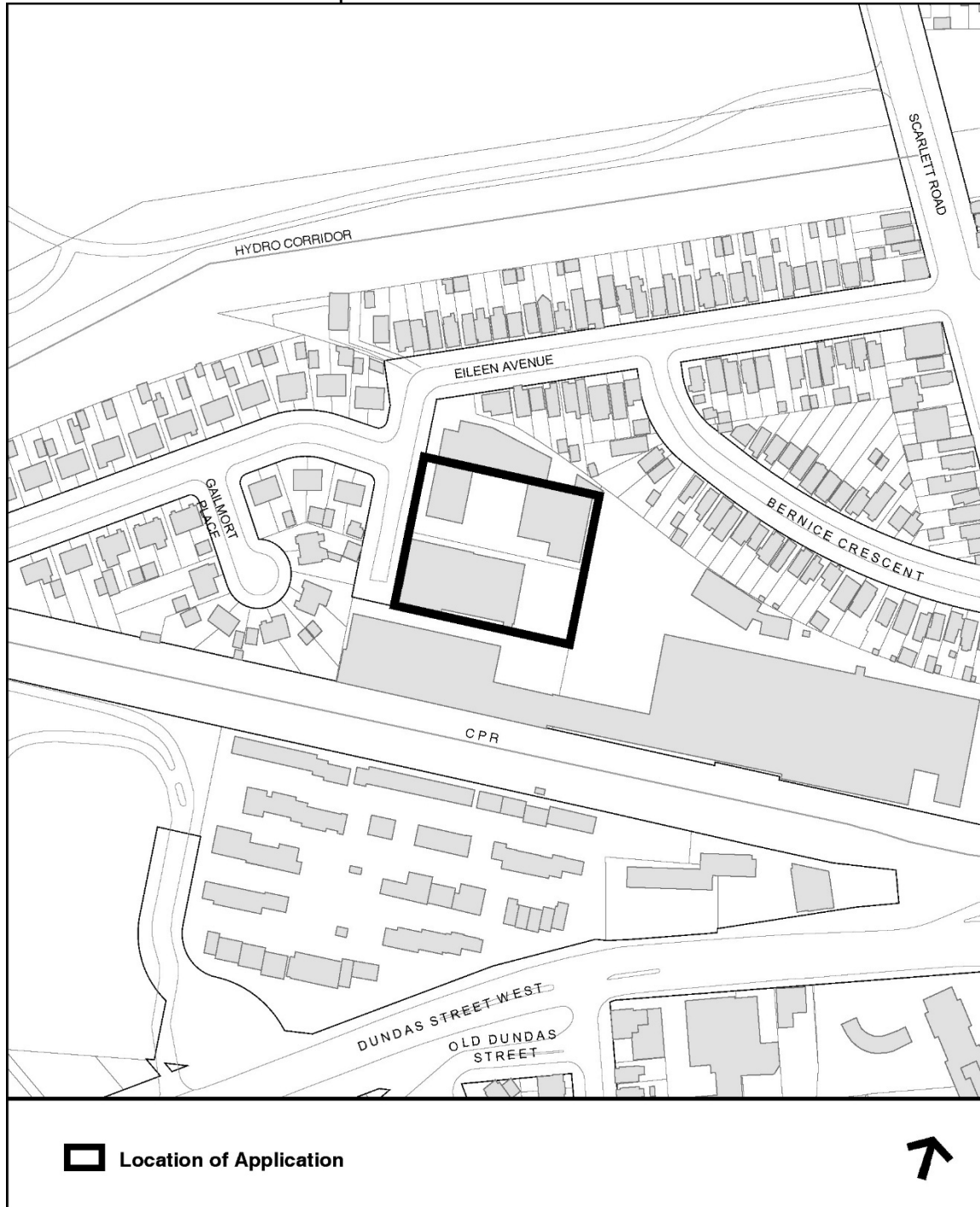
CONTACT:

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Attachment 2: Location Map



EILEEN AVENUE
(DEDICATED AS PUBLIC HIGHWAY BY
BY-LAW 13061, AS IN CY3032756)
PIN 105333-0212(LT)

REGISTERED PLAN 65M-XXXX

CONCESSION 3
FROM THE BAY

HUMBER RIVER RANGE

LOT 6

REGISTERED PLAN 1829

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

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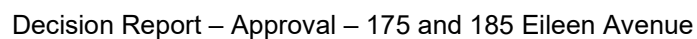
LOT 97

LOT 98

LOT 99

LOT 100

PIN 105333-0132(LT)



Attachment 4: Draft Part Lot Control Exemption By-law

Authority: Etobicoke York Community Council Item No. _____, as adopted by City of Toronto Council on _____, 2026

CITY OF TORONTO

Bill ____

BY-LAW ____-2026

To exempt a portion of lands formerly municipally known as 175 and 185 Eileen Avenue, Blocks 1, 2 and 3, Plan 66M-XXXX 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 (2) years from the date of its enactment by Council.

This By-law applies to the lands described in the attached Schedule "A".

Enacted and passed on, _____, 2026.

Frances Nunziata,
Speaker

(Seal of the City)

John Elvidge
City Clerk

Schedule "A"

Municipal Address: 175-185 Eileen Avenue

Legal Description:

Part of Lot 6, Humber River, Range Concession 3, from the Bay
City of Toronto