

## **Etobicoke York Community Council – Item 14.31**

*Considered by City Council on March 3, 4 and 5, 2008*

<b>EY14.31</b>	AMENDED			Ward: 3
----------------	---------	--	--	---------

### **2 Holiday Drive - Rezoning Application - Final Report**

#### **City Council Decision**

City Council on March 3, 4 and 5, 2008, adopted the following motions:

1. City Council amend the Zoning By-law for the property at 2 Holiday Drive substantially in accordance with the draft Zoning By-law Amendments attached as Attachment 9 to the Final Report (January 25, 2008) from the Director, Community Planning, Etobicoke York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into an agreement under Section 37 of the Planning Act to secure public benefits outlined in Attachment 8 to the Final Report.
4. City Council direct the General Manager, Parks, Forestry and Recreation Division, to designate \$400,000.00 from the Alternative Parkland Dedication payment to be received from the development at 2 Holiday Drive, for improvements to Broadacres Park, as contained in Attachment 8 to the Final Report (January 25, 2008) from the Director, Community Planning, Etobicoke York District.
5. City Council direct the General Manager, Children's Services Division, to use any Section 37 funds from the proposed development at 2 Holiday Drive that are not required for improvements to daycare facilities at Broadacres School, for improvements to daycare facilities at the Etobicoke Civic Centre.
6. The General Manager of Parks, Forestry and Recreation, in consultation with the Acting Chief Planner and Executive Director, City Planning, be requested to report to the next meeting of the Etobicoke York Community Council on April 8, 2008, on the application of the alternative parkland dedication by-law with respect to this application.

---

Statutory - Planning Act, RSO 1990

(January 25, 2008) Report from Director, Community Planning, Etobicoke York District

### **Committee Recommendations**

That the Etobicoke York Community Council recommends that City Council:

1. Amend the Zoning By-law for the property at 2 Holiday Drive substantially in accordance with the draft Zoning By-law Amendments attached as Attachment 9 to the Final Report (January 25, 2008) from the Director, Community Planning, Etobicoke York District.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bill to City Council for enactment, require the owner to enter into an agreement under Section 37 of the Planning Act to secure public benefits outlined in Attachment 8 to the Final Report.
4. Direct the General Manager, Parks, Forestry and Recreation Division, to designate \$400,000 from the Alternative Parkland Dedication payment to be received from the development at 2 Holiday Drive, for improvements to Broadacres Park, as contained in Attachment 8 to the Final Report (January 25, 2008) from the Director, Community Planning, Etobicoke York District.
5. Direct the General Manager, Children's Services Division, to use any Section 37 funds from the proposed development at 2 Holiday Drive that are not required for improvements to daycare facilities at Broadacres School, for improvements to daycare facilities at the Etobicoke Civic Centre.

### **Decision Advice and Other Information**

Recorded vote on Recommendations 1, 2, 3 and 4:

Yes:	Councillors DiGiorgio, Grimes, Hall, Holyday, Milczyn, Nunziata and Saundercook	(7)
No:	Councillor Ford	(1)
Absent:	Councillors Lindsay Luby, Mammoliti and Palacio	(3)

Carried.

Recorded vote on Recommendation 5:

Yes:	Councillors DiGiorgio, Grimes, Hall, Milczyn, Nunziata and Saundercook	(6)
No:	Councillor Ford	(1)
Absent:	Councillors Lindsay Luby, Mammoliti and Palacio	(3)

Carried.

The Etobicoke York Community Council held a statutory public meeting on February 12, 2008;

and notice was given in accordance with the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Summary**

This application was filed on April 13, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant seeks zoning approval to build a residential condominium with 887 units contained in 4 towers of 24, 24, 21 and 19 storeys, connected by 5-storey buildings, at 2 Holiday Drive. The project is a redevelopment of a vacant hotel site which is surrounded by residential uses, including three high-rise apartment buildings.

The project implements the Official Plan and is consistent with the Provincial Policy Statement's call for accommodation of residential growth.

Although the density of the proposed development (at 3.7 FSI) is higher than surrounding development, the point tower design and underground parking respect the integrity of the established neighbourhood while the landscaped open space and green roofs contribute to the area's amenity.

This report reviews and recommends approval of the application to amend the Zoning By-law.

### **Background Information**

January 25, 2008 report

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-10360.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-10361.pdf>

Draft Zoning By-law

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-11218.pdf>

### **Additional Communications (City Council)**

- (February 13, 2008) from Randy Thomson (EY14.31.1)

### **Speakers**

Carole Higgins

Calvin Lantz

Randy Thomson

Carl A. Epstein

Nicole Young

Volodymyr Voznyuk

Scott Walker, N. Barry Lyon Consultants Limited

Matthew Rey, representing Peter McClelland

**Declared Interest (Committee)**

Councillor Doug Holyday - declared an interest in Recommendation 5, in that his granddaughter attends the daycare centre at the Etobicoke Civic Centre.

**Declared Interest (City Council)**

Councillor Holyday - as it relates to Recommendations 3, 4 and 5, of the Etobicoke York Community Council, in that his grand-daughter attends the daycare centre at the Etobicoke Civic Centre.