

**MOTION WITHOUT NOTICE****Zoning Amendment Application: 7–21 Richgrove Drive**

**Moved by:** Councillor Lindsay Luby

**Seconded by:** Councillor Palacio

**SUMMARY:**

This application proposes 3 blocks of stacked townhouse units and two 22-storey apartment buildings on a site at the northwest corner of Eglinton Avenue West and Martin Grove Road. Two existing rental apartment buildings on the property will be substantially upgraded.

At its meeting of July 15–17, 2008, City Council adopted Item EY18.43, headed “7-21 Richgrove Drive – Zoning Amendment Application – Final Report”, and a supplementary report that recommended approval of this application, subject to certain conditions. Before introducing the necessary Bills to Council, the owner was required to enter into a Section 37 Agreement securing the rental status of the existing apartment buildings, new amenity upgrades and renovation of the buildings, and contributions toward park improvements in the vicinity of the site. The Section 37 Agreement has been finalized and will be signed.

The owner was required to confirm that the requirements of the Greater Toronto Airports Authority and NAV Canada have been addressed. This has been done.

Before introducing the Bills to Council, Notice of Approval conditions for Site Plan approval were also required. The Site Plan approval application for the first phase (townhouse blocks) was made on November 14, 2008. Circulation of the application is underway. To expedite approval of the rezoning, this Motion deletes the condition related to Notice of Approval Conditions and requires that Site Plan approval be completed before Building Permits are issued.

**REQUIRES RE-OPENING:**

Etobicoke York Community Council Item EY18.43 (City Council - July 15-17, 2008) only as it relates to Recommendation 5.

**RECOMMENDATIONS:**

1. That Item EY18.43, headed “7-21 Richgrove Drive – Zoning Amendment Application – Final Report”, adopted, as amended, by City Council on July 15-17, 2008, be further amended by deleting the following Recommendation 5:
  - “5. Before introducing the necessary Bills to City Council for enactment, City Council require the issuance of the Notice of Approval Conditions for the Site Plan Application.”.
2. That the owner be required to complete Site Plan approval prior to the release of Building Permits for each phase of the development.

December 1, 2008

**According to Chapter 27, Council Procedures:**

Fiscal Impact Statement provided	
Should have Fiscal Impact Statement prior to debate	*
Requires two-thirds to waive requirement if Council wishes to debate	
Requires two-thirds to re-open	(v)
Is before Council for debate	(v)
Chair agrees that the Motion Recommendations are <b>Urgent</b>	(v)

\* Deputy City Manager and Chief Financial Officer to advise.