
City Council

Motion without Notice

MM45.16	ACTION			Ward: 10
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555 Finch Avenue West – Official Plan Amendment and Rezoning Applications - by Councillor Stintz, seconded by Councillor Feldman

** This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.*

** This Motion is subject to a re-opening of Item NY29.35. A two-thirds vote is required to re-open that Item.*

Recommendations

Councillor Stintz, seconded by Councillor Feldman, recommends that:

1. City Council further amend Attachment No. 8 to the report (October 22, 2009) from the Director, Community Planning, North York District contained in Item NY29.35 adopted by City Council at its November 30, December 1, 2, 4 and 7, 2009 meeting so that:
 - i. Section (gg)e. now states that “Prior to issuance of a building permit for Building “I”, the Owner shall convey to the Toronto and Region Conservation Authority for nominal consideration, all the lands shown below Long Term Stable Slope as described on Schedule RM3(2) having an area of 2.12 hectares, to the satisfaction of the City Solicitor and the TRCA.;;” and
 - ii. Section (gg)g. now states that “ Prior to the Owner occupying Building “A”, the owner shall prepare and implement a ravine stewardship plan for the lands referred to in (e) and (f) which shall include the construction and maintenance of a pedestrian trail along top of bank as well as renaturalization of the buffer lands to the satisfaction of the Toronto and Region Conservation Authority and City of Toronto Parks, Forestry & Recreation. The ravine stewardship plan will be secured through an agreement pursuant to Section 41 of the Planning Act and Section 114 of the City of Toronto Act, 2006 as part of the site plan approval for Block “I”.
2. City Council determine that no further public notice of the proposed changes to the draft Zoning by-law amendment is required, pursuant to the Planning Act.

Summary

At its meeting of November 1, December 1, 2, 4 and 7, 2009 City Council adopted Item NY29.35, a report recommending amendments the Official Plan of the former City of North York and the Zoning By-law of the former City of North York substantially in accordance with draft bills attached to the report. The proposed amendments would facilitate the redevelopment of a former hospital site located at 555 Finch Avenue West.

Staff now recommend two changes to be made to the draft Zoning By-law that was attached to Item NY29.35 that are more than technical or stylistic in nature, but that do not alter the proposed redevelopment in any substantial manner. The two changes pertain to the timing of a conveyance and the delivery of a ravine stewardship plan. Instead of requiring the owner of the lands to convey certain lands to the Toronto and Region Conservation Authority prior to Site Plan Control approval for either Buildings A or I, the conveyance will now be required prior to the issuance of any building permit for Building I. Similarly, instead of requiring the owner to prepare and implement a ravine stewardship plan prior to Site Plan Control approval for either Building A or I, the plan will now be required prior to the owner occupying Building A. The proposed changes are appropriate and will facilitate a more orderly redevelopment of the lands.

REQUIRES RE-OPENING

North York Community Council Item NY29.35 - City Council meeting on November 30, December 1, 2 4 and 7, 2009.

(Submitted to City Council on January 26 and 27, 2010 as MM45.16)