
City Council

Motion without Notice

MM51.17	ACTION			Ward: 15
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Ontario Municipal Board Appeal – 1603 Eglinton Avenue West by Councillor Moscoe, seconded by Councillor Mihevc

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

Recommendations

Councillor Moscoe, seconded by Councillor Mihevc, recommends that:

1. City Council request the applicant to agree to a settlement whereby the proposal shall be reduced to 14 stories in height.
2. City Council request the City Solicitor to support the settlement on condition that settlement is agreed to by the applicant with the applicant's agreement to voluntarily enter into a section 37 agreement so as to secure community benefits representing:
 - (a) \$2,000 per unit which amount shall be payable on the issuance of the first building permit.
 - (b) ½% for Art which shall be payable on the issuance of the first above grade building permit.
 - (c) The provision of a monthly transit pass at no cost to the tenant for each residential tenancy for a period of 12 months such transit pass to run with the unit for that period, irrespective of who may be occupying that unit.
3. City Council encourage the applicant to enter into discussions, in good faith, with the City of Toronto Parking Authority towards the goal of incorporating the neighbouring property into the development application.
4. Should an agreement with the Toronto Parking Authority be successfully concluded, City Council authorize staff to make such technical adjustments as may be necessary to enlarge the building proportionally to the expanded site (without varying the overall height) and such other technical amendments as may be necessary to accommodate the replacement public parking.
5. Depending on the location of the New Subway Station, City Council recommend the applicant agrees to make best efforts to incorporate a direct entrance into that station if

it is feasible.

6. City Council determine that the building shall be subject to site plan control.
7. Upon the receipt of a letter confirming the applicant's agreement to the proposed settlement, City Council direct the City Solicitor to write to the Ontario Municipal Board requesting a settlement hearing to implement same, with the necessary by-laws and agreements being forwarded to the Ontario Municipal Board prior to the hearing.

Summary

An application for a zoning by-law amendment was submitted on December 24, 2009 for the property at 1603 Eglinton Avenue West which proposes an 18 storey mixed use building containing 204 rental apartment units and 12 contiguous townhouse units. This building is considered by the York-Eglinton BIA to be vital to the rehabilitation of what has become a declining commercial area. Negotiations to date have included the addition of commercial space and the building is seen as the first opportunity for the intensification of the immediate area around the new (underground) Oakwood light rail station on the Eglinton Line.

An appeal to the Ontario Municipal Board was filed by the applicant on May 27, 2010 and the OMB has confirmed its intention to schedule a hearing. There are no Council meetings beyond the summer months and consequently there is some urgency to coming to some settlement agreement on this matter.

(Submitted to City Council on July 6 and 7 as MM55.17)