

## **2522 -2542 Keele Street - Draft Plan of Standard Condominium Application**

**Date:** November 3, 2017

**To:** City Council

**From:** City Solicitor

**Wards:** 12

### **SUMMARY**

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This report is responding to a request from Etobicoke York Community Council for examples of zoning by-law amendment applications that proceeded to the Ontario Municipal Board without a public meeting.

### **RECOMMENDATIONS**

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The City Solicitor recommends that this report be received for information.

### **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

### **DECISION HISTORY**

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On March 7, 2017, a Draft Plan of Standard Condominium application was submitted for the subject site to permit the registration of 128 residential units within an 8-storey mixed use building. The application was circulated by Planning staff to the applicable City Divisions for review and comment.

On April 5, 2017, the Ward Councillor requested that consideration of the application be bumped-up to the June 13, 2017 Etobicoke York Community Council meeting. At that time, City Planning staff were not in a position to report on the application. Staff presented a Status Report at the September 6, 2017 Etobicoke York Community Council meeting to advise on the status of the application. Etobicoke York Community Council deferred further consideration of the draft plan of condominium application until the committee received certain information.

On October 17, 2017, Etobicoke York Community Council recommended that City Council receive for information a further status report (October 16, 2017) from the Director, Community Planning, Etobicoke York District. It also made the following request:

"Requested the City Solicitor to provide as soon as possible to the Ward Councillor, and to report directly to City Council on November 7, 2017, examples of zoning by-law amendment applications under the Planning Act, other than zoning amendment applications to lift an "H" provision, that proceeded to the Ontario Municipal Board on appeal on the basis of delegated authority and without the benefit of a statutory public meeting at Community Council in compliance with the Official Plan, under the Planning Act prior to City Council passing the new Zoning By-law 569-2013."

2017 EY25.40 - Status Report - 2522-2542 Keele Street - Draft Plan of Standard Condominium Application

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY25.40>

## COMMENTS

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The following links are examples of zoning by-law amendment applications that proceeded to an Ontario Municipal Board hearing without a statutory public meeting. The last four examples were Request for Direction reports that went directly to City Council, and not first through community council:

- 4780 Eglinton Avenue West  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY3.5>
- 2968 Islington Avenue  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY4.4>
- 556, 558 Scarlett Road and 13 Chapman Road  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.EY21.2>
- 600 and 620 The East Mall  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY32.4>
- 1926 Lake Shore Boulevard West  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY30.5>
- 15 - 35 Mercer Street  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.MM21.45>
- 984, 990 and 1000 Bay Street  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.MM30.29>

- 2 Spencer Avenue  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CC14.4>
- 5959 Yonge Street  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CC13.3>

## **Status of Building at 2522-2542 Keele Street**

There are no outstanding OMB appeals on the subject property. The OMB has issued final orders approving both the Zoning By-law Amendment and the Site Plan Application. All required building permits have been issued, and the construction of the building is complete. The dwelling units are occupied. The owner is now seeking condominium approval so that the residents can close on the purchase of their condominium units.

The application for Draft Plan of Standard Condominium was submitted March 7, 2017 and circulated for comment. The application was deemed complete as of April 19, 2017. Comments on the plans were provided to the applicant through a letter dated July 10, 2017. Since then, staff have had discussions with the applicant to clarify the comments. A resubmission was received October 10, 2017 and has been circulated for further comment and is currently under review. When all comments are received and the plans are in a final form to proceed with draft approval, Planning staff will submit a Final Report to Etobicoke York Community Council.

## **CONTACT**

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## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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