

170 The West Mall – Zoning By-law Amendment Application – Supplementary Report

Date: June 21, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 18 171361 WET 05 OZ

RECOMMENDATIONS

The City Planning Division recommends that Recommendation 4 of the report from the Director of Community Planning, Etobicoke York District titled "Final Report - 170 The West Mall - Zoning By-law Amendment Application" be deleted and replaced with the following:

4. Prior to Site Plan approval, the owner be required to enter into a financially secured agreement for the construction of any required improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development based on the revised Functional Servicing and Stormwater Management Report, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

SUMMARY

A Functional Servicing and Stormwater Management Report prepared by Stantec Consulting Ltd., dated March 29, 2019 was submitted in support of the application. By memo dated May 7, 2019, following a review of this report, Engineering and Construction Services staff requested the applicant make further revisions to determine whether the existing municipal sanitary sewer system has adequate capacity to accommodate the proposed development.

A report dated June 7, 2019 from the Director, Community Planning, Etobicoke York District to Etobicoke York Community Council, recommended the applicant submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of Chief Engineer and Executive Director, Engineering and Construction Services, prior to the introduction of the necessary Bills to City Council for enactment.

Subsequent to the staff report, the applicant met with Engineering and Construction Services staff and provided additional information related to existing and proposed sanitary sewer capacity. Engineering and Construction Services staff are now satisfied with the sanitary sewer analysis.

However, there are still some outstanding matters in the Functional Servicing and Stormwater Management Report identified in the memo dated May 7, 2019 that must be addressed. As such, Engineering and Construction Services staff require a revised Functional Servicing and Stormwater Management Report be submitted to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, to identify any upgrades to municipal infrastructure required to support the development. Further, Engineering and Construction Services Staff require the applicant to financially secure any required upgrades prior to Site Plan approval, so that such upgrades can be constructed and made operational in coordination with the proposed redevelopment.

CONTACT

Cynthia Owusu-Gyimah, Senior Planner, Tel. No. 416-394-8220, Fax No. 416-394-6063, E-mail: Cynthia.Owusu-Gyimah@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District