

Humber Bay Shores - Lifting of the Holding "H" Symbol Status Report

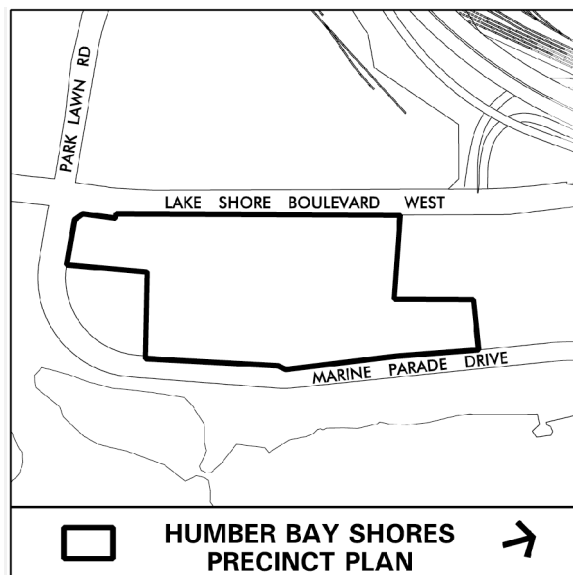
Date:	October 2, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	12 194674 WET 06 OZ

SUMMARY

Pursuant to Section 36(4) of the *Planning Act*, should City Council wish to pass an amending by-law to lift a Holding "H" symbol in an existing Zoning By-law, it must first give notice of its intention to pass such an amending by-law.

Planning staff have reviewed the request of the Humber Bay Shores Landowner's Group to lift the Holding "H" symbol in Zoning By-law 1994-197, which applies to the majority of the lands located in Humber Bay Shores. The registration of a Core Infrastructure Agreement and the acceptance of the results of a revised AECOM Humber Bay Shores Mixed-Use Developments Traffic Impact Study are required to lift the Holding "H" symbol.

Planning staff anticipate the Core Infrastructure Agreement will be signed and registered shortly and the revised AECOM Study will also be completed shortly. Planning staff will then be in a position to advise City Council that the conditions required to lift the Holding "H" symbol in Zoning By-law 1994-197 have been satisfied.



RECOMMENDATIONS

1. City Council direct the City Clerk to give Notice pursuant to Section 36(4) of the *Planning Act* of City Council's intention to lift the Holding "H" symbol in Zoning By-law 1994-197 as early as its meeting of December 16, 2013.

DISCUSSION

The lands subject to the Holding "H" symbol are located within the Humber Bay Shores Development Area (also known as the Motel Strip). The lands are governed by the Motel Strip Secondary Plan and site specific Zoning By-law 1994-197. Both governing documents establish land use permissions and development standards. Zoning By-law 1994-197 contains criteria that must be satisfied prior to the lifting of the Holding "H" symbol in order to allow the underlying land use and zoning to come into effect.

The Holding "H" symbol was applied to the majority of the lands in the former motel strip and adopted by the Ontario Municipal Board in accordance with the Motel Strip Secondary Plan and the associated Kirkland Urban Design Guidelines. The Holding "H" symbol permitted the existing motel uses to remain but ensured the future orderly redevelopment of this area, through the review and approval of detailed technical studies and agreements related to traffic and servicing matters.

The criteria used to lift the Holding "H" symbol is found in Schedule "F" of Zoning By-law 1994-197. The two remaining outstanding matters to be addressed relate to servicing (Core Infrastructure Agreement) and traffic (AECOM).

Once the Core Infrastructure Agreement has been signed by the Humber Bay Shores Landowner's Group and registered on title, and the revised AECOM Humber Bay Shores Mixed-Use Developments Traffic Impact Study has been received, reviewed and accepted by Transportation Services staff, Planning staff will be in a position to report to Etobicoke York Community Council recommending that the Holding "H" symbol in Zoning By-law 1994-197 be lifted. Both these matters are imminent and it is anticipated that Planning staff will be in a position to report on this shortly.

CONTACT

Michael Hynes, Senior Planner

Tel. No. (416) 394-8228

Fax No. (416) 394-6063

E-mail: mhynes@toronto.ca

SIGNATURE

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