

## City Council

### Motion without Notice

MM51.54	ACTION			Ward:24
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**238-258 Finch Avenue East - Changes to Draft Zoning By-law and Draft Conditions of Subdivision - by Councillor Shiner, seconded by Councillor Karen Stintz**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion is subject to a re-opening of Item NY28.30. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise*

*Bill 427 has been submitted on this Item.*

### Recommendations

Councillor David Shiner, seconded by Councillor Karen Stintz, recommends that:

1. City Council adopt the following recommendations contained in the attached report (May 2, 2014) from the Chief Planner and Executive Director, City Planning:
  1. City Council amend the draft Zoning By-law adopted on December 16, 17, and 18, 2013 and replace it with the draft Zoning By-law Amendment, attached as Attachment 3 to this report, including the placing of a 'H' holding provision on Block 1 of the site.
  2. That City Council determine that no further public notice is required under Section 34(17) of the Planning Act with respect to the changes made to the proposed Zoning By-law Amendment from the time of the statutory public meeting.
  3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
  4. In accordance with the delegated approval under by-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the draft plan of subdivision as generally illustrated on Attachment 4 to this report, subject to:
    - a. the revised conditions as generally listed in Attachment 4, which except as otherwise noted must be fulfilled prior to the release of the plan of

subdivision for registration; and

- b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
5. City Council delete Recommendation 5 as adopted at its meeting of December 16, 17, and 18, 2013.

## **Summary**

At its meeting on December 16, 17 and 18, 2013, City Council approved an Official Plan and Zoning By-law amendment for the lands at 238-258 Finch Avenue East. At that time, City Council also directed staff to include, as a condition of subdivision approval, a requirement that any proposed catch basins and leads on private properties that are to be connected to the municipal sewer for storm water management purposes shall be constructed to City standards; and their ownership be transferred to the City, and that any necessary easements shall be conveyed to the City for their future operation and maintenance all to the satisfaction of the General Manager, Toronto Water.

The purpose of this Motion is to submit to City Council changes to the draft zoning by-law and draft conditions of subdivision approval, necessitated by City Council's decision.

This motion is urgent as the subject project cannot proceed until such time the urgent matters identified in the Chief Planner's report are resolved.

## **Requires Re-opening**

North York Community Council Item NY28.30 – adopted by City Council on December 16, 17 and 18, 2013.

(Submitted to City Council on May 6 and 7, 2014 as MM51.54)

## **Background Information (City Council)**

Member Motion MM51.54

(May 2, 2014) Report from the Chief Planner and Executive Director, City Planning on 238, 240, 242, 244, 250, 252, 254, 256 and 258 Finch Avenue East - Changes to Draft Conditions of Subdivision and Draft Zoning By-law Amendment

(<http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-69139.pdf>)