

**City Council****Motion without Notice**

MM3.33	ACTION			Ward:16
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**200 Ridley Boulevard - City Solicitor representation at the Ontario Municipal Board Hearing - by Councillor Christin Carmichael Greb, seconded by Councillor Frank Di Giorgio**

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

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

**Recommendations**

Councillor Christin Carmichael Greb, seconded by Councillor Frank Di Giorgio, recommends that City Council direct the City Solicitor to request the following conditions be imposed in the event the consent to sever for 200 Ridley Boulevard is granted by the Ontario Municipal Board:

1. The Owner shall provide confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division.
2. The Owner shall submit to the Deputy Secretary-Treasurer a draft Certificate of Official, as prescribed in O.Reg. 197/96 as Form 2 or 4 and in a form satisfactory to the Deputy Secretary-Treasurer, that includes a completed and registerable description of the land that is the subject of the consent, within one year of the date of issuance of the Decision.
3. Two copies of the registered reference plan of survey integrated to NAD 83 CSRS (3 degree Modified Transverse Mercator projection), delineating by separate Parts the lands and their respective areas, shall be filed with City Surveyor, Survey and Mapping, Engineering Services. Three copies of the registered reference plan of survey satisfying the requirements of the City Surveyor, shall be filed with the Committee of Adjustment.
4. Municipal numbers for the subject lots indicated on the applicable Registered Plan of Survey shall be assigned to the satisfaction of Survey and Mapping Services, Engineering Services.
5. A mutual access agreement is required to protect for reciprocal easements and right-of-way. This agreement must be executed and registered on title in perpetuity for all properties involved and must include provisions for maintenance. A copy of this agreement must be supplied to Engineering and Construction Services.
6. The registered Reference Plan of Survey shall comply with the requirements of the City of

North York Zoning By-law 7625, as amended by Zoning By-law 1072-2014.

7. The City of North York Zoning By-law 7625, as amended by Zoning By-law 1072-2014 shall be in full force and effect.

8. The Owner shall obtain final site plan approval and has entered into a Site Plan Agreement under Section 114 of the City of Toronto Act.

9. The Owner has completed the following work to Building 'A' to the satisfaction of the Chief Planner and Executive Director of City Planning:

- a. The Owner shall provide and install two extra washing and drying machines in Building A;
- b. The Owner shall install one wall-mounted light on the exterior west wall of Building A, and on the exterior north wall of Building A, adjacent to the rear entrance door;
- c. The Owner shall install one security camera at each of the following locations in Building A:
  1. Front entrance;
  2. Rear entrance;
  3. Parking garage;
  4. Exterior west wall; and
  5. Exterior east wall.

10. The Owner shall submit an application for a Section 111 permit to eliminate one of the ground-floor residential rental units in the existing Building A to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner and Executive Director, City Planning. The Section 111 permit shall be subject to compliance with all applicable laws including the Residential Tenancies Act, 2006, S.O. 2006, c. 17.

11. This Decision shall become null and void within 12 months unless the Certificate of the Committee of Adjustment is affixed to the relevant documents.

## **Summary**

This Motion is brought forward on an urgent basis in that a hearing has been scheduled for February 18, 19 and 20, 2015 before the Ontario Municipal Board.

City Council on August 25, 26, 27 and 28, 2014 adopted item NY34.98, amending By-law No. 7625 for the lands at 200 Ridley Boulevard to permit a new 4-storey apartment building consisting of 30 residential units (By-law 1072-2014). The rezoning was appealed to the Ontario Municipal Board by a third party and a hearing was set for February 18, 19 and 20, 2015. City staff are appearing at the Ontario Municipal Board in support of City Council's decision to enact By-law 1072-2014.

On January 20, 2015, the owner appealed a related Committee of Adjustment consent to sever application to the Ontario Municipal Board on the basis of non-decision and requested that the Ontario Municipal Board hear the consent to sever application at the hearing commencing on

February 18, 2015. The City Solicitor currently does not have instructions with respect to the consent to sever application.

This Motion is made to direct the City Solicitor to request that certain conditions be imposed in the event the consent to sever is granted by the Ontario Municipal Board.