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**City Council****Notice of Motion**

MM5.9	ACTION			Ward:38
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**1340-1360 Danforth Road - Minor Revisions to Zoning By-law - by  
Councillor Glenn De Baeremaeker, seconded by Councillor Jim  
Karygiannis**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor Glenn De Baeremaeker, seconded by Councillor Jim Karygiannis, recommends that:

1. City Council amend Item SC34.30 as follows:

a. Part 3.b.2 be deleted and replaced with the following:

"the owner shall within six months of issuance of an above-grade building permit on Parcel B, provide approximately 134 square metres of multi-purpose amenity space to be provided within the building at 1340 Danforth Road, on the ground floor (at grade level). The owner will provide furnishings and finishes appropriate to its use, including washroom facilities for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road. The owner shall submit a letter of credit for 120 percent of the value of the amenity space to the satisfaction of the Chief Planner prior to the first above-grade building permit on Parcel B;"

b. Part 3.b.3 be deleted and replaced with the following:

"the owner shall within six months of issuance of the first above-grade building permit on Parcel B, provide approximately 90 square metres of amenity space in the building at 1360 Danforth Road with furnishings and finishes appropriate to its use for the use and enjoyment of all residents of the rental buildings at 1340, 1350 and 1360 Danforth Road. The owner shall submit a letter of credit for 120 percent of the value of the amenity space to the satisfaction of the Chief Planner prior to the first above-grade building permit on Parcel B;"

c. Part 3.c.2 be deleted and replaced with the following:

"the owner shall provide, within six months of the first above-grade building permit on Parcel B, a minimum of four security cameras within the underground parking garages of 1340 and 1360 Danforth Road to cover all entrances and exits within the respective garages. The owner shall submit a letter of credit for 120 percent of the value of this work to the satisfaction of the Chief Planner prior to the first above-grade building permit on Parcel B;"

d. Part 3.c.3 be deleted and replaced with the following:

"the owner shall provide, within six months of the first above-grade building permit on Parcel B, a minimum of three new lighting structures; one near the underground parking entrance for 1340 Danforth Road and two near the underground parking entrance for 1360 Danforth Road. The owner shall submit a letter of credit for 120 percent of the value of this work to the satisfaction of the Chief Planner prior to the first above-grade building permit on Parcel B;"

e. City Council redirect one hundred thousand dollars (\$100,000.00) for improvements for playground equipment at the Toronto Community Housing Building located at the south-west corner of Markham Road and Eglinton Avenue to the following:

i. one hundred thousand dollars (\$100,000.00) in the form of a payment to Toronto Community Housing Corporation and/or Tropicana Community Services and/or the South Asian Autism Awareness Centre for playground / daycare / facility / office / program improvements at 3171/3181 Eglinton Avenue East and/or 400 McCowan Road (including the Children of Tomorrow Day Care) and/or 1970 Ellesmere Road (including recreational and program improvements for the autism centre).

2. City Council determine that the revisions made to the proposed zoning by-law is minor in nature and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed zoning by-law.

## **Summary**

On August 25, 26, 27 and 28, 2014, City Council adopted Item SC34.30 and thereby approved a zoning amendment to permit the development of a new 18-storey condominium building behind three existing 15-storey rental apartment buildings at 1340, 1350 and 1360 Danforth Road.

As a result of discussions regarding the amount of indoor amenity space in 1340 Danforth Road and 1360 Danforth Road, some minor changes are requested. If this Motion is adopted 1340 Danforth Road would have a minimum of 134 square metres (rather than 149 square metres) and 1360 Danforth Road would have a minimum of 90 square metres (rather than 61 square metres) of amenity space.

If adopted, this Motion would also change the timing requirements previously adopted by City Council for the provision of the amenity space, the provision of security cameras and new lighting structures for the rental apartment buildings from prior to building permit issuance of

the condominium building to within six months of issuance of an above-grade building permit for the new condominium building, along with a submission of a letter of credit for 120 percent of the value of the work prior to the first above-grade building permit.