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

MM6.4	ACTION			Ward:38
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**Proposed Adjustment to Timing of External Road Improvements and the Construction of New Roads - 1 and 2 Meadowglen Place - Official Plan Amendment, Rezoning, Draft Plan of Subdivision and Rental Housing Demolition Applications - by Councillor Glenn De Baeremaeker, seconded by Councillor Raymond Cho**

*\* 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 Raymond Cho, recommends that:

1. City Council amend Item SC10.20, adopted as amended by City Council at its meeting on October 24 and 25, 2011, by:
  - a. amending Part 4g. by replacing the words "Phase 1 building permits", with the words "occupancy permits for Phase 1 of the development"; and
  - b. adding the following Part 4i.:

"i. Prior to the issuance of occupancy permits for Phase 1 of the development, the owner agrees to complete the construction of all new public roads to a minimum base curb and base asphalt, connected to an existing public highway with all water mains, sanitary sewers and related appurtenances installed and operational."
2. City Council amend By-law No. 684-2012 by deleting Performance Standard 273, as per the draft by-law attached to this Motion.
3. City Council authorize the City Solicitor to amend the existing Section 37 Agreement and current draft of the Section 111 Agreement for the site to implement all revisions required by Recommendations 1, 2 and 3 above, to satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.
4. If necessary, City Council authorize the Chief Planner and Executive Director, City Planning to amend the draft plan of subdivision conditions to implement the revisions required by Recommendations 1, 2 and 3 above.

5. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-law No. 684-2012.

### **Summary**

On October 24 and 25, 2011 City Council adopted, as amended, Scarborough Community Council Item SC10.20. That resolution approved an application to demolish two existing six-storey rental apartment buildings containing 141 rental units and the redevelopment of the site with 32 stacked townhouses, 146 residential rental apartment units and three condominium buildings. At the time, a total of 818 residential units were approved with a 1,752 square metre public park fronting on Brimorton Drive and 1,079 square metres of ground floor commercial space fronting on Markham Road.

As a precondition of the issuance of the building permits for Phase 1 of the development, the owner is required to meet a number of conditions, including the construction of all new public roads to minimum base curb and base asphalt, with all water mains and sanitary sewers installed and operational, as well as the design and construction of external road improvements including the modification of the existing pavement markings on Brimorton Drive and an extension of the existing northbound right turn lane. The road improvements are required prior to occupancy, and practically, cannot be completed until that time.

The purpose of this Motion is to revise the timing of the external road improvements and the construction of new roads to allow the construction to occur simultaneously with the construction of the development, rather than before the development. The revised timing will require all external road improvements and new roads to be constructed prior to the occupancy of any buildings on the site, which will meet the intent of the requirement while allowing the construction to occur in the quickest and most efficient way possible, minimizing the impact on the surrounding community.

This Motion is proposed on an urgent basis to permit the owner to pursue the issuance of building permits to allow the demolition of the existing apartment building, excavation and subsequent construction of the development to proceed as quickly as possible.

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

Member Motion MM6.4

Draft By-law to amend By-law 684-2012

(<http://www.toronto.ca/legdocs/mmis/2015/mm/bgrd/backgroundfile-79634.pdf>)