
City Council**Motion without Notice**

MM7.29	ACTION			Ward:38
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Proposed Adjustment to Certain Timing Requirements of Development Proposal - 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 John Campbell

** 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 Glenn De Baeremaeker, seconded by Councillor John Campbell, recommends that:

1. City Council authorize the City Solicitor to amend subsection 11.1 of the Section 37 Agreement between the City and the Owner registered as Instrument No. AT3082430 by replacing the words “Building Permit” with “Building Permit under subsection 8(2) of the Building Code Act, 1992”.
2. City Council authorize the City Solicitor to amend the said Section 37 Agreement to secure the following prior to the issuance of complete building permits for Phase 1 of the development:
 - a. the owner remediates the proposed roads, and files a Record of Site Condition with the Ministry of the Environment;
 - b. the owner conveys Streets A and B to the City;
 - c. financial security is provided for 120 percent of the cost of construction of the proposed roads, services, and external road improvements;
 - d. engineering drawings for the proposed roads and external improvements are approved by the City and an Environmental Compliance Approval is obtained from the Ministry of the Environment;

e. subdivision, Section 37 and Section 111 agreements are executed by the owner and the City and such agreements are registered;

f. a phasing plan, revised if necessary, is clearly indicated on the Subdivision and Section 37 agreements;

g. the owner shall pay cash-in-lieu for half the cost of non-standard Street B as per subdivision conditions;

h. financial security or confirmation from other utility companies, including Hydro, Bell, etc. are in place;

i. the owner enters into an interim maintenance agreement with the City for the dead-end remaining portion of Meadowglen Place;

j. Meadowglen Place cul-de-sac has been purchased and incorporated into the owner's lands and satisfactory arrangements have been made for sanitary and storm sewer servicing with the remaining rental building on-site and properties up-stream to the satisfaction of the Executive Director of Engineering and Construction Services; and

k. adequate emergency vehicle access to the site and adequate access to water and other services in the event of an emergency have been provided to the satisfaction of the Fire Chief, the Executive Director of Engineering and Construction Services and Transportation Services.

3. 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 the recommendations of this Motion.

Summary

On October 24, 2011, City Council adopted, as amended, Scarborough Community Council Item SC10.20. That resolution approved an application for a large and relatively complex development proposal. The proposal includes the demolition of two existing 6-storey rental apartment buildings containing 141 rental units and the redevelopment of the site with 32 stacked townhouses, 146 residential rental apartment units in one tower and 3 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. A subsequent Committee of Adjustment application and Ontario Municipal Board decision increased the total number of dwelling units permitted to 943. The proposal established a phasing for the development which included the design and construction of internal roads and external road improvements.

As staff and the applicant move forward with analysis of proposed site plan and draft plan of subdivision conditions, it has become necessary to adjust the timing of the originally proposed phasing for the development. For example, the original approval required the installation of certain external road improvements prior to the issuance of any building permits for the development site. Staff advise that such improvements can reasonably be deferred and a

conditional building permit may be considered in order to facilitate commencement of the development proposal more efficiently.

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 MM7.29