

City Council**Motion Without Notice**

MM18.38	ACTION			Ward:38
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1-2 Meadowglen Place and 1021-1035 Markham Road - Consent to Sever Application - by Councillor Glenn De Baeremaeker, seconded by Councillor Stephen Holyday

** 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 Stephen Holyday, recommends that:

1. City Council adopt the following recommendations contained in the report (April 29, 2016) from the Chief Planner and Executive Director, City Planning:

1. City Council authorize the City Solicitor, and other appropriate staff, to attend the Ontario Municipal Board hearing in support of the consent application as it relates to 1 and 2 Meadowglen Place, subject to the following conditions being addressed to the satisfaction of the City Solicitor:

a. that the Ontario Municipal Board make its approval conditional upon the City's standard conditions of consent approval, and upon the applicant making arrangements satisfactory to the Executive Director of Engineering and Construction Services and the City Solicitor, to ensure that serviced public roads for Streets A and B have been constructed to provide access to the proposed severed parcels prior to occupancy of the earlier of proposed Rental Tower A or Condominium Tower B. Should finalizing the subdivision agreement including the above provision to provide for the serviced road be delayed, Council authorizes the execution of an agreement addressing this condition in advance of completion of the subdivision agreement.

b. that the Ontario Municipal Board make its approval conditional upon the applicant having provided financial security in the form of a Letter of Credit, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with respect to the timely implementation of the rental housing replacement and tenant protection components of the

development proposal, with such security to be in the amount of \$1,820,000.00.

2. City Council authorize the City Solicitor and appropriate staff to oppose inclusion of the adjacent lands at 1021-1035 Markham Road;
3. City Council authorize the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, to seek a settlement which includes recommendations 1a and 1b above; and
4. City Council authorize City Officials to take all necessary steps to give effect to the above-noted recommendations.

Summary

On March 31, 2016, City Council adopted Member Motion MM17.28 directing the Chief Planner and Executive Director, City Planning to report to the May 5, 2016 City Council meeting regarding the applicant's Ontario Municipal Board appeal of the severance application (No. B071/15SC) at 1 and 2 Meadowglen Place and 1021-1035 Markham Road.

This application as appealed to the Ontario Municipal Board proposes to sever the site at 1-2 Meadowglen Place into three parcels of land. The three parcels would be linked by reciprocal easements, which easements would also include the adjacent land at 1021-1035 Markham Road.

This report seeks Council's direction with respect to the Ontario Municipal Board hearing.

Background Information (City Council)

Member Motion MM18.38

(April 29, 2016) Report from Chief Planner and Executive Director, City Planning on 1-2 Meadowglen Place and 1021-1035 Markham Road - Consent to Sever Application - Request for Direction Report

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-92863.pdf>)