

## City Council

### Motion without Notice

MM23.25	ACTION			Ward:36
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**411 Victoria Park Avenue, 2520 and 2530 Gerrard Street East - Zoning By-law Amendment - by Councillor Gary Crawford, seconded by Councillor David Shiner**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.  
\* This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.  
\* This Motion has been deemed urgent by the Chair.*

### Recommendations

Councillor Gary Crawford, seconded by Councillor David Shiner, recommends that:

1. City Council adopt the following recommendations contained in the report (December 6, 2016) from the Chief Planner and Executive Director, City Planning:
  1. City Council delete Part 8.b. of Council's decision on Item SC8.25 relating to completion of the conveyance of Runnymede Park to Build Toronto as a precondition for enactment of a zoning by-law amendment for the easterly portion of the Build Toronto lands.
  2. City Council amend the former City of Scarborough Birchcliff Community Zoning By-law No. 8786 for the eastern portion of the lands at 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the supplementary report (September 28, 2015) from the Chief Planner and Executive Director, City Planning.
  3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment attached as Attachment 1 to the supplementary report (September 28, 2015) from the Chief Planner and Executive Director, City Planning, as may be required.
  4. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further public notice is required with regard to minor revisions made to the proposed zoning by-law to address the Section 37 arrangements made to satisfy Council's preconditions to enactment of the proposed zoning by-law.

### Summary

City Council on September 30, 2015 enacted Official Plan Amendment No. 288 applying to the Build Toronto lands east of Victoria Park Avenue and north of Gerrard Street East, as well as By-law 986-2015 and 987-2015 amending the zoning on the westerly portion of the site to permit new commercial development. At the same meeting, Council directed that the Bill to rezone the remaining easterly portion of the site, to permit residential development with a reconfigured Runnymede Park, not be presented for enactment until a number of prerequisites have been met, including execution of a Section 37 Agreement by Build Toronto.

The subject lands are one of 13 Build Toronto sites identified under Council's recently approved "Affordable Housing Open Door Program" intended to activate, facilitate and expedite the use of surplus public land to achieve much needed new affordable housing. This new development also represents the first affordable 'ownership' housing proposal in the City that both meets the Official Plan's affordable housing policies and definitions, and to be secured through a Section 37 Agreement. It will serve as a sound new business model to further encourage and facilitate similar such new affordable ownership housing initiatives by both Build Toronto and other housing providers. Implementing the new residential zoning of the lands at this time will facilitate next steps in the planning process leading to site plan approvals, issuance of building permits and actual construction of this much needed affordable ownership housing at the earliest possible opportunity, consistent with the objectives of the Open Door Affordable Housing Program.

This Motion is urgent because it will allow Build Toronto to begin the implementation of Council's new Affordable Housing Open Doors Program.

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

Member Motion MM23.25

(December 6, 2016) Report from Chief Planner and Executive Director, City Planning on 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East - Zoning Application  
(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-99172.pdf>)