

2522 – 2542 Keele Street – Draft Plan of Standard Condominium Application – Status Report

Date:	October 16, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 12 – York South Weston
Reference Number:	File No. 17 125471 WET 12 CD

SUMMARY

This report provides an update on the application for Draft Plan of Condominium approval for 2522-2542 Keele Street in response to the September 6, 2017 direction from Etobicoke York Community Council resulting from its consideration of the staff report from the Director, Community Planning, Etobicoke York District, "2522 – 2542 Keele Street, Draft Plan of Standard Condominium, Status Update" dated August 10, 2017 (EY24.4).

RECOMMENDATIONS

The City Planning Division recommends that:

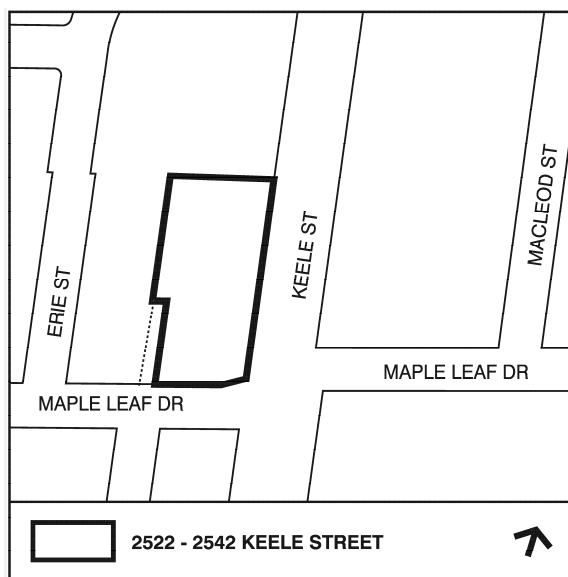
1. Etobicoke York Community Council receive this report for information.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On March 7, 2017, a Draft Plan of Standard Condominium application was submitted for the subject site to permit the registration of 128 residential units within an 8-storey



mixed use building. The application was circulated by Planning staff to the applicable City Divisions for review and comment.

On April 5, 2017, the Ward Councillor requested that consideration of this application be bumped-up to the June 13, 2017 Etobicoke York Community Council meeting. At that time, City Planning staff were not in a position to report on the application. Staff presented a Status Report at the September 6, 2017 Etobicoke York Community Council meeting to advise on the status of the application given the request from the Ward Councillor and the time that had elapsed since the submission of the application.

At its meeting of September 6, 2017, Etobicoke York Community Council:

1. Deferred further consideration of the draft plan of condominium registration until the Etobicoke York Community Council receives final plans and drawings that specify the approved density, the on-site parking requirements and necessary agreements that permit shared facilities or services by the residential condominium and the remnant portion of the building.
2. Requested the City Solicitor to verify that, in accordance with the original OMB decision, there are no agreements entered into by the City and the applicant to secure public benefits under Section 37(3) of the *Planning Act* and/or Section 5.1.1.5(d)(e) of the Official Plan.
3. Requested the City Solicitor to verify that the site plan agreement between the owner of 2522 – 2542 Keele Street and the City was registered on title prior to the issuance of the unconditional building permit, as required.

The decision and staff report may be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY24.4>

COMMENTS

Draft Plan of Standard Condominium Application

The application for Draft Plan of Standard Condominium was submitted March 7, 2017 and circulated for comment. The application was deemed complete as of April 19, 2017. Comments on the plans were provided to the applicant through a letter dated July 10, 2017. Since then, staff have had discussions with the applicant to clarify the comments. A resubmission was received October 10, 2017 and has been circulated for further comment and is currently under review. Attachment 1 is the revised Draft Plan Condominium that has been submitted for review. When all comments are received and the plans are in a final form to proceed with draft approval, a Final Report will be submitted to Etobicoke York Community Council.

Section 37

Planning staff contacted City Legal staff and have confirmed there are no agreements entered into by the City and the applicant to secure public benefits under Section 37(3) of the *Planning Act* and/or Section 5.1.1.5(d)(e) of the Official Plan.

Registration of the Site Plan Agreement

Planning staff contacted Building Division staff regarding the date of issuance of the unconditional building permit. The site plan agreement was registered on title January 26, 2017 as shown on Attachment 2 to this report. The unconditional building permit was issued March 17, 2017 (Permit No. 14-2168750).

CONTACT

Sarah Henstock MCIP RPP
Manager, Community Planning
Etobicoke York District
Tel. No. 416-394-2610
E-mail: sarah.henstock@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Revised Draft Plan of Condominium (Received October 10, 2017)
Attachment 2: Registration Cover Sheet, Site Plan Agreement

Attachment 2: Registration Cover Sheet, Site Plan Agreement

LRO # 80 Notice

Received as AT4470672 on 2017 01 26 at 11:38

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 14

Properties

PIN 10273 - 0578 LT
Description PT OF LTS 1 & 2 PL 905 & PT OF LTS 1 TO 4 PL 3784 BEING PTS 1,2 & 3 ON PL 66R28572; SUBJECT TO AN EASEMENT AS IN AT3394262; SUBJECT TO AN EASEMENT AS IN AT4281448; CITY OF TORONTO
Address TORONTO

Consideration

Consideration \$ 2.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

Name CITY OF TORONTO
Address for Service Metro Hall, Legal Services
Station 1260
26th Floor
55 John Street
Toronto ON M5V 3C6

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation Kelly Matsumoto, Solicitor for the City of Toronto.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

David Kwok-Wai Lee	55 John St., 26th Floor Toronto M5V 3C6	acting for Applicant(s)	Signed	2017 01 24
Tel	416-392-8047			
Fax	416-397-5624			

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF TORONTO	55 John St., 26th Floor Toronto M5V 3C6	2017 01 26
Tel	416-392-8047	
Fax	416-397-5624	

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Total Paid	\$63.35

File Number

Applicant Client File Number : PSP2-700-2016-5429