TORONTO Member Motion

City Council

Notice of Motion

MM27.47	ACTION			Ward:23

5220-5254 Yonge Street, 78 Ellerslie Avenue, 32 Churchill Avenue and 55 Horsham Avenue - Official Plan, Zoning, Site Plan, and Rental Housing Demolition Applications - by Councillor David Shiner, seconded by Councillor Christin Carmichael Greb

**** Notice of this Motion has been given.***
**** This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.***

Recommendations

Councillor David Shiner, seconded by Councillor Christin Carmichael Greb, recommends that:

1. City Council consider the report (March 21, 2017) from the Chief Planner and Executive Director, City Planning.

Summary

At the July 11, 12 and 13, 2012 City Council meeting, City Council adopted the Final Report for the subject property with draft amendments to the Official Plan and Zoning By-law to permit a 15-storey, 156 suite hotel and a 30-storey, 265 unit residential tower, including a 5-storey base building with a mix of commercial uses, including Social Facility Space (City space) fronting on a pedestrian mews (NY17.45). The conditions to be met prior to the introduction of Bills for the Official Plan and Zoning By-law Amendment, included making satisfactory arrangements to become the owner of the City-owned lands on Yonge Street, entering into a Section 37 Agreement and addressing Toronto Transit Commission setback requirements.

Following the July 2012 Council approval, the previous applicant went bankrupt and did not fulfil the outstanding conditions to bring the Bills forward and finalize the approval.
In 2015, new owners of the site filed a revised submission to change the hotel use to an office building and address the outstanding conditions.

The revised proposal is for a 10-storey office building and a 31-storey, 308 unit residential tower, on 2- and 3-storey base building podium with a mix of commercial uses, including Social Facility Space (City space) fronting on a pedestrian mews. The overall height, gross floor area and mix of non-residential and residential uses of the previously approved development would generally remain the same. There have been modifications to the number of storeys, the non-residential building's footprint and the location and unit mix of the rental

replacement units. The Section 37 provisions have been modified to reflect some changes to the site servicing, calculation of density incentives and updates to the Term Sheet for the Social Facility Space. These matters are set out in the report dated March 21, 2017 from the Chief Planner and Executive Director of City Planning.

The site plan drawings have been revised and refined and updated draft Site Plan Approval Conditions are attached to the March 21, 2017 report for Council approval in principle. The pre-approval conditions to be met prior to the introduction of Bills have now been addressed.

The March 21, 2017 report recommends approval of the revised draft Official Plan Amendment and Zoning By-law Amendment, attached to the report, which reflect the modified proposal, and that no further public notice be required pursuant to Section 34 (17) of the Planning Act given the minor nature of the revisions.

This project was originally approved by City Council in 2012 and the zoning bills have yet to be implemented.

The purpose of this Motion is to allow introduction and consideration of the March 21, 2017 report of the Chief Planner and Executive Director of City Planning at the March 28, 2017 meeting of City Council, and further to authorize City staff to report further directly to City Council at its meeting of March 28, 2017 in the event there are further negotiations with respect to the subject development.

Background Information (City Council)

Member Motion MM27.47
(March 21, 2017) Report from the Chief Planner and Executive Director, City Planning Division on 5220-5254 Yonge Street, 78 Ellerslie Avenue, 32 Churchill Avenue and 55 Horsham Avenue - Official Plan, Zoning, Site Plan, and Rental Housing Demolition Applications
(http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-102227.pdf)