

City Council

Notice of Motion

MM35.15	ACTION			Ward:32
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To Approve Off-Site Loading for 650 to 652 Kingston Road and 2 Main Street - Official Plan Amendment and Zoning Amendment Applications - by Councillor Mary-Margaret McMahon, seconded by Councillor Lucy Troisi

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item TE27.11. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Mary-Margaret McMahon, seconded by Councillor Lucy Troisi, recommends that:

1. City Council delete Part 9 of its decision on Item TE27.11.
2. City Council approve off-site loading for the development at 650 to 652 Kingston Road and 2 Main Street.
3. City Council direct that, prior to the introduction of the Bills, the City Solicitor amend the Draft By-laws contained in the report (September 29, 2017) from the Director, Community Planning, Toronto and East York District to require no loading space.
4. City Council direct that, prior to the introduction of the Bills, the owner(s) of 622-646 Kingston Road and the owner(s) of 650 to 652 Kingston Road and 2 Main Street register mutual access agreements over their respective lands in order to implement drawings and specifications 001 and 002 by Lea Consulting dated September 11, 2017 and date-stamped received by the City Planning Division on October 18, 2017.
5. City Council direct that the following conditions be included in the Section 37 Agreement as a matter of legal convenience and included in all leasing documents for the lands at 650 to 652 Kingston Road and 2 Main Street:
 - a. the provision of private waste removal and off-site servicing be in accordance with drawings and specifications 001 and 002 by Lea Consulting dated September 11, 2017 and date-stamped received by the City Planning Division on October 18, 2017;

b. warning clause(s) be drafted to the satisfaction of the City Planning Division advising tenants and future owners that the City of Toronto will not provide solid waste removal services;

c. the owner(s) of 650 to 652 Kingston Road and 2 Main Street ensure that solid waste removal not be permitted from Monday to Friday between: 6:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m.; warning clause(s) are to be drafted to the satisfaction of the City Planning Division advising tenants and future owners of this restriction;

d. the owner(s) of 650 to 652 Kingston Road and 2 Main Street ensure that the residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street have priority right-of-way; warning clause(s) are to be drafted to the satisfaction of the City Planning Division advising tenants and future owners of this requirement;

e. the owner(s) of 650 to 652 Kingston Road and 2 Main Street ensure that the driver of any vehicles stopping in the designated loading area remain present with the vehicle at all times and upon request immediately move the vehicle to permit the passage of residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street; warning clause(s) are to be drafted to the satisfaction of the City Planning Division advising tenants and future owners of this requirement;

f. the owner(s) of 650 to 652 Kingston Road and 2 Main Street ensure that there is a trained on-site staff member that will manoeuvre bins for the collection driver and act as a flagman when the truck is reversing; and

g. the owner(s) of 650 to 652 Kingston Road and 2 Main Street erected warning signs be the satisfaction of the City Planning Division advising tenants and future owners that the driver of a vehicle stopping in the designated loading area must immediately move the vehicle to permit access for the of residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street.

6. City Council request the Chief Planner and Executive Director, City Planning to consider the following prior to the registration of the condominium at 622-646 Kingston Road:

a. the owner(s) of 622-646 Kingston Road revise any reference to private waste removal and off-site servicing to be in accordance with drawings and specifications 001 and 002 by Lea Consulting dated September 11, 2017 and date-stamped received by the City Planning Division on October 18, 2017;

b. the owner(s) of 622-646 Kingston Road ensure that solid waste removal not be permitted from Monday to Friday between: 6:00 a.m. to 10:00 a.m. and 3:00 p.m. to 7:00 p.m.; warning clause(s) are to be included in the condominium documents to this effect;

c. the owner(s) of 622-646 Kingston Road ensure that the residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street have priority right-of-way access; warning clause(s) are to be included in the condominium documents to this effect;

d. the owner(s) of 622-646 Kingston Road ensure that the driver of any vehicles stopping in the designated loading area remain present with the vehicle at all times and upon request immediately move the vehicle to permit access for the residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street; warning clause(s) are to be included in the condominium documents to this effect;

e. the owner(s) of 622-646 Kingston Road ensure that there is a trained on-site staff member that will manoeuvre bins for the collection driver and act as a flagman when the truck is reversing; and

f. the owner(s) of 622-646 Kingston Road erected warning signs to the satisfaction of the City Planning Division advising tenants, future owners, and potential purchasers that the driver of a vehicle stopping in the designated loading area must immediately move the vehicle to permit access for the residents of 8, 10, 14, 16, and 18 Main Street and the residents of 650 to 652 Kingston Road and 2 Main Street.

7. City Council determine that, pursuant to Section 34(17) of Planning Act, no further notice is to be given in respect to the changes to the by-laws amending By-law 438-86 and By-law 569-2013.

Summary

At its October 11, 2017 meeting the Toronto and East York Community Council requested the Acting Director, Community Planning, Toronto and East York District, in consultation with the Executive Director, Engineering and Construction Services to report directly to the November 7 and 8, 2017 meeting of City Council on options for loading from the adjacent public laneway for the 7-storey mixed-use development at 650-652 Kingston Road and 2 Main Street.

City Council at its meeting of November 7, 8 and 9, 2017 in adopting, as amended, Item TE27.11 regarding the proposed Official Plan and Zoning By-law Amendments for 650 to 652 Kingston Road and 2 Main Street, directed that before the introduction of Bills, City Council require the owner to revise the plans to provide loading to the satisfaction of the Executive Director, Engineering and Construction Services.

This Motion will approve conditions required to implement a loading scheme from the public laneway 650-652 Kingston Road and 2 Main Street.

Requires Re-opening

Item TE27.11 - November 7, 8 and 9, 2017 City Council meeting only as it pertains to Part 9 of City Council's decision and the conditions for a Section 37 Agreement.

Background Information (City Council)

Member Motion MM35.15