

City Council

Motion without Notice

MM35.47	ACTION			Ward:28
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25 Ontario Street and 280 King Street East - Imposition of Holding Provision in Zoning By-law - by Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon

** This Motion has been deemed urgent by the Chair.*

** This Motion is subject to a re-opening of Item TE26.11. 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.*

Bills 1473 and 1474 were submitted on this Item.

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon, recommends that:

1. City Council delete Parts 1, 2, 4, and 5, of Item TE26.11 and replace them with the following new Parts 1 and 2:

1. City Council amend Zoning By-law 438-86, for the lands at 25 Ontario Street and 280 King Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (August 18, 2017) from the Director, Community Planning, Toronto and East York District, with the addition of a holding provision that will remain in place for the lands until such time as the owner submits to the satisfaction of appropriate City staff a revised Functional Servicing Report, Hydrogeology Report, and enters into a sanitary discharge agreement if required.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 25 Ontario Street and 280 King Street East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8 to the report (August 18, 2017) from the Director, Community Planning, Toronto and East York District, with the addition of a holding provision that will remain in place for the lands until such time as the owner submits to the satisfaction of appropriate City staff a revised Functional Servicing Report, Hydrogeology Report, and enters into a sanitary discharge agreement if required.

2. City Council determine that pursuant to section 34(17) of the Planning Act no further notice is necessary.

Summary

On October 2, 3 and 4, 2017, City Council adopted with amendments the report from the Director, Community Planning entitled "25 Ontario Street and 280 King Street East - Zoning Amendment Application - Final Report."

Certain pre-conditions to enacting the bills were imposed with respect to this application, including the owner being required to submit a revised Functional Servicing Report demonstrating sufficient capacity to accommodate the servicing demand, to submit a revised Hydrogeology Report, and if required enter into a sanitary discharge agreement for discharging to the sanitary sewer in accordance with Toronto Municipal Code 681-6, By-law No. 868-2010.

Staff have been working with the applicant to resolve these issues and advise that in the circumstances a holding provision in the zoning by-law an appropriate tool to address these matters. The applicant will be required to make a further application to City Council to remove the holding provision from the by-law.

Requires Re-opening

Item TE26.11 - October 2, 3 and 4, 2017 City Council meeting, only as it pertains to certain preconditions to the Bills.

Background Information (City Council)

Member Motion 35.47