

City Council

Notice of Motion

MM22.27	ACTION			Ward: 10
---------	--------	--	--	----------

440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6 - 18 Spadina Avenue and 1 and 19 Draper Street - Part Lot Control Exemption Application - Councillor Joe Cressy, seconded by Councillor Mike Layton

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council authorize the Chief Planner and Executive Director, City Planning, or designate, to withhold granting prior written consent to transfer or change any part of the subject lands at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6 - 18 Spadina Avenue and 1 and 19 Draper Street if, in the opinion of the Chief Planner and Executive Director, City Planning, the applicant has not made sufficient progress in satisfying Toronto Hydro in respect of the matters outlined in Toronto Hydro's letter to the applicant, dated January 27, 2020, at the time the applicant makes a request for prior written consent from the Chief Planner and Executive Director, City Planning to transfer or charge any part of the lands subject to the Part Lot Control By-law.

Summary

At its meeting of July 16, 2019, City Council adopted Item TE7.21, 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6 - 18 Spadina Avenue and 1 and 19 Draper Street - Part Lot Control Exemption Application - Final Report, regarding the part lot control application made for The Well development to facilitate the sale of the different components of the development. Following the enactment of the bills for the Part Lot Control By-law, the applicant would be required to obtain the prior written consent of the Chief Planner and Executive Director, City Planning, or designate, to transfer or charge any part of the lands subject to the Part Lot Control By-law.

The subject lands must be within a registered plan of subdivision prior to the enactment of the Part Lot Control By-law. Since City Council's adoption of the item and its recommendations, the applicant has been working to satisfy conditions outlined in the Notice of Draft Plan of Subdivision for the site. There remain two outstanding conditions regarding the final design of street lighting to the satisfaction of Toronto Hydro. Nonetheless, by letter from Toronto Hydro to the applicant, dated January 27, 2020 Toronto Hydro has confirmed it does not object to the

release of the final plan of subdivision for registration because the applicant has been actively working to provide an acceptable street lighting design.

Toronto Hydro also notified the applicant, in the same letter, that it has not waived satisfaction of the requirements in the two outstanding conditions and the applicant is still responsible for satisfying Toronto Hydro in these matters.

The final design of the street lighting has not been approved by Toronto Hydro. As a result, City Planning is requesting that City Council authorize the Chief Planner and Executive Director, City Planning, or designate, to use their discretion to withhold granting prior written consent to transfer or change any part of the subject lands if, in the opinion of the Chief Planner and Executive Director, City Planning, the applicant has not made sufficient progress in satisfying Toronto Hydro at the time the applicant makes a request for the prior written consent of the Chief Planner and Executive Director, City Planning to transfer or charge any part of the lands subject to the Part Lot Control By-law.

No changes are being proposed to the development proposal itself.

Background Information (City Council)

Member Motion MM22.27