

City Council

Notice of Motion

MM22.28	ACTION			Ward: 6
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470, 490 and 530 Wilson Avenue - Zoning Amendment Application - Acceptance of on-site parkland dedication - by Councillor James Pasternak, seconded by Councillor Mike Colle

** 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 James Pasternak, seconded by Councillor Mike Colle, recommends that:

1. City Council approve the acceptance of on-site parkland dedication set out in the settlement of the Zoning Amendment Application for 470, 490 and 530 Wilson Avenue subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments; the owner may propose the exception of encumbrances of tiebacks and such other encumbrances, if any, where such encumbrances are deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor, and such encumbrances would be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Director, Real Estate Services.

Summary

The owner of lands municipally known as 470, 490 and 530 Wilson Avenue in the City of Toronto (the "Subject Site") settled an appeal with the City of the owner's Zoning By-law Amendment application in July 2018 in respect of a proposal to redevelop the Subject Site (see Council Agenda Item 2018.CC44.35). As part of that settlement, the Owner will be dedicating an approximately 973 square metre on-site parkland dedication at the corner of Wilson Avenue and Faywood Boulevard, to satisfy parkland dedication requirements.

During below-grade construction of the development, tiebacks will be inserted into the lands that will be conveyed to the City as parkland. The tiebacks will be de-stressed prior to conveyance of the parkland to the City but will remain physically on the lands. There is currently no Council Authority to direct the staff to accept the conveyance of the parkland encumbered by the de-stressed tiebacks. This authority is recommended by way of this Motion.

This Motion is urgent because the owner is proceeding with construction and requires resolution of its parkland dedication requirements to enable the timely issuance of building permits and dedication of the parkland.

Background Information (City Council)

Member Motion MM22.28