

1-11 Delisle Avenue and 1496-1510 Yonge Street – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: May 28, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 18 189938 STE 22 OZ

SUMMARY

The Final Report for this application dated February 25, 2020 was deferred (Item 14.8 TEY) at the March 12, 2020 Toronto and East York Community Council meeting.

This Supplementary Report reviews the application for consistency with the new Provincial Policy Statement (PPS) 2020. Staff has determined that the application is consistent with the PPS 2020.

DECISION HISTORY

At its meeting on March 12, 2020, Toronto and East York Community Council adjourned the public meeting for item TE14.18, 1-11 Delisle Avenue and 1496-1510 Yonge Street - Official Plan and Zoning By-law amendment Application - Final Report, dated February 25, 2020, until April 7, 2020. The Final Report recommends approval of a 44-storey mixed use building.

COMMENTS

Provincial Policy Statement (2020)

On May 1, 2020 the new PPS 2020 came into effect. Section 3 of the *Planning Act* requires that all decisions of a municipality in respect of the exercise of any authority that affects a planning matter must now be consistent with the PPS 2020.

At the time the Final Report dated February 25, 2020 was written the application was reviewed by City Planning for consistency with the PPS 2014 and recommendations by City Planning to Toronto East York Community Council were made on that basis. The

application has also now been reviewed by City Planning for consistency with the PPS 2020 and has been determined to be consistent.

Parkland

Chapter 415, Article III of the Toronto Municipal Code requires the mixed-use proposal to dedicate 215 square metres of unencumbered land for parkland purposes. In lieu of an on-site park, Parks staff have agreed to accept an in-kind off-site encumbered park. The 2,506 square metre off-site encumbered park is comprised of 1,677 square metres as the parkland dedication and 829 square metres as a Section 37 community benefit.

In the Final Report dated February 25, 2020, staff structured the recommendations to accept the 2,506 square metre park as either a fee simple strata conveyance or a 999-year lease. The assessment of the nature of transfer (conveyance or lease) is still ongoing and is required to be settled before the Section 37 agreement can be finalized.

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SIGNATURE

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