

1956-1986 Weston Road and 1-5 Little Avenue – Official Plan, Zoning By-law Amendment and Rental Housing Demolition Applications – Supplementary Report

Date: June 24, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 5 - York South-Weston

Planning Application Number: 19 219985 WET 05

Rental Housing Demolition Application Number: 22 153304 WET 05 RH

SUMMARY

The purpose of this supplementary report is to recommend revisions to the June 9, 2022 Final Report to Etobicoke York Community Council regarding 1956-1986 Weston Road and 1-5 Little Avenue (Item EY33.5). These revisions are a result of refinements to the timing of the project completion following the date of demolition, extending the timing from three years to five years. Further revisions to the recommendations and the Draft Zoning By-law Amendment are a result of a correction relating to the process of securing a road widening which is not technical or stylistic in nature.

Staff recommend that Council support approval of the recommendations of this supplementary report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Recommendation 5.b.3.c of the June 9, 2022 Final Report from the Chief Planner and Executive Director, City Planning (Item EY33.5) be deleted and added as Recommendation 5.b.4, as follows:

"4. Prior to issuance of the first above-grade building permit, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, a conveyance, and at no cost to the City, of 3.8 metres on the south limit of the site, tapering down to 3.5 metres on the north limit of the site along the Weston Road frontage of the site for the purpose of a road widening, in accordance with all applicable City policies regarding the environmental condition of potentially contaminated land, and free and clear of all physical and title encumbrances, to the satisfaction of the Chief Planner and Executive

Director, City Planning, the General Manager, Transportation Services and the City Solicitor, all as generally shown on the Site Plan (Drawing No. A102 dated June 6, 2022)."

2. Recommendation 9.c. of the June 9, 2022 Final Report from the Chief Planner and Executive Director, City Planning (Item EY33.5) be deleted and replaced with the following:

"c. the owner erects the proposed building no later than five years from the date on which the demolition of the existing rental dwelling units commences, subject to the timeframe being extended at the discretion of the Chief Planner and Executive Director, City Planning; and"

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

COMMENTS

The June 9, 2022 Final Report contains a recommendation regarding the owner's provision of facilities, services and other matters in the form of a road widening to be secured pursuant to the site plan control process of the Planning Act as opposed to Section 37 of the Planning Act. Out of an abundance of caution, staff are recommending that the road widening be secured pursuant to Section 37 of the Planning Act.

Also, discussions between City staff and the applicant proceeded up to and beyond the time of the Final Report dated June 9, 2022 from the Chief Planner and Executive Director, City Planning (Item EY33.5). The June 9, 2022 report recommends, in the event the development is not completed following three years from the date of demolition, that the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum \$20,000 per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued. The nature of the development proposal is such that it is not practical to complete the project within three years of the demolition of the existing dwelling units on the site. The applicant requested that the recommendations of the report be amended in order to provide a five year period.

Staff recommend that Council support approval of the recommendations of this supplementary report.

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SIGNATURE

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