

City Council

Motion without Notice

MM39.33	ACTION			Ward: 3
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5415-5481, 5485 and 5487 Dundas Street West and 15 and 25 Shorncliffe Road - Zoning By-law Amendment and Draft Plan of Subdivision Application - Technical Amendments - by Councillor Mark Grimes, seconded by Councillor Stephen Holyday

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

** This Motion is subject to a re-opening of Item EY28.1. 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.*

Recommendations

Councillor Mark Grimes, seconded by Councillor Stephen Holyday, recommends that:

1. City Council amend its decision on Item EY28.1 to add the following:

a. City Council classify the lands at 5415-5481, 5485 and 5487 Dundas Street West and 15 and 25 Shorncliffe Road as a Class 4 Area pursuant to Publication NPC-300 (Ministry of Environment, Conservation and Parks (MECP) Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning);

b. City Council direct the Chief Planner and Executive Director, City Planning or designate to provide a copy of the City Council Decision Document to the Ministry of Environment Conservation and Parks (MECP); and

c. City Council, in accordance with the delegated approval under By-law 229-2000, as amended, be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 8 subject to:

a. The conditions as generally listed in Attachment 8 which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and

b. Any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

2. City Council delete Parts 3 and 4 of its decision on Item EY28.1 and replace them with the following:

3. City Council require the owner to submit a Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services, demonstrating there is sufficient capacity in the sanitary sewer system and all required upgrades and improvements have been financially secured by agreement in order to lift the Holding Symbol from the site.

3. City Council delete Part 7.b.22 of its decision on Item EY28.1 and replace it with the following:

22. Prior to issuance of an above- grade building permit for all or any part of a building in Phase 2, the owner shall, on terms set out in the Section 37 Agreement and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services, design a 19-metre private road, having the characteristics of a public road with the exception of ownership.

4. City Council determine that no further notice is required pursuant to the 34(17) of the Planning Act in connection with the Recommendations in this Motion.

Summary

At its meeting held on December 15, 16 and 17, 2021, City Council adopted Etobicoke York Community Council Item EY28.1, which recommended amendments to the City of Etobicoke Zoning By-law, as amended, to permit a comprehensive multi-phased mixed-use development which includes four buildings and eight towers at 5415-5481, 5485 and 5487 Dundas Street West and 15 and 25 Shorncliffe. This new proposal over-rides the previously approved development on the subject lands.

This Motion will add conditions related to the Class 4 classification and the Draft Plan of Subdivision and amend two recommendations from the Final Report from the Director, Community Planning, Etobicoke York District, dated October 30, 2021 (the "Final Report").

The Class 4 classification pursuant to the NPC-300 Guidelines was discussed on page 49 of the Final Report but the recommendations were inadvertently omitted. This Motion will add the two missing recommendations to classify the site Class 4 as recommended by the peer reviewer retained by the City. One additional recommendation related to the delegated approval of the Draft Plan of Subdivision, as discussed in the Final Report, will also be added. Furthermore, Part 3 of the City Council decision indicated that a Subdivision Agreement will be used to secure the servicing improvements to lift the Holding Symbol on site. This Motion will amend Part 3 of the City Council decision to clarify that a financially secured agreement, without specification as to the type of agreement, will be entered into to lift the Holding Symbol as set out in the draft by-laws adopted by City Council. Additionally, this Motion will correct a technical error in Part 7.b.22 of City Council's decision related to the width of the private road. The design of the private road to be secured in the Section 37 agreement has a width of 19 metres instead of 21 metres.

The proposal continues to be consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

No further notice under the Planning Act is considered necessary.

REQUIRES RE-OPENING:

Item EY28.1 (December 15, 16 and 17, 2021 City Council meeting) only as it pertains to Parts 3, 4 and 7 of City Council's decision and to correct omissions.

Background Information (City Council)

Member Motion MM39.33

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-199239.pdf>