

City Council

Motion without Notice

MM45.36	ACTION			Ward: 16
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844 Don Mills Road, 1150 and 1155 Eglinton Avenue East - Authority to amend Zoning By-law Amendment 1214-2019 (LPAT), Draft Plan of Subdivision, Section 37 Agreement, and Subdivision Agreement - by Deputy Mayor Denzil Minnan-Wong, seconded by Councillor Cynthia Lai

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
 * This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.
 * This Motion has been deemed urgent by the Chair.*

Recommendations

Deputy Mayor Denzil Minnan-Wong, seconded by Councillor Cynthia Lai, recommends that:

1. City Council consent to the proposed changes to paragraphs 6, 19(b), 19(i), 21, 36 and 40 in Schedule A of Zoning By-law Amendment 1214-2019 (LPAT), as illustrated in Attachment 2 to Motion MM45.36.
2. City Council consent to the proposed changes to paragraphs 86, 101 and 143 the Draft Plan Conditions, as illustrated in Attachment 3 to Motion MM45.36.
3. City Council authorize the City Solicitor to make any necessary amendments to the registered Section 37 Agreement, as amended, and the Subdivision Agreement to allow the advancement of Block 5A as part of the earlier subdivision Phase 1B and the deferral of the southernmost portion of Street A, to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning.
4. City Council authorize the City Solicitor and any other City staff to take such actions as necessary to give effect to City Council's decision.

Summary

The owner of 844 Don Mills Road, 1150 and 1155 Eglinton Avenue East (the "Property") is seeking City Council’s consent for minor revisions to the conditions of draft subdivision plan approval (“Draft Plan Conditions”) and Schedule A of Zoning By-law Amendment 1214-2019 (LPAT) applicable to the Property, each as previously approved by the Local Planning Appeal Tribunal on January 21, 2019, July 10, 2019 and November 25, 2020. The owner's request may be found in Attachment 1 to this Motion.

The owner is seeking the following two adjustments:

- a. the inclusion of the affordable housing block identified as Block 5A ("Block 5A") as part of the earlier subdivision Phase 1B, such that Phase 1B will include Blocks 5A, 6A, 8, 9, 12, 14A,14B,15 and 16 on the Draft Subdivision Plan; and
- b. the removal of the southernmost portion of Street A on the Draft Subdivision Plan (being the portion of Street A that connects to Eglinton Avenue West) from Phase 1B.

A total of 25,000 square metres of affordable housing is proposed to be provided on Block 5A. Advancing Block 5A to an earlier phase will allow for an earlier development of the affordable housing Block.

The advancement of Block 5A and deferral of the southernmost portion of Street A will create the need for certain technical amendments including amendments to Schedule A of the Zoning By-law Amendment 1214-2019 (LPAT), Draft Plan Conditions, and the registered Section 37 Agreement, as amended, and may require amendments to the Subdivision Agreement.

Background Information (City Council)

Member Motion MM45.36

Attachment 1 - (June 8, 2022) Letter from Cynthia A. MacDougall McCarthy Tetrault LLP

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-227171.pdf>

Attachment 2 - Revisions to Schedule A Zoning By-law 1214-2019(LPAT)

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-227172.pdf>

Attachment 3 - Revisions to Conditions of Draft Plan of Subdivision

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-227173.pdf>