

City Council

Notice of Motion

MM47.34	ACTION			Ward: 17
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Advancing a Hotel and Preserving Employment at SteelesTech Campus - by Councillor Shelley Carroll, 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 Shelley Carroll, seconded by Councillor Mike Colle, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning to advance the proposal to convey private roads Sprint Canada Drive and Call Net Drive as an asset to the proposed Common Element Condominium as part of the current applications to facilitate the establishment of a hotel on the SteelesTech Campus at 3125-3389 Steeles Avenue East and 4000 Victoria Park Avenue.
2. City Council direct the Chief Planner and Executive Director, City Planning to work with the Owner of the SteelesTech Property to finalize the details and conditions associated with the Common Element Condominium Agreement that creates separately conveyable parcels, and to bring forward this agreement for consideration at the next regular business meeting of North York Community Council alongside the Draft Plan of Subdivision and Part Lot Control applications as one comprehensive report for consideration.

Summary

The SteelesTech Campus at 3125-3389 Steeles Avenue and 4000 Victoria Park is a 40 acre property that is currently home to a mix of office uses with over 3,000 employees.

To further enhance the site, retain existing tenants and attract new ones, the Owner entered into negotiations with a name brand hotel chain in 2019 to establish a hotel on the west side of the campus abutting Highway 404 south of Steeles Avenue. To secure financing, hotels must own the lands on which they are situated.

In May 2020, the City and the Owner agreed that the Owner would file a Common Element Condominium application where the existing private roads, water and other shared services were generally contained within the boundaries of the newly created condominium.

Since that time, protracted negotiations have demonstrated that both the Owner and the City will incur significant costs and further delays if those roads are to be conveyed to the City as part of these applications to create the hotel parcel on the other side of the campus.

Background Information (City Council)

Member Motion MM47.34