

City Council

Motion without Notice

MM47.78	ACTION			Ward: 17
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Securing Community Benefits at Lansing Square - by Councillor Shelley Carroll, seconded by Councillor Robin Buxton Potts

** 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

Councillor Shelley Carroll, seconded by Councillor Robin Buxton Potts, recommends that:

1. City Council declare, pursuant to Subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of Subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that the owner, may be permitted to apply for a minor variance to amend the site specific Zoning By-law for the lands at 2550 Victoria Park Avenue and 2, 4 and 6 Lansing Square before the second anniversary of the first day on which any part of the site specific By-law comes into effect.
2. City Council amend Part 9 of its previous decision on Item 2021.NY25.3 adopted on July 14, 15, and 16, 2021 so that Part 9 now reads as follows:
 9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to submit a draft Plan of Subdivision, identified as file 20 232552 NNY 17 SB to the Chief Planner and Executive Director, City Planning for review and consideration.
3. City Council direct the City Solicitor to take all available steps to ensure that the Zoning By-laws containing Section 37 contributions are adopted by City Council or approved by the Ontario Land Tribunal prior to the adoption of the Community Benefits Charge By-law, if in the City Solicitor's discretion the appropriate legal mechanisms are in place to secure the provision of the Section 37 Benefits.

Summary

On May 1, 2019, the applicant submitted a Zoning By-law Amendment Application for the lands municipally known as 2550 Victoria Park Avenue and 2, 4 and 6 Lansing Square. The Zoning By-law Amendment Application proposed a comprehensive redevelopment of a master planned community that is comprised of a new 18 storey commercial office building, six residential buildings with heights of 40 storeys, 30 storeys, 25 storeys, 35 storeys, 6 storeys, and 4 storeys at the lands municipally known as 2550 Victoria Park Avenue and 2, 4 and 6 Lansing Square. This master planned community would include 3,336.7 square metres of retail

space in, a 4,843 square metre public park, three new public streets, two privately-owned publicly accessible spaces, and the creation of 160 affordable housing rental dwelling units. The existing two, 2-storey office buildings are proposed to be demolished and the existing eight-storey and twelve-storey office buildings are to remain. City Council adopted Item 2021.NY25.3 on July 14, 15 and 16, 2021.

The purpose of this Motion is for City Council to allow the applicant to apply for a minor variance from the provisions of a Zoning By-law as it relates to the subject proposal at 2550 Victoria Park Avenue and 2, 4 and 6 Lansing Square before the secondary anniversary of the day on which the by-law was amended. Staff is generally satisfied with the applicant's proposed site-specific Zoning By-law Amendment required to facilitate the proposal. However, it is noted that the proposal is currently going through the early stages of the detailed design process through the associated Site Plans and Draft Plan of Subdivision applications. By waiving the two-year moratorium, which City Council is permitted to do pursuant to Subsection 45(1.4) of the Planning Act, the applicant will be provided the opportunity to request minor deviations from the Zoning By-law as identified through the Site Plan and Subdivision application processes, should it be required.

City Council's decision on Item 2021.NY25.3 also included a condition requiring draft approval of the plan of subdivision. The applicant has filed a plan of subdivision application 20 232552 NNY 17 SB that is currently being processed. Planning staff finds that amending the condition requiring draft approval of the plan of subdivision to submission of a plan of subdivision to be appropriate.

Financial Impact

Background Information (City Council)

Member Motion MM47.78