

61-85 Hanna Avenue and 120 Lynn Williams Street – Zoning Amendment – Supplementary Report

Date: July 18, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 10 Spadina-Fort York

Planning Application Number: 20 229554 STE 10 OZ

SUMMARY

On June 22, 2023, Toronto and East York Community Council considered item TE6.5 - 61-85 Hanna Avenue and 120 Lynn Williams Street - Zoning Amendment - Decision Report – Approval dated June 5, 2023, including a Supplementary Report from the Acting Director, Community Planning, Toronto and East York District, dated June 21, 2023.

The purpose of this Supplementary Report is to modify recommendations 9.a) and 9.e) to 9.i) contained within the Supplementary Report dated June 21, 2023, to allow certain conditions of approval to be secured and satisfied at a later stage in the development approval process.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete Toronto and East York Community Council Recommendation 9.a) and replace it with the following:

9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:

a) Have received Draft Plan Approval for the Plan of Subdivision, securing conditions for, amongst other things as appropriate: the extension of Snooker Street through the existing private road network within the site; on-site parkland dedication; shared-access agreements and any other necessary agreements securing appropriate reciprocal easements and any other necessary conditions to allow for shared pedestrian, cyclist and

vehicular access between certain blocks and properties; the construction of any required improvements to the municipal infrastructure to support the development, any necessary agreements or financial security related to the construction of any improvements to the municipal services and infrastructure and off-site improvements as deemed appropriate, all at the owner's expense, and including provisions for required registration of necessary agreements, conveyances, and financial securities, all to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning, the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Transportation Services; and

2. City Council delete Toronto and East York Community Council Recommendations 9. e) to 9. i). in their entirety.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On June 22, 2023, Toronto and East York Community Council considered item TE6.5 - 61-85 Hanna Avenue and 120 Lynn Williams Street - Zoning Amendment - Decision Report – Approval dated June 5, 2023, including a Supplementary Report from the Acting Director, Community Planning, Toronto and East York District, dated June 21, 2023.

A link to the report is below:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.5>

COMMENTS

The Supplementary Report dated June 21, 2023, from the Acting Director, Community Planning, Toronto, and East York District, requested amendments to a number of the staff recommendations contained within the Zoning Amendment - Decision Report – Approval dated June 5, 2023, from the Acting Director, Community Planning, Toronto and East York District. The report requested revisions to recommendations requiring the owner to satisfy certain conditions prior to introducing the necessary Bills to City Council for enactment and adding a new recommendation related to the compliance of site-specific bylaw 566-200, as amended.

At its meeting on June 22, 2023, Toronto and East York Community Council approved staff recommendations, as amended in the Supplementary Report, dated June 21, 2023. Following the meeting, staff have been in further discussion with the applicant regarding their concerns with being able to satisfy the revised conditions within the obligatory time and requested additional amendments prior to City Council's meeting on July 19th, 2023.

Upon further analysis, staff agrees that the obligations of the owner within Recommendations 9.e) to 9.h), could be secured and fulfilled during the Draft Plan of Subdivision and Site Plan Control processes, as opposed to prior to the introduction of the necessary Bills to City Council for enactment. Staff also agreed that Recommendation 9.i). is no longer necessary and can be deleted.

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SIGNATURE

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