

City Council

Notice of Motion

MM7.6	ACTION			Ward: 8
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Re-opening and Amending Item 2023.CC5.23, regarding 1648-1670 Avenue Road and 405-407 Brookdale Avenue - Conveyance of Ravine Buffer - by Councillor Mike Colle, seconded by Councillor Jaye Robinson

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item 2023.CC5.23. 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 Mike Colle, seconded by Councillor Jaye Robinson, recommends that:

1. City Council amend its previous decision on Item [2023.CC5.23](#) by:

a. Deleting Instruction to Staff Part 3.i.:

i. the Owner convey a 10-metre buffer adjoining the ravine top of bank, to the satisfaction of the Toronto and Region Conservation Authority, the Chief Planner and Executive Director, City Planning and the City Solicitor; and

b. adopting the following new Instruction to Staff:

City Council direct that, prior to the issuance of the first above-grade building permit, the owner shall convey a 10-metre ravine buffer adjoining the ravine top of bank to the City, to the satisfaction of the General Manager of Parks, Forestry and Recreation, and the City Solicitor.

Summary

As presently approved, the conveyance of the required 10-metre setback of land for the purpose of a naturalized ravine buffer, pursuant to Toronto and Region Conservation Authority's recommendation for acquisition under Toronto and Region Conservation Authority Living City Policies 7.3.2 and 7.5.2 and Official Plan Policy 2.3.2.3, is to occur prior to the Ontario Land Tribunal issuing its final Order implementing the Council-adopted settlement.

Presently, the conveyance timing of the ravine buffer is not viable nor practical. This is because the development lands will still contain an existing building, containing tenanted units, once the Ontario Land Tribunal's issuance of its final Order.

It is expected that the Owner will be ready to receive issuance of its Notice of Approval Conditions shortly from City Planning regarding its site-plan application, once the Ontario Land Tribunal issues its final Order regarding the rezoning application.

Delaying the conveyance of the ravine buffer lands will allow minimal disruption and inconvenience to tenants of the dwelling units on the lands, while allowing the Owner to proceed with obtaining site-plan approval from the City.

Therefore, the most practical timing for conveyance of the ravine buffer lands is prior to the City issuing an Above Grade Building Permit for the development. This revised timing will issue that the Owner conveys the ravine buffer lands to the City prior to obtaining any Above Grade Building Permit.

REQUIRES RE-OPENING:

City Council Item [2023.CC5.23](#) (March 29, 2023) only as it pertains to Part 3.i of the confidential instructions to staff made public on April 20, 2023.

Background Information (City Council)

Member Motion MM7.6