

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

Date: June 21, 2023

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

**Planning Application Number: 20 229554 STE 10 OZ**

### **SUMMARY**

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The purpose of this Supplementary Report is to modify the recommendations of the Decision Report dated June 5, 2023, from the Director, Community Planning, Toronto and East York District, by deleting and replacing Recommendations 3.k), 6., 9.a), and 9.e), with revised Recommendations and adding an additional Recommendation 9.i).

The proposed revisions to Recommendation 3.k), reflect the wording of condition of 3.j), and Recommendation 6 relates to the conveyance of an on-site parkland dedication by deleting the timing of conveyance of the parkland, which will be secured during the Draft Plan of Subdivision application process. The revisions to Recommendations 9.a) and 9.e) relate to requirements for the owner to address prior to introducing the necessary Bills to City Council for enactment, including removing references to specific agreements that are required to be registered. The additional Recommendation 9.i) is to ensure that the enactment of the Zoning By-law amendment does not cause the previous amending by-laws for the lands to be out of compliance.

### **RECOMMENDATIONS**

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The City Planning Division recommends the following:

1. Deleting Recommendation 3.k). and replace it with the following:
  3. City Council allow the Owner of 61, 75 and 85 Hanna Avenue & 120 Lynn Williams Street (the "Site") to construct and provide twenty nine (29) affordable rental housing units (the "affordable rental units") as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, in accordance with the following terms:

- k) the owner shall provide residents of the affordable rental units with access to bicycle and visitor vehicle parking on the same terms and conditions as any other resident of the development.
2. Deleting Recommendation 6. and replace it with the following:
- 6. City Council approve that in accordance with Section 42 of the Planning Act, the owner shall convey to the City, an on-site parkland dedication, having a minimum size of 912 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
3. Deleting Recommendation 9.a) and replacing 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, providing 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 with municipal services and infrastructure; 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;
3. Deleting Recommendation 9.e) and replacing it with the following:
- 9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
    - e) enter into an agreement, to financially secure the construction of any improvements to the municipal infrastructure, should it be determined that upgrades and road improvements are required to support the development according to the Functional Servicing Report accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and Urban Transportation Consideration report accepted by the General Manager, Transportation Services;
4. Adding the following Recommendation 9.i):
- 9. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
    - i) ensure that Zoning by-law 566-2000, as amended, be in compliance following the removal of the lands at 61-75 Hanna Avenue, and a portion of 85 Hanna Avenue, and 120 Lynn Williams, and that any necessary amendments to Zoning By-law 566-2000, be in force.

## **FINANCIAL IMPACT**

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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.

## **COMMENTS**

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The Decision Report dated June 5, 2023, from the Director, Community Planning, Toronto and East York District, included Recommendations pertaining to the timing of the on-site Parkland Dedication and requirements for certain agreements to be registered by the owner prior to introducing the necessary Bills to City Council for enactment. The applicant has requested that the timing and language within recommendations 3.k), 6., 9.a), and 9.e), be amended such that the timing of the conditions are realistic and achievable as they relate to City processes and construction phasing requirements. The revisions to Recommendation 6. includes removing the reference to the timing of conveyance and Recommendations 9.a) and 9.e) include removing references to the specific agreements required to be registered.

In addition, staff recommend that a new recommendation be added related to the existing site-specific bylaw 566-200, as amended, to ensure that by making amendments through this Zoning By-law amendment application, there are not any compliance issues with the existing by-laws currently in force.

## **CONTACT**

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## **SIGNATURE**

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