

City Council**Notice of Motion**

MM20.8	ACTION			Ward: 16
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Amending Item 2023.CC5.37 - 175 Wynford Drive - Zoning By-law Amendment Application - Request for Direction Report - To Authorize entering into a Section 37 Agreement - by Councillor Jon Burnside, seconded by Councillor Lily Cheng

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Jon Burnside, seconded by Councillor Lily Cheng, recommends that:

1. City Council amend its previous decision on Item 2023.CC5.37 by adding the following new Part:

1. City Council authorize the entering into of a Section 37 Agreement respecting 175 Wynford Drive (the “Site”), which shall require the Owner to:

a. provide a phased cash contribution of a total of five million, three-hundred and fifty thousand dollars (\$5,350,000) to the City prior to issuance of above-grade building permits for allocation towards community benefits in the vicinity of the Site, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, with such community benefits furthering a purpose identified in Official Plan Policy 5.1.1 and to the benefit of the community in the vicinity of Site;

b. index upwardly the cash contribution referred to above in accordance with the Statistics Canada Residential or Non-Residential, as the case may be, Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the Agreement to the date of payment;

c. construct sidewalk improvements along Wynford Drive from the intersection of Wynford Drive and Concorde Place to the intersection of Wynford Drive and Eglinton Avenue West to address safety concerns (including the “sloped” area with barriers at the on/off ramps), the cost of which shall be subtracted from the required Cash Contribution set out in the recommendation above and determined to the satisfaction of the Chief Planner & Executive Director, City Planning, in

consultation with other City divisions; and shall be subject to the following terms:

1. prior to Site Plan Approval, the Owner shall prepare and submit a sidewalk improvement plan, to the satisfaction of the Chief Planner and Executive Director, City Planning, which shall provide for the design of the improvements, and include the following:

a. surfacing, curbs and hardscape;

b. plantings;

c. landscape structures and furnishings; and

d. such other adjacent streetscape improvements agreed to in writing by the Chief Planner and Executive Director, City Planning.

2. the timing for completion of the sidewalk improvements, and provision of any required financial securities shall be determined to the satisfaction of the Chief Planner and Executive Director, City Planning.

Summary

Wynford/Concorde Neighbourhood residents have expressed safety concerns over this section of Wynford Drive, including the on/off ramp section. Without section 37 funds there is no funding available to address these safety concerns.

Background Information (City Council)

Member Motion MM20.8

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-247769.pdf>)