

**City Council****Notice of Motion**

MM26.6	ACTION			Ward: 6
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**Parkland obligations at 25 Fisherville Road - by Councillor James Pasternak, seconded by Councillor Mike Colle**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.*

**Recommendations**

Councillor James Pasternak, seconded by Councillor Mike Colle, recommends that:

1. Notwithstanding Toronto Municipal Code Chapter 415, Development of Land, Section 28, Timing of conveyance or payment, City Council authorize that the conveyance of the on-site parkland (required parkland dedication of 397 square metres and parkland over-dedication of 133 square metres) in respect of the redevelopment of the lands known municipally as 25 Fisherville Road occur within thirty-six (36) months of the first above-grade building permit for the development.

**Summary**

In a decision issued May 13, 2021, the Ontario Land Tribunal approved a settlement in principle regarding the proposed redevelopment of the lands known municipally as 25 Fisherville Road. A final order issued on July 29, 2022, resulting in Zoning By-law Amendment 335-2024.

Among other matters, this redevelopment (and two adjacent approvals) will result in the provision of new rental housing, a new public road and new public parkland. The various landowners are working collaboratively with the City to ensuring delivery of the new public road in a timely manner such that construction of the new rental housing can commence in 2025. The ultimate construction of the new public road will also include a new signalized intersection at Bathurst Street.

Chapter 415 of the Toronto Municipal Code currently provides for conveyance of the new parkland to occur at the first above-grade building permit for redevelopment of the site. However, this timing would also require the new road to be open to the public, even though construction of the new public road, including the new signalized intersection, may not be complete prior conveyance of the public park into City ownership. Further, the lands to be conveyed as parkland may be required for construction of the new rental housing on the site.

To facilitate construction of the new public road and expedite the development of much-needed new rental housing, the motion authorizes the parkland to be conveyed within thirty-six (36) months following issuance of the first above-grade building permit for the development. This

approach will enable the new road to be available to the public and allow efficient construction of much-needed rental housing in the City.

### **Background Information (City Council)**

Member Motion MM26.6

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-252854.pdf>)