

## **327 Royal York Road – Zoning By-law Amendment Application – Supplementary Report**

**Date:** April 21, 2026

**To:** City Council

**From:** Interim Executive Director, Development Review

**Ward:** 3 - Etobicoke-Lakeshore

**Planning Application Number:** 25 147830 WET 03 OZ

### **SUMMARY**

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This Supplementary Report provides an update to the report titled 327 Royal York Road - Zoning By-law Amendment Application – Decision Report - Approval, dated February 18, 2026, from the Director, Community Planning, Etobicoke York District (Item EY29.3), which was previously adopted by the Etobicoke York Community Council at the statutory public meeting on February 18, 2026. This report recommends removing the proposed holding symbol from the recommended draft Zoning By-law Amendment. There is no change to the proposed built form.

### **RECOMMENDATIONS**

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The Interim Executive Director, Development Review Division recommends that:

1. City Council delete Etobicoke York Community Council Recommendation 1 and replace with the following:

City Council amend Zoning By-law 569-2013, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 in the Supplementary Report (April 22, 2026) from the Interim Executive Director, Development Review Division.

2. City Council determine that the changes contained within the revised By-law are reflective of the original proposal and plans considered by Etobicoke York Community Council, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the Zoning By-law.

3. City Council direct the City Solicitor to withhold the necessary Bills for enactment until the owner has submitted a revised acceptable Functional Servicing and Stormwater Management Report and entered into a financially secured agreement for the design, construction and provision of financial securities for municipal infrastructure improvements to the existing municipal

infrastructure, as identified in the in the accepted Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

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Development Review 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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Staff recommend amending the draft Zoning By-law amendment prepared with the report dated February 2, 2026, and adopted by Community Council on February 18, 2026, to remove the proposed holding symbol.

Development Engineering staff initially proposed that a holding provision be included in the draft Zoning By-law until a revised Functional Servicing and Storm Water Management Report was submitted and the applicant entered into a financially secured agreement for any required upgrade to existing municipal infrastructure. At that time, Development Engineering staff identified concerns with the sanitary sewer capacity and a viable solution had not been demonstrated in the report.

The applicant has since provided an acceptable solution to mitigate the impact from the proposed development. These improvements have been accepted by Development Engineering and a final Functional Servicing Report is being prepared. As such, Staff are recommending withholding the necessary bills from enactment to provide the applicant with adequate time to submit a revised Functional Servicing and Storm Water Report and to enter into a financially secured agreement with the City for the design and construction of the proposed improvements to the municipal infrastructure.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir  
Interim Executive Director  
Development Review

## **ATTACHMENTS**

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Attachment 1: Draft Zoning By-law Amendment

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(see attached for separate document).