

MOTION WITHOUT NOTICE

Re-Opening and Amending TE28.4 - 808 Mount Pleasant Road & 247-251 Roehampton Avenue - Zoning By-law Amendment Application - Decision Report - Approval

Moved by: Councillor Matlow

Seconded by: Councillor Chernos-Lin

SUMMARY:

On February 4, 2026, City Council adopted Item TE28.4, which approved an application for a zoning by-law amendment for the lands municipally known as 808 Mount Pleasant Road and 247-251 Roehampton Avenue to permit the development of a 61-storey mixed-use building and a new 317 square metre park. The proposal includes a total of 889 residential units and 800 square metres of non-residential floor space, including a 471.6 square metre space on the ground level that will be dedicated as an EarlyON Centre.

Introduction of bills was withheld until the owner entered into one or more agreements pursuant to Section 37 of the Planning Act, registered on title to the lands, to secure community benefits including the EarlyON Centre, a parkland overdedication and above base park improvements, as well as legal conveniences to support the development.

The City Solicitor and Development Review staff are satisfied that amending Recommendation 6 in order to permit the introduction of bills pending execution and registration on title of the Section 37 agreement is appropriate as the zoning by-law amendment already provides a mechanism to prevent the erection and use of new buildings relying on increases in permitted height and density until the community benefits set out in Schedule A of the By-law have been provided to the satisfaction of the relevant City staff. This motion will give the City Solicitor authority to introduce the bill without delay as long as sufficient assurances exist that the agreement will be registered prior to building permit issuance.

This motion is urgent as this matter must be resolved prior to the conclusion of the Council term to permit the introduction of bills without delay.

RECOMMENDATIONS:

1. City Council amend its previous decision on Item TE28.4 by:
 - a. deleting the following text from Part 6: “Before introducing the necessary Bills to City Council for enactment”; and

b. Adding the following new part:

City Council authorize the City Solicitor to submit the necessary bill(s) to implement City Council's decision provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Section 37 Agreement is executed and registered.