

REPORT 1 - 2023

To: MAYOR AND MEMBERS OF COUNCIL

The Planning and Development Committee presents its first report for 2023 and recommends:

PDC-0001-2023

1. That the report dated December 23, 2022, from the Commissioner of Planning and Building regarding the applications by 65 Agnes Inc. to permit a 29 storey rental apartment, under File OZ/OPA 22-17 W7, 65-79 Agnes Street, be received for information.
2. That one oral submission be received.

PDC-0002-2023

That the proposed amendments to Zoning By-law 0225-2007, as detailed in Appendix 2 of the report dated December 23, 2022, from the Commissioner of Planning and Building, be approved in accordance with the following:

1. That the regulation regarding frontage on a street, be amended to include frontage only on a common element condominium road.
2. That an implementing zoning by-law be enacted at a future City Council meeting.
3. That notwithstanding planning protocol, that this report regarding new and revised definitions and regulations in Zoning By-law 0225-2007, be considered both the public meeting, and combined information and recommendation report.

PDC-0003-2023

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject applications under File OZ/OPA 21-9 W7, August 189 Dundas West Village Properties Ltd., 189 Dundas Street West and 3061 Parkerhill Road, to expand the boundary of the Downtown Cooksville Character Area to include the subject lands and to permit three condominium apartment buildings of 32, 20 and 18 storeys in height, with ground floor commercial uses in the 20 storey condominium apartment building, in support of the recommendations outlined in the report dated December 23, 2022 from the Commissioner of Planning and Building, that concludes that the proposed official plan amendments and rezoning are not acceptable in their current form and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or

before the Ontario Land Tribunal hearing process. However, if there is a potential for settlement then a report shall be brought back to Council by Legal Services.

3. That four oral submissions be received.

PDC-0004-2023

1. That City Council direct Legal Services, representatives from the appropriate City Departments and any necessary consultants to attend the Ontario Land Tribunal hearing on the subject applications under File OZ/OPA 21-16 W1, Lightpoint (170 Lakeshore Road East Port Credit) Inc., 170 Lakeshore Road East to permit a 17 storey rental apartment building containing 148 residential units and ground floor commercial space in support of the recommendations outlined in the report dated December 23, 2022 from the Commissioner of Planning and Building, that concludes that the proposed development, as presented by these official plan amendment and rezoning applications is not acceptable in its current form and should not be approved.
2. That City Council provide the Planning and Building Department with the authority to instruct Legal Services on modifications to the position deemed necessary during or before the Ontario Land Tribunal hearing process, however if there is a potential for settlement then a report shall be brought back to Council by Legal Services.
3. That six oral submissions be received.

PDC-0005-2023

That the report dated December 23, 2022, from the Commissioner of Planning and Building outlining the recommended Section 37 Community Benefits under Files OZ 18/016 W5 and T M18005 W5, 91 Eglinton Limited Partnership (Liberty Development Corporation), 91 and 131 Eglinton Avenue East and 5055 Hurontario Street, be approved and that a Section 37 agreement be executed in accordance with the following:

1. That the sum of \$15,000,000.00 be approved as the amount of the Section 37 Community Benefits contribution.
2. That City Council enact a by-law under Section 37 of the Planning Act to authorize the Commissioner of Planning and Building and the City Clerk to execute the Section 37 agreement with Liberty Development Corporation (91 Eglinton Limited Partnership), and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.