

NOTICE OF MOTION**Amendments to Conditions of Approval Regarding the Rezoning Application for 20 Graydon Hall Drive (Ward 34 – Don Valley East)****Moved by: Councillor Minnan-Wong** _____**Seconded by: Councillor Parker** _____**SUMMARY:**

City Council adopted Item No. NY10.28, at its meeting on November 19 and 20, 2007, thereby approving in principle a rezoning application for a 24-storey, 251 unit, apartment building and two 3-storey freehold townhouse blocks comprising 24 units, at the property municipally known as 20 Graydon Hall Drive, subject to conditions.

One such condition required that prior to amending Zoning By-law 7625 of the former City of North York, the owner of the property enter into a Section 37 Agreement including, but not limited to, provisions related to the size and location of an outdoor children's playground facility, a waste diversion plan, and visitor parking.

Since the November Council meeting, discussions between the City and the owner have led to the desire to change the provisions of the Zoning By-law Amendment and the Section 37 Agreement with respect to the above noted matters.

RECOMMENDATIONS:

1. The motions adopted by Council pursuant to Item No. NY10.28 on November 19 and 20, 2007, be amended as follows:
 - i. Motion 3(iii) be amended such that prior to the issuance of draft plan of condominium approval for Building "B", "C" or "D", the one-storey portion of the existing rental apartment building shall be demolished. Prior to the issuance of draft plan of condominium approval for Building "B", "C" or "D", an outdoor children's playground facility shall be constructed along Graydon Hall Drive, equipped and maintained to the satisfaction of the Director, Community Planning, North York District, having a minimum area of 344m² (3,700 sq. ft.) with no pass through of related costs to the tenants; and,
 - ii. Motion 3(vi) be amended such that prior to the issuance of a building permit, the owner will provide cost estimates to the satisfaction of the Director, Community Planning, North York District and financial securities in a form satisfactory to

the Finance Division to ensure completion of these matters; and,

- iii. Motion 5 be amended such that City Council require that facilities be provided in the new buildings to the satisfaction of the General Manager, Solid Waste Management Services, for in-suite recycling and include facilities for a diversion plan in accordance with the Technical Services requirement for a tri-sorter pursuant to their Memorandum dated November 12, 2007; and,
 - iv. Motion 6 be deleted in its entirety.
2. The Zoning By-law Amendment, the Notice of Site Plan Approval Conditions (issued by the Director, Community Planning, North York District), and the Section 37 Agreement for this site be revised to reflect the amendments within this motion.
 3. That no further notice be given in respect of the proposed by-law.

February 12, 2008

According to Chapter 27, Council Procedures:

Fiscal Impact Statement provided	
Should have Fiscal Impact Statement prior to debate Requires two-thirds to waive requirement if Council wishes to debate	
Should be referred to Committee/Community Council Requires two-thirds vote to consider at this meeting	
Motion Recommendations are Urgent – (e.g. Health and Safety)	

* Deputy City Manager and Chief Financial Officer to advise.