

Memorandum

February 21, 2023

MEMO TO: Mayor and Members of Council

COPY TO: Executive Leadership Team

FROM: Kelvin Kwan, Commissioner of Planning and Infrastructure

SUBJECT: **SRPI.23.013 – Request for Direction – Official Plan and Zoning By-law Amendment Applications – Hillcrest Holdings Inc. and Montez Hillcrest Inc. – 9350 Yonge Street – City Files D01-20009 and D02-20018 (Related File D06-21055) – Revised Recommendations**

That the memorandum from the Commissioner of Planning and Infrastructure dated February 21, 2023 be received.

Further to Staff Report SPRI.23.013 staff recommends that the recommendations be revised to provide greater clarity for Council's consideration as follows:

Revised Recommendations:

- a) That Staff Report SRPI.23.013 be received for information purposes;
- b) That the Ontario Land Tribunal (OLT) be advised as follows:
 - (i) That Council supports in principle the revised Official Plan and Zoning By-law Amendment applications submitted by Hillcrest Holdings Inc. and Montez Hillcrest Inc. for the lands known as Block N on Plan M-1436 (Municipal Address: 9350 Yonge Street), City Files D01-20009 and D02-20018 for the reasons outlined in Staff Report SRPI.23.013, subject to the following:
 - (a) that the OLT be requested to withhold the issuance of its Final Order with respect to the Official Plan Amendment application until such time as the City advises the Tribunal that the draft Official Plan Amendment as set out in Appendix "B" to Staff Report SRPI.23.013 has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure;
 - (b) that the OLT be requested to withhold the issuance of its Final Order with respect to the Zoning By-law Amendment application until such time as the City advises the Tribunal:
 - (i) that the implementing Zoning By-law to rezone portions of the lands from "District Commercial (DC) Zone" to "Key Development Area Mixed Use One (KDA1) Zone" under Zoning By-law 39-71, as amended, as described in Staff Report SRPI.23.013,

has been finalized to the satisfaction of the Commissioner of Planning and Infrastructure; and,

- (ii) that the related Site Plan application (D06-21055) and all comments be finalized to the satisfaction of the Commissioner of Planning and Infrastructure;
- c) That upon the recommendation of the Commissioner of Planning and Infrastructure, the Mayor and City Clerk be authorized to enter into Minutes of Settlement and execute any further agreements or documentation as necessary to implement the applicant's revised development proposal;
- d) That the authority to assign servicing allocation for the proposed development to be constructed on the subject lands be delegated to the Commissioner of Planning and Infrastructure subject to the City's Interim Growth Management Strategy, and that the assigned servicing allocation be released in accordance with By-law 109-11, as amended; and,
- e) That appropriate City staff be directed to appear at the Ontario Land Tribunal in support of Council's position concerning the subject applications.

Submitted by:



Kelvin Kwan
Commissioner of Planning and Infrastructure