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**Communication**

**CW(1) – March 4, 2025**

**Item No. 3**

**DATE:** February 28, 2025

**TO:** Mayor and Members of Council

**FROM:** Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**RE: COMMUNICATION – COMMITTEE OF THE WHOLE (1), MARCH 4, 2025**

**Item #3, Report #8**  
**E. STAR INTERNATIONAL INC.**  
**ZONING BY-LAW AMENDMENT FILE NO. Z.21.021**  
**1 MEMORIAL DRIVE AND 56 WALLACE STREET**  
**VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

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## **Recommendation**

1. THAT Recommendation 1 to Item #3, Report #8 of the March 4, 2025, Committee of the Whole be replaced with the following:

“THAT Zoning By-law Amendment File Z.21.021 (E. Star International Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands shown on Attachment 1 from “R3 – Third Density Residential Zone” (‘R3 Zone’) to “R5 – Fifth Density Residential Zone” with the Holding Symbol “(H)” (‘R5(H) Zone’), “EP – Environmental Protection Zone” (‘EP Zone’), and “OS1 – Open Space Zone” (‘OS1 Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6;”

2. THAT the following bullet be added under “Amendments to Zoning By-law 001-2021 are required to permit the Development” to Item #3, Report #8 of the March 4, 2025, Committee of the Whole:

- “The Owner proposes to rezone part of the Subject Lands to the EP Zone, as shown on Attachment 2, to recognize the slopes on the Subject Lands in a protective zoning category.”

## **Background**

Recommendation 1 to Item #3, Report #8 of the March 4, 2025, Committee of the Whole inadvertently omits that a portion of the Subject Lands (being 1 Memorial Hill Drive and 56 Wallace) will be rezoned “EP – Environmental Protection Zone” (‘EP Zone’) in addition to the “R5(H) Zone” and “OS1 Zone”. In consultation with the Toronto and Region Conservation Authority, the EP Zone is appropriate for part of the Subject

Lands to appropriately delineate the development limits, and recognize the slopes on the Subject Lands in a protective zoning category. Attachment 2 to Item 6, Report No. 3 of the March 4, 2025, Committee of the Whole appropriately delineates the EP Zone; this Communication updates Recommendation 1 to reflect the appropriate rezoning of the Subject Lands.

In addition to the above, an additional bullet point under the talking header **“Amendments to Zoning By-law 001-2021 are required to permit the Development”** is recommended to clarify that the Subject Lands are, in part, being rezoned to the EP Zone, as follows:

- “The Owner proposes to rezone part of the Subject Lands to the EP Zone, as shown on Attachment 2, to recognize the slopes on the Subject Lands in a protective zoning category.”

For more information, contact Casandra Krysko, Senior Planner, Development and Parks Planning Department, at ext. 8003.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'V. Musacchio', written in a cursive style.

Vince Musacchio, Interim Deputy City Manager,  
Planning, Growth Management and Housing Delivery