

102 – 134 Hucknall Road

Date:	January 29, 2007
To:	North York Community Council
From:	City Solicitor
Wards:	Ward 8 York West
Reference Number:	

SUMMARY

At its meeting of January 16, 2007, North York Community Council requested that a report be brought forward to its next meeting on February 13, 2007, concerning the official plan designation and zoning bylaw affecting this site at 102 – 134 Hucknall Road and recommend on how community input can be secured and incorporated into the final design of the development. This report responds to that request.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of this report.

DECISION HISTORY

<http://www.toronto.ca/legdocs/2006/minutes/committees/ny/ny060207>

COMMENTS

The property located at 102 – 134 Hucknall Road has been re-designated and re-zoned to permit a residential subdivision development of 48 units.

By a Decision and Order of the OMB issued in August and November, 2006 the Board approved the residential designation and continued a commercial designation on a parcel in the south east portion of the site to allow for approximately 6000 square feet of retail/commercial space.

Factual Background

The owner originally sought a residential density of 67 units. This application was refused by City Council and on appeal to the OMB, the City Solicitor was directed to oppose the application and to retain an outside land-use planner.

The City was successful at the OMB hearing and the appeals were dismissed.

Approximately one month later, the owner made a Section 43 application to the OMB asking that the Board's Decision be reviewed and changed. After consideration, the Board ruled that the request for a Section 43 review could be argued by the parties in a motion to be heard by the Board.

Rather than moving forward with its Section 43 review motion, the owner made revisions to its project and had discussions with the then Ward Councillor resulting in a revised plan of subdivision to create 48 residential units and an increase in retail space from approximately 4000 ft.² to 6000 ft.². The project was improved over the original proposal in that it introduced public streets to the site; it lowered the number of residential units to be built; and it increased the retail/commercial space to approximately 6000 ft.². This latter change had been sought by residents who made up a group known as the Hucknall - Sentinel working group in that their area had formerly been served by a small commercial plaza on the site. The then Ward Councillor requested that City Council endorse the project.

When the matter went back to the OMB on a motion, the Ward Councillor along with members of the residents' working group appeared in support of the revised project in that the maximum number of residential units had been decreased, public roads had been introduced, and more retail space was proposed. The Board heard planning evidence in support of the revised proposal and then it gave approval to the necessary planning documents. There is no further opportunity for public input at this stage in the process.

The status of the planning instruments can be summarized as follows: 1. The official plan amendment is in place. 2. The zoning for 48 residential units and for 6000 ft.² of retail use is in place. 3. The plan of subdivision has been draft approved, subject to usual subdivision conditions. 4. The site plan approval has not yet been fully completed.

There were servicing matters that still needed to be resolved between our Technical Services staff and the owner's engineering consultant. Accordingly, the Board left some details of the site plan to be worked out between the parties and if there was ultimately a problem

or disagreement on a site plan matter, that matter could be brought back before the OMB for a decision.

CONTACT

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SIGNATURE

Anna Kinastowski
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