



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

**North York Centre Secondary Plan
Amendments to the Density Incentive for
Below-Grade Bicycle Storage
OMB Appeals and Proposed Settlement Report**

Date:	November 8, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	23, 24
Reason for Confidential Information:	This report is about litigation that affects the City.
Reference Number:	File No. 05 117545 NPS TM

SUMMARY

City Council’s adopted amendment to the North York Centre Secondary Plan respecting below-grade bicycle storage has been appealed to the Ontario Municipal Board (OMB). Staff have met with the appellants to discuss proposed changes that would form the basis of a settlement before the OMB.

The purpose of this report is to summarize the appellant’s issues and recommend changes that would form the basis of a settlement before the OMB. As this matter is currently before the OMB, Staffs’ recommended changes are provided as Confidential Information in Attachments 1a) to 1e).

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the confidential recommendations in Attachment 1; and,

2. City Council authorize the public release of the confidential recommendations and information in Attachment 1 if the recommendations are adopted by Council.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In October of 2004, City Council requested a review of the density incentive for below-grade bicycle storage in North York Centre.

On October 26-31, 2005 Council adopted OPA 567 which was subsequently appealed to the OMB by five parties including one ratepayers' representative and four developers with several projects in the North York Centre.

ISSUE BACKGROUND

Several meetings and discussions have since been held with the appellants to review the specific nature of the appeals and to discuss, without prejudice, potential changes. Based on these extensive negotiations all parties are now in agreement with the changes outlined in Attachment 1a) to e) being presented as a settlement before the OMB for approval and incorporation into the North York Centre Secondary Plan. Staff are now seeking City Council authority to appear before the OMB in support of this settlement.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachments 1a)-e): Confidential Information
North York Centre Secondary Plan
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Storage
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