

October 12, 2006

TO: TORONTO AND EAST YORK COMMUNITY COUNCIL

**Request for an Interim Control By-law and Secondary Official Plan
for the Area Bounded by both sides of Avenue Road from
Lonsdale Road to St. Clair Avenue West {R4 Z2.0 Zone}**

**Notice of Motion J(36)
Adopted by City Council on September 25, 26 and 27, 2006**

City Council, at its meeting on the above dates, referred the following Motion by Councillor Walker, seconded by Councillor Jenkins, to the Toronto and East York Community Council:

“**WHEREAS** three developmental applications for 609 Avenue Road, 587 Avenue Road and 215 Lonsdale Road were submitted on October 14, 2005, April 26, 2006, and April 28, 2006, respectively, to Urban Development Services, with proposals calling for significant increase in height, density and mass, contrary to current zoning and Official Plan provisions; and

WHEREAS on July 27, 2006, the development application for 609 Avenue Road was appealed to the Ontario Municipal Board, pursuant to section 22(7) of the *Planning Act*, on the basis of the Council's failure to make a decision on the application in spite of the Council's approval of a preliminary report which recommended further community consultation; and

WHEREAS through telephone calls, e-mails, letters and meetings, local residents have expressed concerns to the Ward Councillor about the proposed development, including that the new development will cast significant shadows on the neighboring residential buildings, increase traffic congestion, over-intensify the sites and the neighbourhood, be out of the neighbourhood context and be contrary to in-force Official Plan policies;

NOW THEREFORE BE IT RESOLVED THAT City Council direct the Chief Planner and Executive Director, City Planning, to complete a Secondary Plan in respect of residential land use and the land use planning regulations for the area bounded by both sides of Avenue Road from Lonsdale Road to St. Clair Avenue West {R4 Z2.0 zone}, and as

shown within the heavy lines on Schedule A of the attached Interim Control By-law, which will provide criteria for development for the area;

AND BE IT FURTHER RESOLVED THAT City Council direct the Chief Planner and Executive Director, City Planning, to establish a working group which will examine how to develop a more cohesive urban design framework for the area;

AND BE IT FURTHER RESLOVED THAT City Council complete and enact the attached draft Interim Control By-law.”

Council also considered the following:

- Draft By-law entitled “Interim Control By-law for the area bounded by both sides of Avenue Road from Lonsdale Road to St. Clair Avenue West {R4 Z2.0 Zone}”; and
- Schedule “A” - District Map 50K-313.

Yours truly,

City Clerk

Christine Archibald/gs
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c.: Chief Planner and Executive Director, City Planning