
North York Community Council

Meeting No. 18
Meeting Date Tuesday, September 9, 2008
Start Time 9:30 AM
Location Council Chamber, North York Civic Centre

Contact Francine Adamo, Committee Administrator
Phone 416-395-7348
E-mail nycc@toronto.ca

NY18.10	ACTION	10:15 AM	Delegated	Ward: 15
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Boulevard Café Application - 616 Vaughan Road

Communications

(August 28, 2008) e-mail from Natasha Lan (NY.Supp.NY18.10.1)

NY18.39	ACTION		Delegated	Ward: 33
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Endorsement of Event for Liquor Licensing Purposes

Summary

Seeking Endorsement of Event for Liquor Licensing Purposes

Communications

(August 25, 2008) fax and email (Aug. 28, 2008) from Maral Hasserjian, Pomegranate Film Festival, respecting the 2008 Pomegranate Film Festival taking place on Sept. 26, 2008, 7:00 p.m. - 1:00 a.m., and Sept. 27, 2008, 7:00 p.m. - 1:00 a.m., at 50 Hallcrown Place (NY.Supp.NY18.39.2)

NY18.50	ACTION	1:45 PM		Ward: 23
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Status Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18-22 Norton Avenue

50a Request for Direction Report - Zoning and Site Plan Control Applications - 9 McKee Avenue and 18 & 22 Norton Avenue

(August 26, 2008) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. Support, in principle, the proposed Zoning Amendment for an 18-storey (61.4m) residential building and 3-storey office on the subject site, with a total maximum gross floor area of 15,909 m² including 2,561 m² for office use, and not exceeding the maximum base density and density incentives in conformity with the North York Centre Secondary Plan.
2. Support, in principle, the August 6, 2008 conceptual site plan (Attachments 1 and 2).
3. Authorize the City Solicitor and appropriate City Staff to appear at the Ontario Municipal Board in support of the position outlined in this report.
4. Authorize the City Solicitor to request that the Ontario Municipal Board withhold its Order until such time as:
 - a. an appropriate Zoning By-law Amendment is prepared to the satisfaction of the City Solicitor in consultation with the Chief Planner or his designate;
 - b. a Site Plan Approval Application based upon the August 6, 2008 conceptual site plan (Attachments 1 and 2) is finalized and the Owner has entered into a Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, to include any appropriate conditions of approval; and
 - c. the Owner has entered into a Section 37 Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner or his designate, to provide the facilities, services and/or matters as generally outlined below:
 - i. the provision of 1.5 m² per unit indoor recreational amenity area;
 - ii. the provision of a minimum of 0.1 bicycle parking spaces for each dwelling unit, in an indoor, at-grade common bicycle room; and
 - iii. a monetary contribution toward the City's cost of land acquisition for the North York Centre Service Road and associated road network and buffer areas, and/or toward the cost of constructing and furnishing a public recreational centre or social facility serving the North York Centre, for the proposed density incentive of approximately 3,980 m². The Owner shall provide the monetary contribution in the form of a certified cheque, no later than 10 days from the date of the final approval of the site-specific zoning by-law for the project. The amount of the monetary contribution shall be equal to the market value of density in the North York Centre as recommended by the Director of Real Estate Services.
5. Authorize the City Solicitor to agree to an adjournment of the OMB hearing in the event that the applicant and City staff reach an agreement on the proposed disposition of the adjacent City-owned lands.

6. Authorize the City Solicitor and any appropriate City Staff to take actions as necessary to give effect to the recommendations of this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The development applications were made on December 23, 2005 and are therefore not subject to the new provisions of the Planning Act and City of Toronto Act, 2006. The applications propose an 18-storey apartment building and 3-storey office building. These applications have been appealed to the Ontario Municipal Board and a hearing date has been set for October 2, 2008.

The proposed development of the site implements the policies of the North York Centre Secondary Plan. This report recommends that City Council direct City staff to appear before the Ontario Municipal Board in support of the applications in principle subject to any detailed revisions resulting from the last site plan submission.

Over the last two years the applicant and City have entered into discussions regarding the potential to expand the site through the applicant acquiring City-owned lands on the eastern edge of the property. During this time, the applicant submitted revised plans that amended the applications to include the City-owned lands. The plans were refined to meet City policies and requirements. To date, the discussions with Real Estate Services have not been successful. The owner has now appealed to the OMB the applications only on the applicant's lands, however modifications have been made to the original applications to meet the City's requirements.

If between the signing of this report and the scheduled October 2, 2008 OMB hearing date City staff and the applicant can agree on the proposed terms of the applicant acquiring the adjacent City-owned land, then staff recommend attending the OMB Hearing in support of an adjournment.

Background Information

Staff Report & Attachments 1-4 - Zoning & Site Plan Control Applications - 9 McKee Avenue and 18 & 22 Norton Avenue

(<http://www.toronto.ca/legdocs/mmis/2008/ny/bgrd/backgroundfile-15322.pdf>)