

North York Community Council

Meeting No. 29
Meeting Date Tuesday, November 10, 2009
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
Chair Councillor Maria Augimeri

NY29.14	ACTION	10:45 AM	Delegated	Ward: 23
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Sign Variance (New Application & Report) - 515 Drewry Avenue

Communications

(November 2, 2009) E-mail from Todd Trudelle, Planner, Goldberg Group
(NY.SupplementaryNY29.14.1)

NY29.32	ACTION	11:45 AM		Ward: 25
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Request for Direction Report - OPA, Rezoning and Site Plan Control Applications - 2500 Bayview Ave

Communications

(November 3, 2009) E-mail from Todd Trudelle, Goldberg Group
(NY.SupplementaryNY29.32.1)

NY29.33	ACTION	12:00 PM		Ward: 15
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Status Report - Zoning By-law Amendment and Subdivision Applications - 3083-3101 Dufferin Street and 770 Lawrence Avenue West

33a Request for Direction Report - Zoning By-law Amendment and Subdivision Applications - 3083-3101 Dufferin Street and 770 Lawrence Avenue West

Origin

(November 3, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board (OMB) hearing to oppose the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications in their current form.
2. The City Solicitor and appropriate staff be authorized to continue discussions with the applicant in an attempt to resolve the issues outlined in this report and, if necessary, report directly to Council for further instructions regarding any matters to be resolved before the OMB.
3. City Council authorize the City Solicitor and any other appropriate City staff to take such actions as are necessary to give effect to the recommendations of this report.

Summary

These applications were submitted on November 30, 2007 (Zoning By-law) and December 20, 2007 (Draft Plan of Subdivision) and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose a mixed-use development including retail space and 1,700 residential units in a combination of tall apartment buildings, mid-rise buildings and townhouses. They also seek to establish a public road connecting Lawrence Avenue West to Dane Avenue and include a 0.81 hectare park in the northeast quadrant of the site.

The applicant has appealed the proposed Zoning By-law Amendment and Subdivision applications to the Ontario Municipal Board, citing Council's lack of decision on the applications within the time frame specified in the Planning Act. A Pre-hearing on this appeal has been set for November 5, 2009.

The purpose of this report is to seek Council's direction for staff to attend the Ontario Municipal Board in opposition to the development as currently proposed and advance the staff position as outlined in this report.

Financial Impact

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

Background Information

Request for Direction Report & Attachments 1-6 - 3083-3101 Dufferin St. & 770 Lawrence Ave W

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-25075.pdf>

NY29.38	ACTION	2:30 PM		Ward: 8
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**Final Report - 470 Sentinel Road and 1, 35 and 40 Fountainhead Road
Official Plan Amendment and Rezoning Applications and 35
Fountainhead Road Draft Plan of Subdivision Application**

Communications

(October 23, 2009) Letter from M. Armstrong (NY.SupplementaryNY29.38.2)

(October 30, 2009) E-mail from Robert Calderan (NY.SupplementaryNY29.38.3)

(November 2, 2009) E-mail from Uri Zeller Mayer (NY.SupplementaryNY29.38.4)

(November 2, 2009) E-mail from Hodari Clarke (NY.SupplementaryNY29.38.5)

(November 3, 2009) E-mail from Xin(Melissa) Chang (NY.SupplementaryNY29.38.6)