

**470 Sentinel Rd and 1, 35 and 40 Fountainhead Road
Official Plan Amendment and Rezoning Applications
and 35 Fountainhead Road Draft Plan of Subdivision
Application – Staff Report**

Date:	April 9, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	06 157157 NNY 08 OZ 08 180545 NNY 08 SB 09 167829 NNY 08 OZ

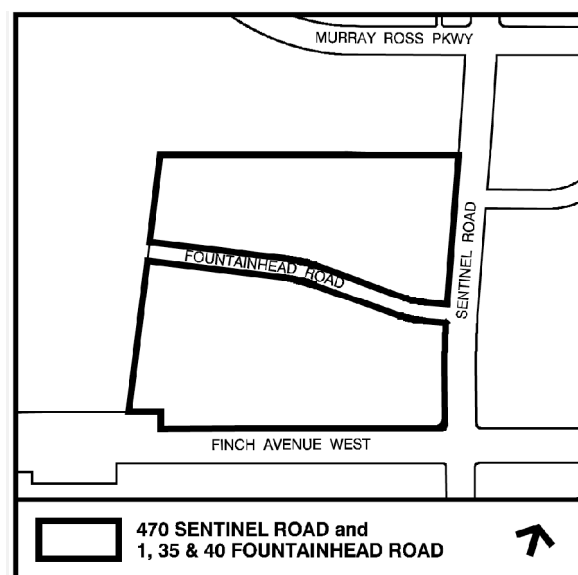
SUMMARY

An October 8, 2009 report from the Director, Community Planning, North York District recommended approval of Official Plan and Zoning By-law amendments and a Draft Plan of Subdivision for these lands. On March 9, 2010 North York Community Council deferred these applications to allow the Chief Planner and Executive Director, City Planning Division to report as directed by City Council on additional matters. On February 10, 2010 the applicant appealed these applications to the OMB and a hearing has now been scheduled to commence on June 21, 2010. This report addresses Council's direction.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The recommendations contained in the report dated October 8, 2009 from the Director, Community Planning, North



York District be adopted.

Financial Impact

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

DECISION HISTORY

A Final Report dated October 8, 2009 from the Director, Community Planning, North York District recommended approval of Official Plan and Zoning By-law amendments and a Draft Plan of Subdivision for the lands at the northwest corner of Finch Avenue West and Sentinel Road subject to a number of conditions.

At the November 10, 2009 Public Meeting to consider the subject applications, North York Community Council deferred consideration of the report to the January 12, 2010 North York Community Council meeting and referred a motion to the Director, Community Planning for a report back.

At its meeting of January 12, 2010 North York Community Council recommended that City Council amend the Official Plan and Zoning By-law for the lands subject to a number of amendments. Community Council also recommended revised Section 37 benefits.

City Council at its meeting of January 26 and 27, 2010 referred this matter back to North York Community Council and requested the Chief Planner and Executive Director, City Planning:

- To report as soon as possible on what density would be recommended if there was no vehicular access to Finch Avenue West; and
- In consultation with the local Councillor, to continue discussions with the applicant on an appropriate level of community amenities to meet the needs of the existing and increased population of the area.

At its meeting of March 9, 2010 North York Community Council deferred consideration of the applications to allow the Chief Planner and Executive Director, City Planning Division to report on the above matters.

COMMENTS

On February 10, 2010 the solicitor for the owners appealed the Official Plan Amendment, rezoning and Draft Plan of Subdivision applications to the Ontario Municipal Board citing City Council's refusal/failure to approve the applications. An Ontario Municipal Board hearing has now been scheduled to commence on June 21, 2010.

The applicant advises they have consulted with the local Councillor and they remain committed to the community benefits recommended in the October 8, 2009 City Planning report. City Planning staff continue to support the community benefits set out in the October 8, 2009 staff report.

Transportation Services has reviewed the traffic impact study previously submitted by the applicant which indicates that the intersection of Sentinel Road and Fountainhead Road (the only existing access to the site) operates with a poor level of service and excessive delays. Even with no additional development from the site, this intersection will experience further traffic delays and capacity issues due to additional traffic growth forecasted in the surrounding area. Transportation Services support the conclusions of the traffic impact study that a new access roadway to Finch Avenue West is critical to the intensification of the site. Transportation Services advise that no significant new development can be accommodated without a vehicle connection to Finch Avenue. However, small scale development such as townhouses and additions to the existing buildings could be accommodated without a connection to Finch Avenue.

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SIGNATURE

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