

**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 – Staff Report**

Date:	February 12, 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

On January 27, 2010 City Council referred these applications back to the North York Community Council and requested the Chief Planner and Executive Director, City Planning to report back on additional matters. This report advises that staff will report back on these matters when the review is completed.

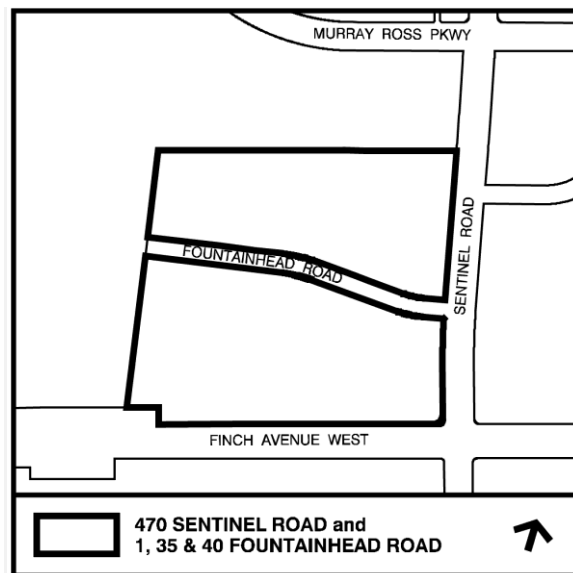
Financial Impact

There are no financial implications.

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.

COMMENTS

Staff will report back on these matters once the review is completed.

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.

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

Attachment: City Council Decision Document of January 26 and 27, 2010

Attachment: City Council Decision Document of January 26 and 27, 2010

NY30.49	ACTION	Referred		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**

City Council Decision

City Council on January 26 and 27, 2010, referred Item NY30.49 back to the North York Community Council.

City Council also adopted the following:

1. City Council request 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.
2. City Council request the Chief Planner and Executive Director, City Planning, 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.

Public Notice Given

Statutory - Planning Act, RSO 1990

Background Information (Committee)

Final Report & Attachments 1-11 - 470 Sentinel Road & 1, 35 and 40 Fountainhead Road
(<http://www.toronto.ca/legdocs/mmis/2010/ny/bgrd/backgroundfile-25816.pdf>)

Communications (Committee)

- (October 22, 2009) E-mail from John Newton (NY.Main.NY30.49.1)
- (October 23, 2009) Letter from M. Armstrong (NY.Main.NY30.49.2)
- (October 30, 2009) E-mail from Robert Calderan (NY.Main.NY30.49.3)
- (November 1, 2009) E-mail from Uri Zeller Mayer (NY.Main.NY30.49.4)
- (November 2, 2009) E-mail from Hodari Clarke (NY.Main.NY30.49.5)
- (November 3, 2009) E-mail from Xin (Melissa) Chang (NY.Main.NY30.49.6)
- (November 4, 2009) E-mail from Uri Zeller Mayer (NY.Main.NY30.49.7)
- (November 7, 2009) E-mail from Ruth Nusbaum and Rita Boudreau (NY.Main.NY30.49.8)
- (November 10, 2009) E-mail from Michael Tilley (NY.Main.NY30.49.9)
- (November 10, 2009) Letter from Michael J. Spence (NY.Main.NY30.49.10)
- (November 10, 2009) Submission from Elizabeth Ujvari (NY.Main.NY30.49.11)

(November 10, 2009) Petition from Peter Wolfl, signed by 282 area residents in opposition to the proposed application (NY.Main.NY30.49.12)
(November 10, 2009) Submission from Peter Wolfl (NY.Main.NY30.49.13)
(November 10, 2009) Submission from Katherine Chisholm (NY.Main.NY30.49.14)
(January 8, 2010) E-mail from Peter Wolfl (NY.New.NY30.49.15)
(January 12, 2010) Submission from Elizabeth Ujvari (NY.New.NY30.49.16)

Communications (City Council)

(January 18, 2010) E-mail from Peter Wolfl (CC.Main.NY30.49.17)
(January 25, 2010) Letter from Kim Kovar, Aird & Berlis, LLP (CC.New.NY30.49.18)
(January 25, 2010) E-mail from Katherine Chisholm (CC.New.NY30.49.19)
(January 22, 2010) E-mail from Peter Wolfl (CC.New.NY30.49.20)

49a Staff Report - Official Plan Amendment and Rezoning Applications - 470 Sentinel Road and 1, 35 and 40 Fountainhead Road and Draft Plan of Subdivision Application - 35 Fountainhead Road

Background Information (Committee)

Staff Report and Attachment 1 - Official Plan Amendment and Rezoning Applications - 470 Sentinel Road and 1, 35 and 40 Fountainhead Road and Draft Plan of Subdivision - 35 Fountainhead Road

<http://www.toronto.ca/legdocs/mmis/2010/ny/bgrd/backgroundfile-26258.pdf>

Attach 2 - 470 Sentinel Road and 1, 35 and 40 Fountainhead Road

<http://www.toronto.ca/legdocs/mmis/2010/ny/bgrd/backgroundfile-26260.pdf>