



STAFF REPORT INFORMATION ONLY

600 and 620 The East Mall – Zoning By-law Amendment Application – Supplemental Request for Direction Report

Date:	May 2, 2014
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	P:\2014\ClusterB\PLN\City Council\CC14050 11 248053 WET 03 OZ

SUMMARY

This report provides an update on the request by Etobicoke York Community Council to undertake further community consultation on this application.

Financial Impact

There are no financial implications.

COMMENTS

A Request for Direction Report on the Zoning By-law Amendment application for 600 and 620 The East Mall was submitted to the April 8, 2014 Etobicoke York Community Council (EYCC) meeting (Item EY32.4). At that meeting approximately 6 residents showed up in opposition to the proposal and to convey concern regarding the lack of community input on the application. As a result, EYCC sent the item to City Council without recommendation to allow the Ward Councillor to hold a community meeting prior to the City Council meeting. That meeting was held on April 28, 2014.

Approximately 175 residents attended the meeting. Planning staff made a presentation at the meeting explaining the application process generally and as it applied to this application specifically. Planning staff also outlined how the community comments and concerns raised at the community consultation meeting held in December 2011, which approximately 100 residents attended, were addressed through the review of the proposal. The majority of comments raised by the community at this meeting related to concerns with the height and density of the proposal and the amount of traffic that would be generated.

Planning staff have taken into consideration all the comments received through the application review process, including the additional comments from the April 28th community consultation meeting. Planning staff remain of the opinion that the revised proposal conforms to the Official Plan and continue to recommend that staff be directed to attend the OMB hearing to support a settlement of the applicant's appeal of this Zoning By-law Amendment application on the basis of the recommendations and draft Zoning By-law set out in the March 18, 2014 Request for Direction Report from the Director of Community Planning, Etobicoke York District.

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SIGNATURE

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