

Tuesday June 16, 2015

From: Councillor Josh Colle

To: the Administrator(s) and Members of the North York Community Council

Re: REQUEST FOR REPRESENTATION AT THE ONTARIO MUNICIPAL BOARD HEARING

File #: A0218/15NY - Property Address: 3401 Dufferin Street (Yorkdale Shopping Centre)

Recommendation:

1. That North York Community Council authorize the City Solicitor and Director Community Planning, North York District, and Director, Transportation Services, North York District, to attend the Ontario Municipal Board in support of City Staff's recommendation and conditions to the requested variances to the zoning by-law for file # A0218/15NY - **Property Address: 3401 Dufferin Street (Yorkdale Shopping Centre)**
2. In the event that an adjournment is granted, North York Community Council recommends that City Council direct the City Solicitor and Director of Community Planning, North York, to attend the re-scheduled Ontario Municipal Board hearing for file # A0218/15NY - **Property Address: 3401 Dufferin Street (Yorkdale Shopping Centre)** in support of City staff's recommendation and conditions to the requested variances to the zoning by-law.

Summary:

The applicant is proposing to redevelop an existing building (formerly Sears) on the west side of the Yorkdale Shopping Centre. The proposed redevelopment would have a gross floor area of approximately 18,786m². The former Sears building as currently constructed has a gross floor area of 16,304m². The proposed redevelopment represents an increase in Gross Floor Area of 2,485m².

The minor variance application was before the Committee of Adjustments on May 7, 2015 which unanimously refused to permit the parking and height variances as proposed by the applicant. In order to ensure that the total height of the proposed expansion did not exceed the maximum permitted height limit of 15.24m, Planning Staff recommended that the Committee approve the application subject to the following conditions:

1. The expansion be constructed substantially in accordance with the attached elevations and limited to the Restoration Hardware (CRU600) and proposed rooftop elements (top of the elevator, parapet and conservatory) that are

higher than 15.24m. The height of these rooftop elements shall not exceed 21m.

Transportation Services did not object to the minor variance application, subject to the following conditions:

1. A minimum of 7,801 parking spaces being provided for a gross leasable area of 187,014 m². For any GLA above 187,014 m² the minimum parking requirement shall be as follows
 - a. 1 space per 20 m² of GLA;
 - b. 1 space per 48 m² of business and professional offices;
2. The applicant enter into a Section 45(9) agreement prior to the issuance of a building permit for the proposed expansion. The Section 45(9) agreement will include the following conditions:
 - a) The owner complete an assessment of its parking supply and demand to the satisfaction of the City Transportation Services and Transportation Planning
 - o Upon completion and opening (within one year) of the Toronto-York Spadina Subway Extension; or
 - o If the GLA of the Regional Shopping Centre increases above 188,000 m².
 - b) The assessment of the Regional Shopping Centre's parking supply will:
 - o conduct parking demand surveys at the Regional Shopping Centre;
 - o recommend a minimum parking rate/supply;
 - o analyze the parking demand surveys to review the effect of the subway extension;
 - o propose additional transportation demand management measures to reduce vehicular trips;
 - c) The owner must submit a scope of work to be reviewed by Transportation Services and Transportation Planning prior to commencing the assessment.