

2901 Bayview Avenue and 630 Sheppard Avenue East – Official Plan Amendment and Zoning Amendment – Request for Directions Report

Date: May 2, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 17 - Don Valley North

Planning Application Number: 17 208789 NNY 24 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "2901 Bayview Avenue and 630 Sheppard Avenue East – Official Plan Amendment and Zoning Amendment – Request for Directions Report" will be finalized and made available for consideration in advance of the May 22, 2019 North York Community Council meeting.

This application by QuadReal Properties Group, on behalf of the owner bclMC Realty Corporation, proposes to amend the Official Plan, Sheppard East Subway Corridor Secondary Plan, and the Zoning By-law to increase the permitted height and density at 2901 Bayview Avenue and 630 Sheppard Avenue East. The proposed amendments seek to permit the redevelopment of the site with three mixed-use buildings (6 – 19 storeys) and a retail expansion to the existing shopping centre in the north area of the site, two mixed-use buildings (28 and 33 storeys) connected by an six storey podium in the south area of the site, and a five level parking garage internal to the site.

An amendment to the Official Plan is required to amend the Sheppard East Subway Corridor Secondary Plan to permit the proposed tall building height along the north portion of the site and the proposed density across the whole of the subject lands. An amendment to the former City of North York Zoning By-law No. 7625 and the City-Wide Zoning By-law No. 569-2013 is required to permit the proposed location and amount of residential apartment units, height and density on the lands, and to create appropriate standards to facilitate the proposed development.

Both the Official Plan and Zoning By-law amendment applications have been appealed to the Local Planning Appeal Tribunal (LPAT) on the basis that the city failed to make a decision within the prescribed time period set out in the *Planning Act*.

The LPAT held a pre-hearing on October 17, 2018. At that time the applicant, parties, participants were identified, file status was discussed, and next steps and milestone dates were determined.

A second Pre-hearing was held by teleconference on April 24, 2019. The applicant, the City, and all other parties to the hearing were part of the teleconference. Timing for the City reporting out on the November 2018 submission were established. A third Pre-hearing Conference was set by the LPAT to take place on June 26, 2019 at which time a procedural order will be finalized, including the provision of an issues list by the City.

COMMENTS

Planning staff are finalizing a Request for Directions Report and recommendations for consideration by North York Community Council at its meeting of May 22, 2019.

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SIGNATURE

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