

MOTION WITHOUT NOTICE

Recommendations for Settlement of the Terranova Developments Ltd. Appeals to the Ontario Municipal Board

Moved By: Councillor Giorgio Mammoliti

SUMMARY

The Terranova Developments Ltd. property is located at 148 and 156 Rowntree Mill Road and is designated for residential use by the former City of North York Official Plan (which was in effect at the time of the application).

The Terranova Developments Ltd. development applications for a Zoning By-law Amendment and Draft Plan of Subdivision were filed on December 29, 2004 and have been the subject of continuous discussions between the applicant, City Staff and the area residents.

The original proposal included the properties municipally known as 144, 146, 148 and 158 Rowntree Mill Road and proposed 13 semi-detailed dwellings (26 dwelling units in total). A public road was also proposed to be located along the western property line of 146 Rowntree Mill Road.

A Preliminary Staff Report was approved in May of 2005 and a community meeting was held in August of 2005. Subsequent to such meetings, a revised development proposal was submitted in October of 2005 which included 25 units (3 single-family detached units and 11 semi-detached dwelling units).

On April 25, 2006, City Staff issued a Refusal Report to the Etobicoke York Community Council, which Refusal Report was deferred. A further revised development proposal was submitted in December of 2006 which development proposal reduced the development site by excluding the properties municipally known as 144 and 146 Rowntree Mill Road. Semi-detached dwellings were eliminated reducing the development from 25 units to 12 single-family detached dwellings fronting onto a proposed public road.

A Supplementary Report proceeded to the Etobicoke York Community Council in January of 2007, which report recommended refusal of the revised 12 unit development proposal. On March 27, 2007, the Etobicoke York Community Council rejected the City Staff Supplementary Report and recommended that City Council approve the 12 single-family dwelling proposal. Despite the

recommendation of the Etobicoke York Community Council, City Council approved the City Staff report recommending refusal of the development application.

Terranova Developments Ltd. appealed City Council's decision and the Ontario Municipal Board Hearing is scheduled to commence on July 20, 2009. Terranova Developments Ltd. intends to bring forward a revised development proposal to the Hearing, which development proposal has now reduced the number of single-family detached dwelling from 12 to 9 units. The open space block and new public road have been maintained in the revised development proposal.

RECOMMENDATIONS:

See Confidential Attachment.

A handwritten signature in black ink, reading "Giorgio Nannolini". The signature is written in a cursive style with a large initial "G".