

395, 387R and 413 Leslie Street - Official Plan and Zoning By-law Amendment Applications - Supplementary Report

Date:	June 10, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	15-213190 STE 30 OZ

SUMMARY

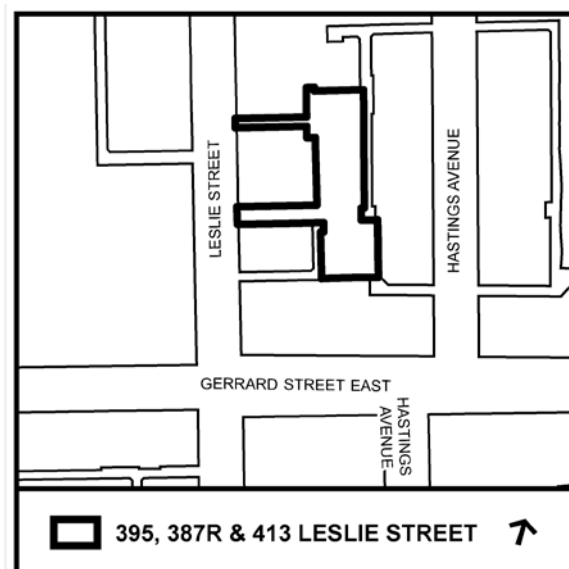
This is a Supplementary Report to the Final Report that has been prepared by the Director, Community Planning, Toronto and East York District dated May 25, 2016 for Official Plan and Zoning By-law amendment applications for 395, 387R and 413 Leslie Street. This report clarifies the difference between the formal submission for an 18-unit townhouse development and the electronic submissions for a 16-unit townhouse development. The Final Report that has been prepared by the Director, Community Planning, Toronto and East York District dated May 25, 2016 is based on the most recent drawings submitted by the applicant and presented to the public.

RECOMMENDATION

1. The City Planning Division recommends that City Council receive this report for information.

Clarification

The Community Planning Division received an application for an 18-unit townhouse development on August 26, 2015. Despite satisfying statutory complete



application requirements, staff required additional information to assess the proposed development and advised the applicant accordingly. The applicant was advised to demonstrate viable solutions for issues related to: public/private access, waste removal, fire access, site servicing, and groundwater. Community Planning issued staff comments on November 16, 2015 advising that clarification and additional information was required.

The applicant submitted revised drawings showing a 16-unit townhouse development on February 25, 2016 and again on March 17, 2016 via electronic format. A community consultation meeting to discuss the proposal was held on April 7, 2016 at Riverdale United Church. The applicant presented the March 17, 2016 drawings showing a 16-unit townhouse development at the community consultation meeting. The Final Report by the Director, Community Planning, Toronto and East York District dated May 25, 2016 is based on the most recent drawings submitted by the applicant, showing a 16-unit townhouse development, and presented to the public at the community consultation meeting.

The Final Report that has been prepared by the Director, Community Planning, Toronto and East York District dated May 25, 2016 recommends Council refusal the applications to amend the Official Plan and the Zoning By-laws because the proposal does not conform to the Official Plan; is not consistent with Council-approved guidelines; does not fit within the existing or planned context for the neighbourhood; and creates adverse impacts on adjacent land uses. Staff recommendation to refuse the application is consistent whether the applications are for the original submission showing an 18-unit townhouse development, or the revised applications showing the reduced 16-unit townhouse development.

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SIGNATURE

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