TORONTO Member Motion

City Council

Motion without Notice

MM27.51	ACTION			Ward:41

4181 Sheppard Avenue East - Draft Plan of Subdivision and Zoning By-law Amendment Applications - Request for Direction - by Councillor Chin Lee, seconded by Councillor Norman Kelly

**** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.***
**** This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.***
**** This Motion has been deemed urgent by the Chair.***

Recommendations

Councillor Chin Lee, seconded by Councillor Norman Kelly, recommends that:

1. City Council adopt the following recommendations in the report (March 17, 2017) from the Chief Planner and Executive Director, City Planning:

    1. City Council authorize the City Solicitor to advise the OMB that City Council opposes the proposed Zoning By-law Amendment Application No. 12 262328 ESC 41 OZ and Plan of Subdivision Application No. 14 119126 ESC 41 SB at 4181 Sheppard Avenue East in their current form, but that staff be authorized to settle, generally on the basis of the draft plan of subdivision conditions and principle considerations for the zoning by-law amendment(s) as attached to this report.

    2. City Council authorize the City Solicitor and appropriate City staff to continue discussions with the applicant and The International Group Inc. as it relates to all outstanding matters as set out in this report.

    3. City Council authorize the use of the Parks and Recreation component of the Development Charges from the development to provide Above Base Improvements to the proposed parkland in exchange for a Development Charge credit.

Summary

The owner of the lands municipally known as 4181 Sheppard Avenue East have appealed their Zoning By-law Amendment and Plan of Subdivision applications to the Ontario Municipal Board citing the City's failure to make a decision within the prescribed timelines set out in the Planning Act. An Ontario Municipal Board Hearing has been set for 4 days commencing April 25, 2017 (OMB Case PL150001).

These applications propose to subdivide and rezone a 1.9 hectare (4.7 acre) former commercial site in order to accommodate eighty (80) townhouse dwelling units with either integrated or detached garages, a future mixed use development block and a public park both on Sheppard Avenue, and a new public road network connecting to both Sheppard Avenue East and Midland Avenue. A range of townhouse dwelling types, with a maximum height of four storeys, are proposed.

It is recommended that the City Solicitor be authorized to attend the Ontario Municipal Board Hearing to advise the Board that the City opposes the applications in their current form but that City staff be authorized to settle generally on the basis of the conditions of draft plan of subdivision approval and principle considerations for the zoning by-law amendment(s) attached to this report and to continue discussions with both the applicants and a nearby industrial facility with party status at the Board in an effort to settle all outstanding matters as discussed in the attached report.

Background Information (City Council)

Member Motion MM27.51
(March 17, 2017) Report from the Chief Planner and Executive Director, City Planning on 4181 Sheppard Avenue East - Draft Plan of Subdivision and Zoning By-law Amendment Applications - Request for Direction
(http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-102375.pdf)