

City Council

Notice of Motion

MM31.2	ACTION			Ward:27
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Direction to City Planning to form a Working Group for the Development proposal at 183-189 Avenue Road and 109-111 Pears Avenue - by Councillor Kristyn Wong-Tam, seconded by Councillor Pam McConnell

** City Council on May 24, 25 and 26, 2017 waived referral of this Motion. City Council subsequently deferred this Motion to the July 4, 5 and 6, 2017 meeting.
* This Motion is before Council for debate.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Pam McConnell, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning, to form a working group to address the concerns with the development at 183-189 Avenue Road and 109-111 Pears Avenue; such working group should include representatives of the area resident's associations, local area stakeholders, representatives of the applicant, City Planning staff, and the Ward Councillor.
2. City Council direct that the working group process be initiated no later than June 30, 2017.

Summary

City Planning has received an application for 183-189 Avenue Road and 109-111 Pears Avenue, to amend the Zoning By-law to permit an 11-storey mixed-use building with 443 square metres of at-grade retail and 7,118 square metres of residential floor resulting in a total density of 6.45 times the area of the lot. The proposal includes 23 dwelling units and 41 parking spaces within a two-level underground parking garage. The proposed location is directly adjacent to an established community of low-rise, single family homes, and Avenue Road storefronts.

During the public meeting for this application, many local residents expressed their ongoing concerns regarding, building height, massing, neighbourhood transition, loading, parking, setback, and multiple other factors. Several attendees also expressed a desire to work with the applicant to revise the application. Following the public meeting, the applicant further expressed a willingness to participate in a working group.

The Ward Councillor, and her office, are currently leading several development working groups, related to Zoning By-law amendments, site plan, construction management, and traffic

management. These include ongoing working groups at 1 Yorkville Avenue, 94 Cumberland Avenue, 200 Cumberland Avenue, 599 Yonge Street, 411 Church Street, 70-72 Carlton Street and 15 Wellesley Street East, 40 Wellesley Street East, and 50 Wellesley Street East. As there are already several additional, Councillor-initiated, working groups to be announced in the immediate future, there is limited capacity, with the Councillor and Ward 27 office staff's existing schedule, to ensure that this development may be addressed in a timely fashion.

The application for 183-189 Avenue Road and 109-111 Pears Avenue, has not yet advanced to a final report. At this stage of the application process, City Planning is best positioned to offer organizational capacity. A working group, led by City Planning, will provide a necessary platform for residents and the developer to work towards an acceptable building design. The Councillor and the Ward 27 Office will continue to participate, and offer assistance, on all other Planning and land use development matters.

Background Information (City Council)

Member Motion MM31.2

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-104848.pdf>)