

City Council

Motion Without Notice

MM34.21	ACTION			Ward:30
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395, 387R and 413 Leslie Street - Official Plan and Zoning By-law Amendment Applications - Referral for Request for Direction Report - by Councillor Paula Fletcher, seconded by Councillor Mark Grimes

** 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 Toronto and East York Community Council. A two-thirds vote is required to waive referral.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Mark Grimes, recommends that:

1. City Council direct the City Solicitor and the Director, Community Planning, Toronto and East York District to report to the next meeting of Toronto and East York Community Council regarding the most recent revised proposal submitted on September 8, 2017 respecting the Official Plan and Zoning By-law amendment for the properties at 395, 387R and 413 Leslie Street.

Summary

A revised proposal for Official Plan and Zoning By-law amendment applications has been submitted for 395, 387R and 413 Leslie Street to permit seven detached dwellings and four semi-detached dwellings on a private road. The site is located in the interior of a low-rise residential block at the northeast corner of Gerrard Street East and Leslie Street. The existing detached dwellings at 395 and 387R Leslie Street will be demolished. A total of 11 resident parking spaces and one visitor parking space is proposed in the development.

On June 14, 2016, Toronto and East York Community Council considered staff reports that recommended the original proposals for either an 18 unit or 16 unit townhouse development be refused. In the interim period between Toronto and East York Community Council and City Council, the Applicant appealed the application to the Ontario Municipal Board due to Council's failure to make a decision on their request for Official Plan and Zoning By-law Amendments applications. On July 12, 2016, City Council considered the applications and authorized the City Solicitor with other appropriate staff to appear before the Ontario Municipal Board to oppose the proposal.

On April 26, 2017, City Council considered a revised application for Official Plan and Zoning By-law Amendments showing fifteen 4-storey townhouse units (the "April Proposal") and authorized the City Solicitor with other appropriate staff to appear before the Ontario Municipal Board to oppose the April Proposal.

City Planning received a further revised application on September 8, 2017 (the "September Proposal"). The September Proposal eliminates the townhouse form and proposes seven detached dwellings and four semi-detached dwellings in a response to address some of City Planning's issues with the April Proposal. There are a number of outstanding issues with respect to the September Proposal including hydrogeological, slope stability, emergency services and planning concerns with overall built form.

This Motion will direct the Director, Community Planning, Toronto and East York District and the City Solicitor to prepare a Directions Report detailing the September Proposal and outlining outstanding comments and issues, seeking directions for proceeding with the appeal before the Ontario Municipal Board.

This matter is time sensitive and urgent as the Applicant has an active appeal before the Ontario Municipal Board with the hearing set for the end of January 2018 and in order for the City Solicitor to obtain updated instructions on proceeding.

Background Information (City Council)

Member Motion MM34.21