

## North York Community Council

NY17.25		Referred		Ward:34
---------	--	----------	--	---------

### Final Report - Zoning Amendment and Draft Plan of Subdivision Applications - 78 Tisdale Avenue

#### City Council Decision

City Council on November 8 and 9, 2016, referred Item NY17.25 back to the North York Community Council for consideration at its meeting on January 17, 2017.

#### Public Notice Given

*Statutory - Planning Act, RSO 1990*

#### Community Council Recommendations

North York Community Council recommends that:

1. City Council amend Zoning By-law 7625, for the lands at 78 Tisdale Avenue, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (September 26, 2016) from the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the draft plan of subdivision as generally illustrated on Attachment 2 to the report (September 26, 2016) from the Director, Community Planning, North York District, subject to:
  - a. the conditions as generally listed in Attachment 6 to the report (September 26, 2016), from the Director, Community Planning, North York District, and the additional condition, outlined below, which, except as otherwise noted, must be fulfilled prior to final approval and the release of the plan of subdivision for registration:
 

"That the design of the landscaped island within the proposed public street being designed with low maintenance materials to the satisfaction of the Director, Transportation Services, in consultation with the Ward Councillor."
  - b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be

appropriate to address matters arising from the on-going technical review of this development.

### **Community Council Decision Advice and Other Information**

North York Community Council held a statutory public meeting on October 13, 2016 and notice was given in accordance with the Planning Act.

### **Origin**

(September 26, 2016) Report from the Director, Community Planning, North York District

### **Summary**

These applications propose to rezone and subdivide the lands at 78 Tisdale Avenue to permit 35 three-storey townhouse units, on six development blocks, a private open space, and a public street. The application for Zoning By-law Amendment is required to permit the residential use, while the application for Draft Plan of Subdivision is required to permit the creation of the proposed lots, blocks, and public street.

This report reviews and recommends approval of the application to amend the Zoning By-law. It also advises that the Chief Planner intends to approve the Draft Plan of Subdivision, with conditions.

### **Background Information (Community Council)**

(September 26, 2016) Final Report and Attachments 1-7 from the Director, Community Planning, North York District on Zoning Amendment and Draft Plan of Subdivision Applications for 78 Tisdale Avenue  
(<http://www.toronto.ca/leqdocs/mmis/2016/ny/bqrd/backgroundfile-96820.pdf>)

### **Speakers**

Jason Wax, Netex Enterprises  
Michael Hayek, Planner, exp Services