

City Council

Motion without Notice

MM44.114	ACTION			Ward:15
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3401 Dufferin Street and 1 Yorkdale Road - Yorkdale Shopping Centre - Official Plan and Zoning By-law Amendment Applications - Request for Interim Directions Report - by Councillor Josh Colle, seconded by Councillor Maria Augimeri

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Josh Colle, seconded by Councillor Maria Augimeri, recommends that City Council adopt the following recommendations in the report (July 25, 2018) from the Chief Planner and Executive Director, City Planning:

1. City Council direct the appropriate City Staff to continue to review the application and to work with the Applicant to resolve any outstanding issues detailed in this report.
2. City Council direct the City Solicitor and the appropriate City Staff to attend and oppose the application in its current form, should the application be appealed to the Local Planning Appeal Tribunal on the basis of Council's failure to make a decision on the application within the statutory timeframe of the Planning Act.

Summary

On May 30, 2017, an Official Plan and Zoning By-law Amendment application was submitted for the Yorkdale Shopping Centre site at 3401 Dufferin Street and 1 Yorkdale Road (the "Applications"). The Applications propose a long-term, mixed-use plan for the entire Yorkdale Shopping Centre site, and include three conceptual block master plan options comprised of a range of retail, office, hotel and residential uses. The proposed development is intended to occur in a phased manner over the next 20+ years. The Applications were submitted in response to appeals of the Dufferin Street Secondary Plan (OPA 294) to the Local Planning Appeal Tribunal (formerly Ontario Municipal Board). Official Plan Amendment 294 was adopted by City Council on December 9, 2015.

Mediation between City staff and the applicant has taken place at the Local Planning Appeal Tribunal, and discussions with the applicant continue to take place. Although staff are not currently in a position to provide a final report to City Council, the applicant could appeal the Applications to the Local Planning Appeal Tribunal due to a lack of decision during the break

in Council's meeting schedule (July to December 2018).

The purpose of the July 23, 2018 request for interim directions report from City Planning is to identify outstanding issues related to the Applications and to make an initial determination as to whether or not the Applications in their current form are consistent with the Provincial Policy Statement (2014) and conform to the Growth Plan for the Greater Golden Horseshoe (2017).

This matter is urgent because City staff require direction for ongoing discussions with the applicant.

Background Information (City Council)

Member Motion MM44.114

(July 25, 2018) Report from the Chief Planner and Executive Director, City Planning on 3401 Dufferin Street and 1 Yorkdale Road - Yorkdale Shopping Centre - Official Plan and Zoning By-law Amendment Applications - Request for Interim Directions Report (MM44.XX)
(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-119485.pdf>)