

57 Linelle Street – Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications – Request for Directions Report

Date: December 17, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

Planning Application Numbers: *13 124500 NNY 23 OZ and 14 120937 NNY 23 SB*

SUMMARY

The purpose of this report is to advise that a staff report entitled “57 Linelle Street – Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment Applications – Request for Direction report” will be finalized and made available for consideration in advance of the January 15, 2019 North York Community Council meeting.

The applicant has appealed the Draft Plan of Subdivision and proposed amendments to the Official Plan and Zoning By-law to the Local Planning Appeal Tribunal (LPAT) due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act* (LPAT Case No 180348). A pre-hearing conference at the LPAT took place on November 20, 2018 at which the LPAT granted the Procedural Order, agreed to defer the submission of the City's Issues List until staff receive Council direction at the first Council meeting of 2019, and set the matter down for a hearing in 2019.

The application proposes an Official Plan and Zoning By-law amendment to re-designate the lands from “Other Open Spaces” to “Neighbourhoods” to permit 23, three-storey detached dwellings with single integral garages within two residential blocks accessed by the proposed Linelle Street extension. The proposed gross floor area is 6,624 square metres that would result in a Floor Space Index (FSI) of 1.11 times the lot area. A Draft Plan of Subdivision has also been submitted to delineate the public road and new park and to create separate blocks to facilitate the development.

COMMENTS

Planning staff are finalizing a Request for Directions Report and recommendations for consideration by North York Community Council at its meeting of January 15, 2019.

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SIGNATURE

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