

2600 Don Mills Road – Official Plan Amendment and Zoning By-law Amendment Applications – Request for Directions Report

Date: January 29, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 17 - Don Valley North

Planning Application Number: *17 260070 NNY 33 OZ*

SUMMARY

The purpose of this report is to advise that a staff report entitled "2600 Don Mills Road – Official Plan Amendment and Zoning By-law Amendment Applications – Request for Directions Report" will be finalized and made available for consideration in advance of the February 14, 2019 North York Community Council meeting.

The Zoning By-law Amendment application proposes a 39-storey residential rental building containing 364 units and a four-storey underground garage containing 329 parking spaces. The existing 19-storey rental apartment building containing 149 units, located on the site, would be retained. Vehicular access to the proposed residential tower would be via a new east-west public road from Don Mills Road. A new public park is proposed at the southwestern end of the site.

The Official Plan Amendment is required in order to identify the site as a Key Development Area within the Sheppard East Subway Corridor Secondary Plan and to permit the proposed density of approximately 3.84 FSI on lands where a density has not been prescribed by the Plan.

The applicant appealed the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act. The appeal was filed on March 21, 2018. A pre-hearing conference took place on November 22, 2018, at which a further pre-hearing conference was scheduled for June 4, 2019.

COMMENTS

Planning staff are finalizing a Request for Directions Report and recommendations for consideration by North York Community Council at its meeting of February 14, 2019.

CONTACT

Marian Prejel, Senior Planner

Tel. No. 416-392-9337

E-mail: Marian.Prejel@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District