

**Ward 6**

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**North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, ON M2N 5V7**

Re: Duke Heights BIA By-Law Harmonization - Request for Report

Dear Members,

Approximately 2 years ago, the DUKE Heights Business Improvement Area decided to undertake a visioning exercise to further identify obstacles and remediate a slow growth and job creation trend within its core employment boundaries. The BIA hired a consultant which undertook research, interviews and consultations within the employment area, and later submitted its findings in early 2019. The results highlighted that one of the most prominent obstacles preventing growth were the conflicts resulting from two overlapping zoning by-laws.

Subsequently, the BIA hired Gladki Planning Associates to study the Former City of North York Zoning By-Law No. 7625 and the City of Toronto Harmonized Zoning By-Law 569-2013. The consultants also reviewed the zoning Holding Designations, land use contradictions and parking restrictions present across the Duke Heights BIA. A draft report was presented at a widely advertised open house meeting on June 2019, and the final report, titled: "Proposed Zoning By-Law for the DUKE Heights Area", was submitted to North York Community Planning two months later.

Community planning staff then proceeded to prepare a response to the report submitted by the BIA and the two main recommendations found within:

- 1) The removal of the "H" (Holding symbol) on the properties along Dufferin St., Keele St., Sheppard Ave., Finch Ave. and Steeles Ave.; and
- 2) A proposed new harmonized By-law, reflective of the City of Toronto Harmonized Zoning by-Law 569-2013, sensitive to land use and parking requirements, which would dispose of the Former City of North York Zoning By-Law No.7625.

Planning staff's official response was expected in summer 2020, but to date, it has not been produced. As a result, the DUKE Heights BIA, which invested a significant amount of resources to produce the consultant's report, is requesting that appropriate City Planning staff report back on the matter as soon as possible.

Recommendation:

1. North York Community Council direct North York Community Planning staff to report back on its response to the "Proposed Zoning By-Law for the DUKE Heights Area" study, at the first North York Community Council Meeting to take place sometime in January 2021.

Sincerely

James Pasternak
Councillor, Ward 6