

## **1 to 3 Concorde Gate and 10 to 12 Concorde Place – Zoning By-law Amendment and Plan of Subdivision Applications – Information Report**

Date: September 23, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward 16 - Don Valley East

**Planning Application Number:** 21 179555 NNY 16 OZ and 21 179556 NNY 16 SB

### **SUMMARY**

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At the September 13, 2021 meeting of North York Community Council, a Preliminary Report was considered that, amongst other matters, directed Planning Staff to undertake a Focused Area Study. A recommendation was added by the Local Ward Councillor directing staff to consider, and report back in October 2021, on extending the boundary of the Focus Area Study to include 197, 205, and 215 Wynford Drive. This report responds to that Direction.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. This report be received for information.

### **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

### **COMMENTS**

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Staff have had an opportunity to undertake a preliminary review of the location of the properties at 197, 205, and 215 Wynford Drive and their relationship to the Focussed Area Study for the Wynford-Concorde area.

On a preliminary basis and after a review of available mapping, it appears that all three properties are wholly located within a Toronto Region Conservation Authority (TRCA) regulated area, and are located near or below the top-of-bank. These factors would limit the redevelopment potential and/or infill potential and there is little merit to include these properties from a built form perspective within the Focussed Area Study. However, staff will include these properties as part of the study in order to assess impacts related to transportation, servicing, and community facilities.

## **CONTACT**

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## **SIGNATURE**

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