



CITY COUNCILLOR

Shelley Carroll 高雪莉
WARD 17 DON VALLEY NORTH



Toronto City Hall
100 Queen Street West, Suite A3
Toronto, Ontario
M5H 2N2

February 26, 2021

Re: NY22.5 Refusal Report – Official Plan and Zoning By-law Amendment Application – 12 to 24 Leith Hill Road

Dear Members of North York Community Council,

Summary:

The development application at 12-24 Leith Hill Road proposes a mid-rise residential building and three blocks of townhouse units within the Don Mills transit station area where appropriate growth and development should be encouraged. While I agree with the City Planning Division that there are outstanding issues with the current proposal, I believe there is an opportunity for the applicant to resolve these issues in discussion with staff. Therefore, I would like to defer this item until June 2021 to allow for these discussions to take place.

Recommendation:

North York Community Council defer the matter to no later than the June 23, 2021 North York Community Council meeting and direct the following:

1. the Director, Community Planning, North York District, in consultation with the local Councillor, continue discussions with the owner of 12-24 Leith Hill Road towards achieving an amended development application which:
 - a) addresses planning and urban design issues set out in the Comments section of the report dated February 1, 2021 from the Director, Community Planning, North York District;
 - b) a revised Functional Servicing Report including confirmation of water and fire flow, sanitary and storm water capacity, Stormwater Management Report and Hydrogeological Review, including the Foundation Drainage Report (the "Engineering Reports") has been submitted to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - c) a revised Traffic Impact, Parking and Loading Study has been submitted to the satisfaction of the General Manager, Transportation Services; and
 - d) subject to the matters above being addressed, secures a Section 37 community benefit contribution such as a cash contribution for improvements to the Oriole Community Centre and as may be directed towards other appropriate community benefits.



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Sincerely,

Shelley Carroll
Councillor, Ward 17 – Don Valley North