



Tracking Status

- City Council adopted this item on August 25, 2014 without amendments and without debate.
- This item was considered by the Planning and Growth Management Committee on August 7, 2014 and adopted without amendment. It will be considered by City Council on August 25, 2014.

City Council consideration on August 25, 2014

PG35.9	ACTION	Adopted on Consent		Ward:18
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440 Dufferin Street - Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report

City Council Decision

City Council on August 25, 26, 27 and 28, 2014, adopted the following:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to attend the Ontario Municipal Board hearing in opposition to the proposed applications for 440 Dufferin Street.
2. City Council authorize the City Solicitor and necessary City staff to take such necessary steps as required to implement City Council's decision.
3. In the event that the Ontario Municipal Board allows the appeals in whole or in part, City Council direct the City Solicitor to request that the Board withhold any Order to approve the Zoning By-law Amendment application for the subject lands until such time as the City and the owner have presented to the Board a Draft Zoning By-law and an executed Section 37 Agreement to the satisfaction of the City.

Background Information (Committee)

(July 10, 2014) Report and Attachments 1-9 from the Chief Planner and Executive Director, City Planning on 440 Dufferin St - Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report
<http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-71952.pdf>

Planning and Growth Management Committee consideration on August 7, 2014

PG35.9	ACTION	Adopted		Ward:18
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440 Dufferin Street - Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to attend the Ontario Municipal Board hearing in opposition to the proposed applications for 440 Dufferin Street.
2. City Council authorize the City Solicitor and necessary City staff to take such necessary steps as required to implement the foregoing.
3. In the event that the Ontario Municipal Board allows the appeals in whole or in part, City Council direct the City Solicitor to request that the Board withhold any Order to approve the Zoning By-law Amendment application for the subject lands until such time as the City and the owner have presented to the Board a Draft Zoning By-law and an executed Section 37 agreement to the satisfaction of the City.

Origin

(July 10, 2014) Report from the Chief Planner and Executive Director, City Planning

Summary

This application proposes a mixed-use building containing 402 residential units (29,391 square metres) and 6,794 square metres of non-residential gross floor area at 440 Dufferin Street. The application has been revised since the initial submission including a re-massing of the building from a podium and tower typology to a long, midrise typology, and includes an increase in the proposed amount of non-residential gross floor area, the consolidation of access to the site and a slight reduction in the overall gross floor area of the site. The application has been appealed to the Ontario Municipal Board (OMB) and a pre-hearing is scheduled for Tuesday October 21, 2014.

This application was also considered as part of the recent Municipal Comprehensive Review, the results of which were adopted by City Council through Official Plan Amendment (OPA) 231. OPA 231 retains the lands at 440 Dufferin Street as Employment Areas, and designates them as Core Employment Areas. The proposed mixed-use building is contrary to this Council decision.

This report requests direction from City Council to oppose the proposed development at the OMB.

Background Information

(July 10, 2014) Report and Attachments 1-9 from the Chief Planner and Executive Director, City Planning on 440 Dufferin St - Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report
(<http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-71952.pdf>)

Motions

Motion to Adopt Item moved by Councillor Paul Ainslie (Carried)

Source: Toronto City Clerk at www.toronto.ca/council