

North York Community Council

Meeting No.	27	Contact	Francine Adamo, Committee Administrator
Meeting Date	Tuesday, September 15, 2009	Phone	416-395-7348
Start Time	9:30 AM	E-mail	nycc@toronto.ca
Location	Council Chamber, North York Civic Centre	Chair	Councillor Maria Augimeri

NY27.55	ACTION			Ward: 10
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Status Report - Site Plan Control Application - 7 and 9 Tippet Road

55a Request for Direction Report - Site Plan Application - 7 and 9 Tippet Road

Origin

(September 9, 2009) Report from Director, Community Planning, North York District

Recommendations

The City Planning Division recommends that City Council:

1. Support the Site Plan Control application substantially in accordance with the plans and conditions of approval outlined in Attachment No. 5, including the requirement that the Owner enter into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor in consultation with the Chief Planner.
2. Authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the position outlined in this report.
3. Authorize the City Solicitor to request the Ontario Municipal Board to withhold its Order with respect to the Site Plan Control application until such time as the applicant has satisfied all of the site plan pre-approval conditions outlined in Attachment No. 5, including entering into an appropriate Site Plan Agreement to the satisfaction of the City Solicitor, in consultation with the Chief Planner.

Summary

This application was made on August 25, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to develop a mixed use condominium apartment building on the north portion of the property fronting Wilson Avenue with commercial uses and live/work units on the ground floor and 503 residential units above. A total of 642 parking spaces are proposed for the mixed use building in a 3-storey underground parking structure. Two loading areas will be incorporated into the building itself.

The applicant has appealed the proposed Site Plan Control application to the Ontario Municipal Board, citing Council's lack of decision on the application within the time frame specified in the Planning Act. A hearing date on this appeal has been set for October 16, 2009.

The proposal represents an appropriate development of the subject site which implements a previous decision of the Municipal Board. This report seeks Council's support of the proposed Site Plan Control application and recommends that staff attend the Ontario Municipal Board in support of the proposal, subject to the conditions outlined in the report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

Request for Direction Report and Attachments 1-5 - Site Plan Application - 7 and 9 Tippet Road

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23327.pdf>

Attachment 6 - Technical Services Memo - 7 and 9 Tippet Road

<http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23323.pdf>