



**STAFF REPORT  
ACTION REQUIRED  
Confidential Attachment**

**1-17 Anndale Drive, 31-35 Bales Avenue and 22-70  
Glendora Avenue – Rezoning and Site Plan Control  
Appeals**

<b>Date:</b>	September 25, 2008
<b>To:</b>	City Council
<b>From:</b>	City Solicitor
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reason for Confidential Information:</b>	This report considers a potential settlement of the appeals currently before the Ontario Municipal Board. Accordingly, this report is about litigation or potential litigation that affects the City or one of its agencies, boards, and commissions.
<b>Reference Number:</b>	

**SUMMARY**

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This Report references the applicant’s response to a request by the North York Community Council (Item NY18.51) that its zoning by-law amendment and proposed site plan be revised. Council’s immediate consideration is required because the Ontario Municipal Board has scheduled a hearing for November 13 and 14, 2008 to consider the applicant’s appeals.

**RECOMMENDATIONS**

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The City Solicitor recommends that:

1. Council adopt the confidential instructions to staff in Attachment 1; and.
2. Council’s instructions to staff in respect of the Ontario Municipal Board hearing be authorized for public release at the conclusion of the Council meeting.

## **FINANCIAL IMPACT**

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The recommendations of this report will have no financial impact beyond what has already been approved in the current year's budget.

## **DECISION HISTORY**

On September 9, 2008 North York Community Council amended and adopted the recommendations of the Directions Report, Director, Community Planning, North York District dated August 18, 2008 (Item NY18.51). One of the amendments involved a request for the applicant to revise the application to provide for an on-site parkland dedication of 10% of the site or arrange to provide for an off-site parkland dedication equal to the value of the on-site dedication that would otherwise be required. Staff were directed to report directly to this Council respecting the applicant's response to this request.

## **ISSUE BACKGROUND**

The applications propose a 22-storey residential building and 3 blocks of 3-storey townhouses on the eastern portion of the block bounded by Anndale Drive, Tradewind Avenue, Glendora Avenue and Bales Avenue. The site is located east of Yonge Street, north of Highway 401 and south of Sheppard Avenue East. The Direction Report recommended that an off-site parkland dedication be provided by means of a contribution identified in the Report. The Community Council requested a 10% on-site dedication or an off-site dedication of equal value.

## **COMMENTS**

The applicant's response is addressed in the Confidential Attachment to this Report.

## **CONTACT**

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## **SIGNATURE**

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Anna Kinastowski  
City Solicitor

## **ATTACHMENTS**

Attachment 1 – Confidential Information