

Attachment 1 - Local Planning Appeal Tribunal (LPAT) Hearings 2018 – Requests for Authorization to Participate in Hearings

File Information	Applicant and Appellant(s)	Description of Application	Status
Region of Peel			
<u>Municipality</u> City of Brampton <u>OMB Case No.:</u> PL180206 <u>TRCA Staff Contact:</u> Anant Patel & Adam Miller <u>TRCA CFN:</u> 59026.03	<u>Proponent and Appellant:</u> Monica Bhardwaj	<ul style="list-style-type: none"> The subject property is located at 52 Marysfield Drive, in the City of Brampton. The subject property is located within the Humber River Watershed. The applicant is proposing to sever the parcel of land having a total area of 0.79 ha (1.95 acres). The applicant has requested minor variances in conjunction with the consent application to allow for relief in lot area and lot width for both the proposed severed and retained parcels. TRCA staff requested deferral of the Committee of Adjustment (COA) applications in order for staff to conduct a site visit to stake the natural heritage feature. TRCA's Living City Policies (LCP) do not support the creation of a new lot(s) if it fragments the natural heritage system (NHS). The proposed severance will fragment a valley corridor and contiguous vegetation to the valley corridor. The COA refused the applications due to a recently passed Interim Control By-law prohibiting new development and severances within the estate residential community known as the Marysfield Drive study area. The applications were appealed to LPAT by the applicant. 	<ul style="list-style-type: none"> No Prehearing or Hearing date has been set. TRCA staff will work with the applicant/appellant and City staff in an attempt to resolve issues in advance of any Prehearing or Hearing. If issues cannot be resolved, TRCA staff will request Party status.
<u>Municipality</u>	<u>Proponent and Appellant:</u>	<ul style="list-style-type: none"> The subject property is located at 66 Marysfield 	<ul style="list-style-type: none"> No Prehearing or Hearing date has been set.

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Water Balance (WB)

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<p>City of Brampton</p> <p><u>OMB Case No.:</u> PL180223</p> <p><u>TRCA Staff Contact:</u> Anant Patel & Adam Miller</p> <p><u>TRCA CFN:</u> 59026.03</p>	<p>Jagroop Bal, Harjit Ghuman, & Swarnjeet Ghuman (Agent: Davis Webb LLP, c/o Neil Davis)</p>	<p>Drive, in the City of Brampton.</p> <ul style="list-style-type: none"> The subject property is located within the Humber River Watershed. The applicant is proposing to sever the parcel of land having a total area of 0.83 ha (2.05 acres). The applicant has requested minor variances in conjunction with the consent application to allow for relief in lot area and lot width for both the proposed severed and retained parcels. TRCA staff requested deferral of the Committee of Adjustment (COA) applications in order for staff to conduct a site visit to stake the natural heritage feature. TRCA's Living City Policies (LCP) do not support the creation of a new lot(s) if it fragments the natural heritage system (NHS). The proposed severance will fragment a valley corridor and contiguous vegetation to the valley corridor. The COA refused the applications due to a recently passed Interim Control By-law prohibiting new development and severances within the estate residential community known as the Marysfield Drive study area. The applications were appealed to LPAT by the applicant. 	<ul style="list-style-type: none"> TRCA staff will work with the applicant/appellant and City staff in an attempt to resolve issues in advance of any Prehearing or Hearing. If issues cannot be resolved, TRCA staff will request Party status.
<p><u>Municipality</u> City of Brampton</p>	<p><u>Proponent:</u> Kyle Pulis & Emily Miles (Agent: Gagnon Walker Domes Limited)</p>	<ul style="list-style-type: none"> The subject property is located at 76 Main Street South, in the City of Brampton. The subject property is located within the 	<ul style="list-style-type: none"> A Hearing date is set for October 11, 2018. TRCA staff will work with the proponent and City staff to resolve issues in advance of the Hearing.

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<p><u>OMB Case No.:</u> PL171375</p> <p><u>TRCA Staff Contact:</u> Anant Patel & Adam Miller</p> <p><u>TRCA CFN:</u> 56967.01</p>	<p><u>Appellant:</u> City of Brampton</p>	<p>Humber River Watershed.</p> <ul style="list-style-type: none"> The applicant is proposing to sever the parcel of land having a total area of 0.52 ha (1.28 acres). The applicant has also requested minor variances in conjunction with the consent application to allow for relief in the minimum lot width, minimum interior side yard setback, maximum and minimum driveway width, and minimum size of an accessory structure. TRCA staff requested deferral of the Committee of Adjustment (COA) applications in order for staff to conduct a site visit to assess and stake the natural feature. TRCA's Living City Policies (LCP) do not support creation of a new lot(s) if it fragments the natural system. The proposed severance will fragment a tableland woodland feature. City staff recommended refusal of the application due to heritage impacts. The COA approved the applications. The COA decision was appealed to LPAT by City of Brampton. 	<ul style="list-style-type: none"> If issues cannot be resolved, TRCA staff will request Party or Participant status.
<p><u>Municipality</u> City of Brampton</p> <p><u>OMB Case No.:</u> PL180527</p> <p><u>TRCA Staff Contact:</u> Adam Miller</p>	<p><u>Proponent and Appellant:</u> 2512195 Ontario Incorporated</p>	<ul style="list-style-type: none"> The subject property is located at 134 Kennedy Road South, in the City of Brampton. The subject property is located within the Etobicoke Creek Watershed. A Site Plan Application (City File #SP17.117) was filed with the City to convert the existing one-storey industrial building into a 20-unit light industrial plaza and expand the parking lot. 	<ul style="list-style-type: none"> No Prehearing or Hearing date has been set. TRCA staff will work with the proponent and City staff to resolve issues in advance of any Prehearing or Hearing. If issues cannot be resolved, TRCA staff will request Party status.

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<u>TRCA CFN:</u> 59054.01		<ul style="list-style-type: none"> The subject property is traversed by Etobicoke Creek and is regulated by TRCA. The natural heritage system is currently being assessed, studied and delineated through supporting studies. Outstanding environmental, functional servicing, and stormwater management concerns have been identified by TRCA staff. 	
Region of York			
<u>Municipality</u> Town of Richmond Hill <u>OMB Case No.:</u> PL180314 <u>TRCA Staff Contact:</u> Anthony Sun and Quentin Hanchard <u>TRCA CFN:</u> 50358.04	<u>Proponent and Appellant:</u> 2515756 Ontario Incorporated / Joey Falvo OPA	<ul style="list-style-type: none"> The subject property is located at 11488 Yonge Street and 49 Gamble Road, in the Town of Richmond Hill. The subject property is located within the Rouge River Watershed. The applicant is proposing an OPA and ZBLA to permit two residential buildings with underground parking garages on both the east and west side of the Rouge River. Limits of development and appropriate environmental buffers have not been adequately identified. The applications were appealed to LPAT by the applicant because City Council failed to make a decision on the applications within the required timeframe pursuant to the Planning Act. 	<ul style="list-style-type: none"> No Prehearing or Hearing date has been set TRCA will be requesting Party status to ensure that TRCA's interests are addressed at LPAT.
<u>Municipality</u> Town of Richmond Hill <u>OMB Case No.:</u> PL171284 <u>TRCA Staff Contact:</u>	<u>Proponent and Appellant:</u> 9720618 Canada Incorporated	<ul style="list-style-type: none"> The subject property is located at 11540 Yonge Street / 0 Gamble Road (north west corner of Gamble and Yonge), in the Town of Richmond Hill. The subject property is located within the Rouge River Watershed. 	<ul style="list-style-type: none"> TRCA obtained Party status at the first Prehearing Conference on May 7, 2018. A second Prehearing has been scheduled for September 28, 2018. TRCA staff will work with the proponent and Town staff to resolve issues in advance of the

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<p>Anthony Sun</p> <p><u>TRCA CFN:</u> 55179.08</p>		<ul style="list-style-type: none"> The applicant is proposing a ZBA to facilitate the development of 4 residential buildings between 4 to 6 storeys The Town has not issued a decision on the application and have been appealed due to lack of decision. The subject lands are partially regulated by TRCA as they are located partially on the valley slope of the Rouge River. Buffers have yet to be resolved. Water Balance remains outstanding along with other minor technical comments. 	<p>next Prehearing or Hearing.</p>
<p>Municipality King Township</p> <p><u>OMB Case No.:</u> PL180323</p> <p><u>TRCA Staff Contact:</u> Colleen Bonner</p> <p><u>TRCA CFN:</u> 59162</p>	<p><u>Proponent and Appellant:</u> 632025 Ontario Limited</p>	<ul style="list-style-type: none"> The subject property is located at 13330 Dufferin Street, in King Township. The subject property is within the Humber River Watershed. The applicant is proposing a ZBA and DPS to facilitate the development of 34 residential lots. The subject lands are regulated by TRCA. The lands are bisected by a tributary of the East Humber River Valley, Provincially Significant Wetlands (PSW) forming part of the Eaton Hall-Mary Hackett Lake Wetland Complex, estimated and engineered Regional Storm Floodplain. TRCA's comments to date relate to appropriate limits of development, grading and stormwater management. The application was appealed by the developer for lack of decision by the Municipality. 	<ul style="list-style-type: none"> A Prehearing date has not yet been assigned. Once scheduled, TRCA staff will attend and request Party status.
City of Toronto			

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<u>Municipality</u> City of Toronto (North York Community Council Area) <u>LPAT Case No.:</u> TBD <u>TRCA Staff Contact:</u> Steve Heuchert & Nicole Moxley <u>TRCA CFN:</u> 59100.01	<u>Proponent and Appellant:</u> 1948630 Ontario Incorporated / Marc Nufrio, Latch Developments	<ul style="list-style-type: none"> The subject property is located at 2908 Yonge Street in the City of Toronto (North York Community Council Area). The subject property is located west of Yonge Street and south of Lawrence Avenue West within a TRCA Regulated Area of the Don River Watershed. The applicant is proposing a ZBA to facilitate the development of a 13-storey mixed-use building including 85 residential units, at-grade retail, and four (4) levels of below grade parking. The existing gas station is proposed to be demolished and the site remediated. The application was refused by City Council on March 15, 2018, and appealed to LPAT by the developer. All TRCA staff concerns can likely be addressed prior to the hearing. 	<ul style="list-style-type: none"> The LPAT has yet to schedule a Prehearing. TRCA will be requesting Party status to ensure that TRCA's interests are addressed at LPAT.
<u>Municipality</u> City of Toronto (Toronto & East York Community Council Area) <u>OMB Case No.:</u> PL150375 <u>TRCA Staff Contact:</u> Steve Heuchert <u>TRCA CFN:</u> 49278	<u>Proponent:</u> City of Toronto <u>Appellant:</u> Multiple Appellants	<ul style="list-style-type: none"> Queen-River Secondary Plan (OPA 287). This appeal is to a new Secondary Plan and is not a site-specific appeal. The Queen-River study area is approximately 6.4 ha and is located at the eastern edge of the Downtown. The purpose of OPA 287 is to update planning policies to ensure future development and reinvestment in the Queen-River area. City Council's approval of OPA 287 was appealed by various landowners seeking additional development rights. The eastern edge of the Queen-River area is 	<ul style="list-style-type: none"> A Prehearing is scheduled for September 5, 2018. TRCA will be requesting Party status to ensure that TRCA's interests are addressed at LPAT.

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		<p>partially within the Regulatory Floodplain and a slope hazard associated with the Don Valley.</p> <ul style="list-style-type: none"> Setback issues remain outstanding. 	
<p><u>Municipality</u> City of Toronto (Toronto and East York Community Council Area)</p> <p><u>OMB Case No.:</u> PL171290</p> <p><u>TRCA Staff Contact:</u> Steve Heuchert & Nicole Moxley</p> <p><u>TRCA CFN:</u> 50558.04</p>	<p><u>Proponent and Appellant:</u> Project Don Valley Plan Defries Incorporated</p>	<ul style="list-style-type: none"> The subject property is municipally described as 1-25 Defries Street and 1 Labatt Avenue in the City of Toronto (Toronto and East York Community Council Area). The subject property is located west of Bayview Avenue and south of Dundas Street East within a TRCA Regulated Area of the Don River Watershed. The applicant is proposing an OPA and ZBA to facilitate the development of a 36 storey residential tower above an integrated low (4-storey) to mid-rise (12 storey) base building and below-grade parking. The existing building is to be demolished and the slope remediated. The slope including 10-metre buffer are to be conveyed to public ownership. The application was appealed by the developer for lack of decision by the municipality. 	<ul style="list-style-type: none"> TRCA is close to settling our issues with the applicant. A Prehearing is scheduled for September 5, 2018. TRCA will be requesting Party status to ensure that TRCA's interests are addressed at LPAT.
<p><u>Municipality</u> City of Toronto (Etobicoke York Community Council Area)</p> <p><u>OMB Case No.:</u> PL180254</p>	<p><u>Proponent and Appellant:</u> James David Wilson, Wilson's Truck Line Limited</p>	<ul style="list-style-type: none"> The subject property is municipally described as 100-110 The West Mall in the City of Toronto (Etobicoke York Community Council Area). The subject property is located west of Hwy 427 and south of Dundas Street West within a TRCA Regulated Area of the Etobicoke Creek Watershed. The south portion of the site is designated 	<ul style="list-style-type: none"> The LPAT has yet to schedule a Prehearing. TRCA staff has been working closely with the land owner and the City of Toronto in an effort to resolve issues pertaining to policy. TRCA staff will request Party status.

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<p><u>TRCA Staff Contact:</u> Steve Heuchert and Nicole Moxley</p> <p><u>TRCA CFN:</u> 50871.01</p>		<p>“Employment Areas” and zoned “Employment Industrial”.</p> <ul style="list-style-type: none"> • The north portion is designated “Parks and Open Space Areas (Natural Areas)” and zoned “Private Open Space” (POS). • The proposed OPA and ZBA application is to permit the existing illegal non-conforming use of outdoor storage and allow for its continued operation while bringing the property into compliance with current land use policies and standards and adding a full range of permitted employment uses. • The development proposes a 6-metre setback from the long term stable top of slope limit. TRCA and City of Toronto natural hazard policies require a 10-metre setback. • The application was appealed by the developer for lack of decision by the Municipality. 	

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