

**MEETING DATE:**       **October 7, 2008**

**ITEM NUMBER:**       **TE19.12 - Supplementary Report: To amend the Final Report for 57 and 59 Elm Grove Avenue**

**MOVED BY:**           **COUNCILLOR PERKS**

**SUMMARY:**

At its meeting of September 10, 2007, Toronto and East York Community Council recommended adoption of a Final Report for 57 & 59 Elm Grove Avenue. A Supplementary Report has been brought to today's Toronto and East York Community Council meeting, recommending amendments to the August 16, 2007 Final Report with respect to the number of units, number of parking spaces and Gross Floor Area. The draft Zoning By-law Amendment attached to the Supplementary Report dated September 11, 2008 reflects these changes. Two minor errors in the draft Zoning By-Law Amendment attached to the September 11, 2008 Supplementary Report have been detected.

First, at item #10, the draft Zoning By-law limits door and window openings on the south wall of the semi-detached house. The intent of the by-law was to limit the location of windows in order to prevent overlook into neighbouring properties, particularly at the rear of the lot where new row houses are proposed. The south wall of the semi-detached houses faces an internal driveway which is 5.7 metres wide. As a result, there is no concern with respect to overlook and this limitation is unnecessary. The drawings for the new semi-detached houses have always shown windows facing the south.

Second, at item #4, the draft Zoning By-law defines *semi-detached* as a pair of attached duplexes. This is an error, as no duplexes have ever been intended for this site.

Accordingly, a new draft Zoning By-Law Amendment, correcting these minor errors and containing other stylistic changes is recommended for adoption and is attached to this Motion.

**RECOMMENDATIONS:**

It is recommended that:

- 1) The draft Zoning By-law Amendment attached to the Supplementary Report dated September 11, 2008 be corrected to indicate that openings are not prohibited on the south wall of the semi-detached houses and that the semi-detached houses are not permitted to be duplexes.

- 2) The Zoning By-law Amendment attached to the Supplementary Report dated September 11, 2008 be replaced by the draft Zoning By-law Amendment attached to this Motion as Attachment "A."
- 3) City Council make the determination that no further notice is to be given in respect of the proposed Zoning By-Law for 57 & 59 Elm Grove.

**Date: October 7, 2008**