
City Council

Motion without Notice

MM42.6	ACTION			Ward: 44
--------	--------	--	--	----------

10, 20 and 30 Dean Park Road – Technical Amendment to Draft Zoning By-law - by Councillor Moeser, seconded by Councillor Fletcher

** This Motion has been deemed urgent by the Chair.
Council has added this Motion to the agenda for debate.*

Recommendations

Councillor Moeser, seconded by Councillor Fletcher, recommends that:

1. City Council amend the draft Zoning By-law for 10, 20 and 30 Dean Park Road by substituting Schedule 1 attached to the by-law for Schedule 1 attached to this Motion and by deleting Performance Standard 406 as set out in Section 1 of the draft by-law.
2. City Council direct the City Solicitor to bring forward to Council’s meeting of November 30 and December 1, 2009 for enactment by Council, a by-law to make the changes noted in Recommendation 1.
3. City Council hereby determine through the adoption of this recommendation that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to this draft By-law.

Summary

City Council on June 19, 20 and 22, 2007, adopted, without amendment, Scarborough Community Council Item SC6.25, headed “10, 20 and 30 Dean Park Road - Zoning Application - Final Report”, which recommended amendments to Zoning By-law 15907 for the Rouge Community (former City of Scarborough) to permit the redevelopment of 10, 20 and 30 Dean Park Road for the addition of 182 dwelling units in the northwest part of the subject site and the reconfiguration of the existing retail plaza. The report recommended that prior to introducing the necessary bill to Council, City Council required the owner to:

1. enter into a financially secured agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, to the satisfaction of the Executive Director of Technical Services; and

2. submit a site plan control application to the satisfaction of the Director of Community Planning, Scarborough District.

The two above conditions have now been fulfilled and it is appropriate to bring forward the Bill.

However, it has come to City Planning's attention through the site plan review process that Performance Standard 406 within the draft zoning by-law attached to the Final Report adopted by City Council requires a setback for the underground parking structure that is greater than the setback for the above-grade building. In order to correct this matter and allow the plans that were considered by Council to be implemented, staff recommend that Performance Standard 406 be deleted from the draft by-law and that the general provisions of the Rouge Community Zoning By-law relating to setback for underground structures apply. This revision will not change the proposed development that was previously before City Council. It is, therefore, appropriate that the technical amendments as set out in the Recommendations be made to draft zoning by-law, without the need for any further public notice.

(Submitted to City Council on November 30 and December 1, 2009 as MM42.6)