



STAFF REPORT ACTION REQUIRED

157 Cowan Avenue – Application to amend the (former) City of Toronto Zoning By-law 438-86 – Parkdale Pilot Project

Date:	March 12, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	04 143988 SHY 14 OZ

SUMMARY

This report recommends that the Toronto and East York Community Council defer the application for Zoning By-law Amendment for the property at 157 Cowan Avenue to the April 21, 2009 meeting to allow for further consultation with City staff.

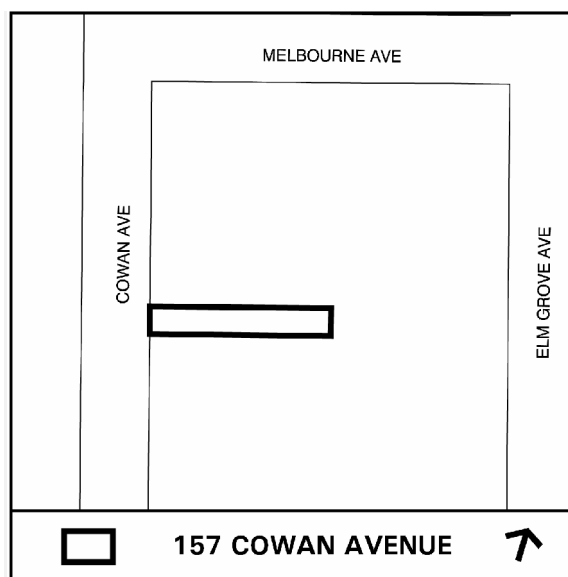
RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council defer Zoning By-law Amendment Application 04 143988 SHY 14 OZ to the April 21, 2009 Toronto and East York Community Council meeting.

Financial Impact

The recommendations in this report have no financial impact.



COMMENTS

The application was made pursuant to the Parkdale Pilot Project (PPP) for the regularization of rooming houses in Parkdale. In 2000, Toronto City Council adopted a strategy to deal with the many units in Parkdale which have been in existence for many years, but were illegally converted and consequently not in compliance with the Zoning By-law. This property does not conform to Zoning Bylaw 438-86, as amended, with respect to parking. An amendment to the Zoning By-law is required in order to regularize the building under the Parkdale Pilot Project

On March 5, 2009, the City Clerk gave notice that a final report was to be heard at the March 26, 2009 Toronto and East York Community Council meeting to consider amendments to the zoning by-law to regularize the residential units within the building. Prior to the notice being given by the City Clerk, the owner's representative advised staff that they would address a number of issues including fire code compliance and the configuration of a shared parking lot in the rear yards of 155 and 157 Cowan Avenue as required by the City.

After notice was given by the City Clerk, the owner contacted Community Planning staff to advise that they require additional time to consider the proposed parking lot in the rear yard and would like to meet with staff to review alternatives.

In addition, the owner did not post the required notice sign on the property for the minimum amount of time required as required by the Parkdale Pilot Project before the March 26, 2009 Community Council meeting.

Conclusion

Staff recommend that the application be deferred to the April 21, 2009 Toronto and East York Community Council meeting to allow staff additional time to consult with the owner regarding the proposed rear yard parking lot.

CONTACT

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SIGNATURE

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