TORONTO

**STAFF REPORT
ACTION REQUIRED**

23, 25, and 27 Poyntz Avenue – Zoning By-law Amendment and Rental Housing Demolition Applications – Supplementary Report

Date:	May 11, 2018
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 23 – Willowdale
Reference Number:	16 270109 NNY 23 OZ

SUMMARY

A report from the Director of Community Planning, North York District dated April 13, 2018 recommending the approval of an application to amend the Zoning By-law for a 3-storey mixed use building at 23, 25, and 27 Poyntz Avenue was considered by North York Community Council at its meeting on May 2, 2018. North York Community Council recommended City Council adopt the recommendations contained within the report with amendments. Following the recommendations of North York Community Council, Staff became aware that the recommendations contained within the April 13, 2018 report did not identify direction to the owner to submit an application for Payment-in-Lieu of Parking.

This report recommends that a recommendation be added to include direction to the owner to submit an application for Payment-in-Lieu of Parking in order to address the proposed on-site parking shortfall before introducing the necessary Bills for the Zoning By-law Amendment to City Council for enactment.

23, 25 & 27 Poyntz Avenue
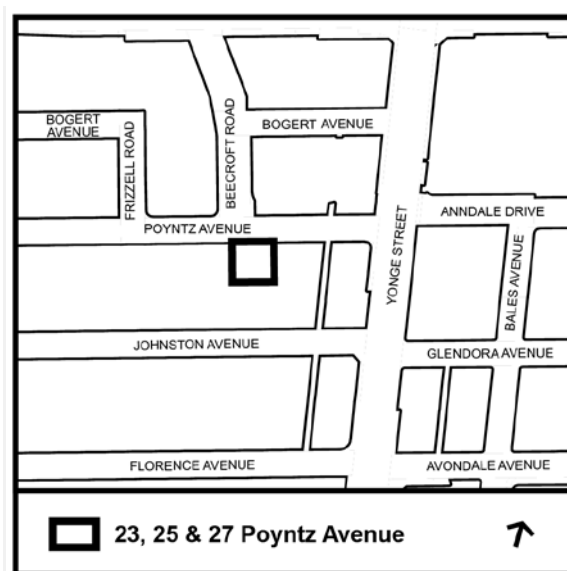
RECOMMENDATIONS

The Chief Planner & Executive Director, City Planning Division recommends that:

1. City Council adopt the recommendations of North York Community Council for item NY30.2 subject to adding the following under Recommendation No. 7:

    c) The owner submits an application for Payment-in-Lieu of Parking that is to be considered by North York Community Council and City Council for approval. Should an application for Payment-in-Lieu of Parking be approved, the owner is to provide funds to the City to cover the required payment-in-lieu of parking.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY

A Final Report from the Director of Community Planning, North York District dated April 13, 2018 recommending the approval of an application to amend the Zoning By-law for a 3-storey mixed use building was considered by North York Community Council on May 2, 2018. Community Council recommended City Council adopt the recommendations contained in the report with amendments. The report and recommendations of North York Community Council will be considered by City Council on May 23, 2018. The Community Council decision and Final Report can be viewed at the following link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.NY30.2

COMMENTS

The City of Toronto's Payment-in-Lieu of Parking Policy permits the collection of payment-in-lieu of parking funds for non-residential developments or the non-residential components of a mixed-use development when the City has accepted a reduced on-site parking requirement. These funds are then applied towards the acquisition, development, and improvement of municipal parking facilities.

The North York Centre Parking Policy includes standards for parking provisions which, in recognition of the availability of rapid transit and the limited road network, are lower than the requirements of the general zoning by-law elsewhere in North York. The proposed 3-storey mixed use building requires a minimum of 14 parking spaces, whereas the application proposes 8 parking spaces. An application for Payment-in-Lieu of Parking and payment of the required funds would adequately address the proposed on-site parking shortfall.

Planning staff are recommending that a recommendation No. 7c) be added by City Council to include direction to the owner to submit an application for Payment-in-Lieu of

Parking. Staff remain of the opinion that the proposed amendment to the Zoning By-law is appropriate and represents good planning.

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SIGNATURE

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