
City Council

Notice of Motion

MM10.6	ACTION			Ward: 13
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2490 Bloor Street West/ 1 Old Mill Drive – Technical Amendment to By-law 1163-2010 - by Councillor Sarah Doucette, seconded by Councillor Peter Milczyn

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Etobicoke York Community Council. A two thirds vote is required to waive referral.*

Recommendations

Councillor Sarah Doucette, seconded by Councillor Peter Milczyn, recommends that:

1. City Council approve the technical amendments to By-law No. 1163-2010, a site specific amendment to General Zoning By-law No. 438-86 of the former City of Toronto and By-law No. 1-83 of the former City of York, for the lands located at 1 Old Mill Drive, as outlined in the draft amending By-law attached to this Motion.
2. City Council, pursuant to Section 34(17) of the Planning Act, hereby determine that no further notice to the public is required of the amendments to By-law No. 1163-2010 noted herein.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending By-law as may be required and submit the necessary Bill to give effect to this Motion.

Summary

City Council on August 25, 26 and 27, 2010, adopted Etobicoke York Community Council Item 39.4, headed “2462, 2472, 2490 and 2500 Bloor Street West (1 and 2 Old Mill Drive) – Zoning Amendment Application – Final Report”, which recommended amendments to General Zoning By-law No. 438-86 of the former City of Toronto and By-law No. 1-83 of the former City of York to permit the development of 1 Old Mill Drive with a 12-storey, plus mezzanine level, terraced mixed use building, having a maximum gross floor area of 27,700 square metres. On August 25, 26 and 27, 2010, Council enacted By-law No. 1163-2010, which implemented the approved amendments to By-law No. 438-86 and By-law No. 1-83.

Technical amendments are required to By-law No. 1163-2010, in order to ensure that building permits can be issued for the development approved by Council. The amendments pertain primarily to: adding a definition of storey to clarify the intent of the provisions of By-law No.

1163-2010, so that enclosed roof top mechanical spaces, enclosed elevator/stair overruns and enclosed roof top sanitary facilities, etc., are excluded from being considered a storey; incorporating a small tolerance to allow a portion of a dwelling unit to be located below grade due to changes in grade on the site; and amending the gross floor area permissions for the mezzanine of the development.

(Submitted to City Council on July 12 and 13, 2011 as MM10.6)