
City Council

Motion without Notice

MM14.24	ACTION			Ward:2
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2256-2270 Lawrence Avenue West – Technical Amendment to By-law No. 998-2010 - by Councillor Doug Ford, seconded by Councillor Frances Nunziata

- * This Motion has been deemed urgent by the Chair.*
- * This Motion is not subject to a vote to waive referral.*
- * This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Doug Ford, seconded by Councillor Frances Nunziata, recommends that:

1. City Council amend By-law No. 998-2010, substantially in the form of the attached draft by-law, to provide that notwithstanding the provisions of the Zoning Code:
 - a. only semi-detached dwellings shall be permitted; and
 - b. a maximum coverage of 42 percent of the lot area shall be permitted on non-corner lots, and a maximum coverage of 39 percent of the lot area shall be permitted on corner lots.
2. City Council, pursuant to Section 34(17) of the Planning Act, hereby determine that no further notice to the public is required in respect of the proposed amendments to By-law No. 998-2010.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending By-law as may be required.

Summary

City Council on May 11 and 12, 2010, adopted Etobicoke York Community Council Item 36.2, headed “2256-2270 Lawrence Avenue West – Official Plan and Zoning By-law Amendments and Rental Demolition Application – Final Report”, which recommended amendments to the former City of Etobicoke Zoning Code Chapters 320 and 324 in order to permit 12 semi-detached dwelling units on the subject property. On August 25, 26 and 27, 2010, Council enacted By-law No. 998-2010, which implemented the approved amendments.

A technical amendment is required to By-law No. 998-2010 in order to ensure that a building permit can be issued for the development that was approved by Council when the final report was considered in May of 2010. The proposed amendment introduces the following provisions, which were inadvertently omitted in the original By-law enacted in August, 2010:

1. Notwithstanding the provisions of Section 320-62.A of the Zoning Code, only semi-detached dwellings shall be permitted.
2. Notwithstanding section 320-63.B.(3) of the Zoning Code, a maximum coverage of 42% of the lot area shall be permitted on non-corner lots, and a maximum coverage of 39% of the lot area shall be permitted on corner lots.

This is an urgent matter as the by-law was enacted over a year ago and further delay may cause hardship to the applicant.

(Submitted to City Council on November 29 and 30, 2011 as MM14.24)