

City Council

Notice of Motion

MM28.5	ACTION			Ward:18
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Proposed Revision to the Zoning By-law - 830 Lansdowne Avenue - by Councillor Ana Bailão, seconded by Councillor Cesar Palacio

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Ana Bailão, seconded by Councillor Cesar Palacio, recommends that:

1. City Council amend the Zoning By-law for 830 Lansdowne Avenue as follows:
 - a. add "8(3) Part II 4" (angular plane requirement) to clause 6 of the draft Zoning By-law amendment;
 - b. increase the non-residential gross floor area as per clause 6 (1) of the draft Zoning By-law amendment by 235 m², resulting in an increase in the non-residential gross floor area from 4,885 m² to 5,120 m² and the total gross floor area from 47,297 m² to 47,532 m²; and
 - c. decrease the parking requirement as per clause 6(5) of the draft Zoning By-law amendment for a one-bedroom unit from a rate of 0.9 parking spaces per unit to 0.8 parking spaces per unit and for a two-bedroom unit from a rate of 1.0 spaces per unit to 0.9 spaces per unit.
2. City Council determine that the revision made to the proposed zoning by-law is minor in nature and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed zoning by-law.

Summary

City Council by adopting Item TE11.3 authorized the introduction of an Official Plan amendment and Zoning By-law to permit a mixed-use development 47,297 square metres of floor area for commercial and residential purposes. The redevelopment includes the retention of the former industrial building at the north-west corner of Lansdowne Avenue and Dupont Street. This building would be used for commercial purposes at grade with residential units located above. Of the 558 residential dwelling units proposed, 526 units are proposed in two towers of 23 and 27 storeys. The introduction of the bills was subject to a precondition which

required that the applicant enter into a Section 37 Agreement and that issued raised by the Technical Services Division be addressed. The applicant has executed an acceptable form of Section 37 Agreement and the necessary Technical Services issues have been addressed to the satisfaction of the executive Director of Technical Services.

Subsequent to the public meeting relating to the Zoning By-law, it was determined that an exemption to the requirement for an angular plane provision (Section 8(3) Part II 4) was required to permit the buildings as proposed, as a portion of the building projects into the 45 degree angular plane measured from a height of 16 metres above the average grade at the street.

This was an oversight on the part of staff and not the result of any subsequent change to the proposed development. Staff and the applicant propose to add the required exemption for the angular plane requirements of the by-law.

The applicant has requested two additional changes to the By-law to recognize proposed changes to the development:

- a. The non-residential gross floor area and the total gross floor area be increased by 235 m² to allow resulting in an increase in the non-residential gross floor area from 4,885 m² to 5,120 m² and the total gross floor area from 47,297 m² to 47,532 m². The proposed increase in non-residential gross floor area is required to accommodate a mezzanine in the proposed grocery store.
- b. The Zoning By-law be amended to decrease the parking requirement as per clause 6(5) of the draft Zoning By-law amendment for a one-bedroom unit from a rate of 0.9 parking spaces per unit to 0.8 parking spaces per unit and for a two-bedroom unit from a rate of 1.0 spaces per unit to 0.9 spaces per unit. With a total residential parking supply of 522 spaces (excluding visitor and non-residential parking spaces) the proposed reduction in the required parking would result in 57 fewer parking spaces, or a total of 465 resident parking spaces for the proposed 558 residential units. Transportation Services staff can not recommend approval of the proposed reduction in required parking as no information has been submitted by the applicant in support of the reduction.

This matter is submitted on an urgent basis in order to facilitate the proposed changes to the by-law so as not to delay the approval of the site plan control application.

(Submitted to City Council on November 27 and 28, 2012 as MM28.5)

Background Information (City Council)

Member Motion MM28.5