

City Council

Notice of Motion

MM30.10	ACTION			Ward:13
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Proposed Revision to the Zoning By-law: 34 - 50 Southport Street - by Councillor Sarah Doucette, seconded by Councillor Peter Milczyn

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item EY19.1. A two-thirds vote is required to re-open the Item.*

** If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

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

1. City Council revise the Zoning By-law as follows:
 - a. to clarify that a minimum of 56 commercial parking spaces shall be provided between 7:00 a.m. and 7:00 p.m. in parking spaces that become residential visitor parking spaces between the hours of 7:00 p.m. and 7:00 a.m.;
 - b. to require the provision of a minimum of 23 parking spaces exclusively for commercial uses in the area south of Building "C";
 - c. to narrow the permitted uses to more closely align with the application filed and thereby clarify that uses such as automotive related uses are not permitted; and
 - d. to require the provision of a minimum of 650 square metres of retail stores in the first storey in Building "A".
2. City Council determine that the revisions made to the proposed zoning by-law are 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 EY19.1, authorized the introduction of a Zoning By-law relating to the development of a mixed use development consisting of 29 and 26 storey high-rise apartment condominium buildings and 1,300 to 2,203 square metres of grade-related commercial uses at 34-50 Southport Street.

Subsequent to the public meeting relating to the proposed development, staff, the applicant, the Ward Councillor and interested ratepayers have discussed aspects of the proposal. These discussions and ongoing staff review have generated the four minor revisions and clarifications to the by-law referenced in this Motion.

First, the revised language relating to shared commercial and residential visitor parking spaces represents a clarification of the by-law. Second, allocating the twenty-three parking spaces south of Building "C" exclusively to commercial uses will foster the development of commercial uses on the site as was intended by the applicant and staff. Third, the originally proposed by-law referenced a broad range of permitted uses. The revised by-law narrows those uses to exclude uses such as automotive related commercial uses. The fourth revision establishes a required minimum area for retail uses. This is consistent with the intent of the by-law presented at the public planning meeting.

REQUIRES RE-OPENING:

City Council Item EY 19.1 (October 30, 31 and November 1, 2012) as it relates to the Final Report - 34-50 Southport Street - Official Plan Amendment and Zoning Amendment Applications (Ward 13 - Statutory: Planning Act, RSO 1990)

(Submitted to City Council on February 20 and 21, 2013 as MM30.10)

Background Information (City Council)

Member Motion MM30.10