



Member Motion

City Council

Motion without Notice

MM37.57	ACTION			Ward:19
---------	--------	--	--	---------

854, 856 and 858 Dundas Street West, 217 and 219 Manning Avenue - Amendment to Zoning By-law Authorized by TE12.4 at the City Council Meeting of February 6 and 7, 2012 - by Councillor Mike Layton, seconded by Councillor Ana Bailao

- * *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.*

Bill 1157 has been submitted on this Item.

Recommendations

Councillor Mike Layton, seconded by Councillor Ana Bailão, recommends that:

1. City Council amend Item TE12.4 adopted on February 6 and 7, 2012, by replacing the recommendations with the following:
 - a. the lands at 854, 856 and 858 Dundas Street West and 217 and 219 Manning Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment "1" to the Motion of Councillor Layton.
 - b. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
 - c. Before introducing the necessary Bill to City Council for enactment, City Council require the owner of 854, 856 and 858 Dundas Street West and 217 and 219 Manning Avenue to submit a site plan application to the satisfaction of the Director, Community Planning, Toronto and East York District, Section 114 of the City of Toronto Act.
2. City Council determine through the adoption of this recommendation that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-law No. 589-2007.

Summary

At its meeting held on February 6 and 7, 2012, City Council adopted Item TE12.4, which recommended amendments to the Zoning By-law for the former City of Toronto to permit: (a)

at 854, 856 and 858 Dundas Street West, a 7-storey mixed use building containing 82 residential dwelling units and retail space at grade, and (b) at 217 and 219 Manning Avenue, 10 townhouses, five of which will front onto Manning Avenue, with the remaining five fronting onto the existing public laneway that runs in a north south direction, between Manning Avenue and Euclid Avenue.

The Council authority required the owner of each site to obtain Notice of Approval Conditions regarding site plan approval. That has not yet happened and due to the summer recess of Council the applicant has requested this condition be revised to only submit a satisfactory site plan application. This application has been submitted and I support that request.

However, these site plans would require the following changes to the form of the zoning by-law amendment that was previously approved by City Council: within Part A - the east set back has been changed from 5.5 to 3.0 metres; the height has been increased to 25.4 metres from 25.0 metres to allow for a mechanical penthouse; additional setbacks have been included for additional clarity, and established grades have been added. No changes are proposed within Part B.

It is appropriate that these changes be made from the drawings and plans on the rezoning application which were before Community Council for the statutory public meeting and before City Council in the Final Report. It is also appropriate that the amendments as set out in this Motion be adopted without the need for any further public notice.

This is an urgent matter because of the summer recess as further delay may cause hardship to the applicant.

(Submitted to City Council on July 16 and 17, 2013 as MM37.57)

Background Information (City Council)

Member Motion MM37.57

Attachment 1 draft Zoning By-law Amendment

(<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-60302.pdf>)