

City Council

Motion without Notice

MM45.22	ACTION			Ward:14
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Revisions to Proposed Zoning By-law - 2789 and 2803 Dundas Street West in TE23.3 - by Councillor Gord Perks, seconded by Councillor Shelley Carroll

- * Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
- * This Motion is subject to a re-opening of Item TE23.3. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*
- * This Motion has been deemed urgent.*

Recommendations

Councillor Gord Perks, seconded by Councillor Shelley Carroll, recommends that:

1. City Council amend the proposed Zoning By-law amendment for the property at 2789 and 2803 Dundas Street West, being Attachment 8 to the report (April 9, 2013) from Director of Community Planning, Toronto and East York District on Item TE23.3 adopted by City Council on May 7 and 8, 2013, as follows:
 - a. The introductory sentence to section 4 be revised to add the phrase "and 4(10)(c)" in relation to By-law 438-86.
 - b. Subsection 4(6) be revised to add the following clause as subsection 4(6)(b)(i)(c):
 - c. "a horizontal projection of no more than 1.8 metres at the roof slab of the 5th floor".
 - c. The language proposed in subsection 4(8)(a)(vi) be deleted and replaced with the requirement that "a minimum of three non-residential parking spaces shall be required".

- d. Subsection 4(10) be revised to increase the maximum permitted ramp slope from 15% to 15.5%.
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

On May 7 and 8, 2013, City Council adopted TE23.3 authorizing the introduction of zoning by-law to permit a mixed-use development comprising a 7-storey mixed-use building containing retail uses at grade at 2789 and 2803 Dundas Street West. The proposed development would include a total of 109 residential units (including 5 live-work units) and three levels of below-grade parking with 96 parking space and 79 bicycle parking spaces.

Subsequent to the public meeting relating to the proposed by-laws, it was discovered that the site specific exemptions granted to the angular plane provision required by the By-law did not include one angular plane projection as shown in the plans and diagrams for the building which were provided to the public at the public meeting.

As a result of further discussion between the applicant and Transportation Services staff, two further technical amendments to the By-law are recommended, namely a reduction in the parking requirements for the non-residential (retail) component of the development and an increase in the maximum permitted slope of the ramp to the underground parking garage. The required number of parking spaces for the retail component shall be three spaces.

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

Requires Re-opening

Toronto and East York Community Council Item TE23.3- City Council meeting May 7 and 8, 2013 as it pertains to the proposed zoning by-law amendment.

(Submitted to City Council on December 16, and 17, 2013 as MM45.22)

Background Information (City Council)

Member Motion MM45.22

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-64877.pdf>