April 5, 2013

Toronto and East York Community Council
100 Queen St W
Toronto M5H 2N2

Dear Chair and Members,

NEW BUSINESS REQUEST

Last week City Council approved the Harmonized Zoning By-law. A site specific amendment is required to sustain the current uses at 25 Augusta Avenue located in Ward 20.

RECOMMENDATIONS:

1) Toronto and East York Community Council request city staff to initiate a zoning by-law amendment for 25 Augusta Avenue that would permit the following uses in addition to uses permitted in an R zone:
   a. A religious residence, including a place of worship, in all or part of any building on the property;
   b. A rooming house operated by or on behalf of a non-profit organization, charitable organization or religious organization or institution, with a maximum of 16 rooms used for living accommodation, not including rooms within a dwelling unit;
   c. A community centre or community outreach facility, operated by or on behalf of a non-profit organization, charitable organization or religious organization or institution;
   d. A day nursery or daycare operated by or on behalf of a non-profit organization, charitable organization or religious organization or institution.

2) More than one permitted use may operate on the property alone or in combination with other permitted uses.

3) Notwithstanding any other requirement of this by-law, the required number of parking spaces shall not exceed eight (8).

Thank you for your consideration.

Sincerely,

Adam Vaughan
City Councillor, Ward 20 – Trinity-Spadina