City Council

Notice of Motion

MM51.15  ACTION  Ward:16

1678-1704 Avenue Road, 375-377 Fairlawn Avenue and 412-416 Brookdale Avenue - Zoning Amendment and Rental Housing Demolition Applications - by Councillor Karen Stintz, seconded by Councillor Josh Colle

* Notice of this Motion has been given.
* This Motion is subject to a re-opening of Item NY29.20. 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.

Recommendations
Councillor Karen Stintz, seconded by Councillor Josh Colle, recommends that:

1. City Council amend Item NY29.20 by:
   a. amending Part 2Ai. of Council's decision dealing with the allocation of the financial contribution by deleting the words "...and $100,000 allocated to parks in Ward 16 to be determined by the community..." and replacing them with the words:

   "$50,000 allocated to Ledbury Park, to develop a new play structure and other fitness amenities and $50,000 allocated Blessed Sacrament School for their School Ground Improvement Project";

   b. deleting Part 3 of Council's decision; and

   c. amending Section 2. m) "Parking Requirements" in the draft Zoning By-law attached to the report (December 11, 2013) from the Director, Community Planning, North York District by:

   i. adding to m (iii), the following: "In the required parking provided in accordance with clauses (i) and (ii) above"; and
ii. deleting m (v) and (vi).

2. City Council determine that the revisions made to the draft 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 such revisions.

Summary
On February 19 and 20, 2014, City Council adopted Item NY29.20 and thereby approved a zoning amendment to permit the development of a 7-storey mixed use building with a total of 115 residential units at 1678-1704 Avenue Road, 375-377 Fairlawn Avenue and 412-416 Brookdale Avenue. One of the recommendations was for the Bill for the Zoning By-law to be withheld until a Notice of Approval Conditions was completed.

If adopted, this Motion would remove the requirement of the issuance of the Notice of Approval Conditions for Site Plan approval prior to the Bill being enacted for the development. In addition, a Toronto Parking Authority commercial parking lot had been proposed in the lower level of the parking garage. However, the applicant has indicated that Toronto Parking Authority is no longer involved with this project and ongoing review by the applicant of the development proposal's technical considerations has prompted them to seek revisions to delete the parking space dimension requirements of the Toronto Parking Authority.

If adopted, this Motion would require the applicant to adhere to standards in the parent Zoning By-law with regards to parking space dimensions within the commercial lot.

REQUIRED RE-OPENING:
(Submitted to City Council on May 6 and 7, 2014 as MM51.15)

Background Information (City Council)
Member Motion MM51.15
(http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-68941.pdf)