



Member Motion

City Council

Motion without Notice

MM17.33	ACTION			Ward:5
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EY12.2 - Final Report - 1030 and 1040 Islington Avenue - Zoning By-law Amendment Application - by Councillor Justin J. Di Ciano, seconded by Councillor Frances Nunziata

** This Motion has been deemed urgent by the Chair.*

** This Motion is subject to a re-opening of Item EY12.2. 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.*

Bills 301 and 302 have been submitted on this Item.

Recommendations

Councillor Justin J. Di Ciano, seconded by Councillor Frances Nunziata, recommends that:

1. City Council amend Part 1 of its decision on Item EY12.2 to read as follows:

"1. City Council amend the former Etobicoke Zoning Code, for the lands at 1030 and 1040 Islington Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 1 to the report (February 22, 2016) from the Director, Community Planning, Etobicoke York District, as amended."

2. City Council amend the Etobicoke Zoning Code Draft By-law Amendment attached as Attachment 1 to the report (February 22, 2016) from the Director, Community Planning, Etobicoke York District, by:

- a. amending Section 6(b)(i) to allow for maximum setbacks from the south side lot line of 0.65 and 1.3 metres, so Section 6(b)(i) will read as follows:

"(i) the maximum setback from the south side lot line of the Lands shall be 0.65 metres and 1.3 metres, as shown on Schedule "B" as attached."

- b. amending Section 7(b) to permit a minimum parking stall width of 2.6 metres, so Section 7(b) will read as follows:

"(b) Minimum vehicle parking stall dimensions, excluding accessible parking stalls, shall be 2.6 metres wide, 5.6 metres in perpendicular length, with a minimum 6.0 metres wide access aisle. A vertical clearance of 2.1 metres shall apply."

c. amending Section 8(b) to permit gradations in the height of the acoustic barriers in accordance with the Addendum Letter 1 to Second Update Environmental Noise Feasibility Study (dated February 27, 2015), prepared by Valcoustics Canada Ltd, so that Section 8(b) shall read as follows:

"(b) Notwithstanding Section 6(a) of this By-law, solid acoustic barriers shall be provided and constructed with a minimum height as shown on Schedule "B" as attached, in accordance with the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd (dated February 27, 2015)."

d. deleting Schedule "B" to the Etobicoke Zoning Code Draft By-law Amendment attached as Attachment 1 to the report (February 22, 2016) from the Director, Community Planning, Etobicoke York District and replacing it with the Schedule "B" attached as Attachment 1 to this Motion.

3. City Council determine that no further notice is required pursuant to Section 34(17) of the Planning Act.

Summary

At its meeting of March 10, 2016, City Council approved amendments to the former Etobicoke Zoning Code for the lands at 1030 and 1040 Islington Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 1 to the report (February 22, 2016) from the Director, Community Planning, Etobicoke York District. Further, City Council directed that, before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* for the provision of certain facilities, services or matters in return for additional height/density.

Attachment 1 included performance standards relating to maximum setbacks from the south side lot line, minimum vehicle parking stall dimensions, and the height of solid acoustic barriers. However, these standards did not reflect the discussions between City staff and the applicant as to the appropriate performance standards for this development. This Motion would amend the Attachment 1 Zoning By-law Amendment to reflect the appropriate performance standards. City Planning, Transportation Planning, and Development Engineering have reviewed these amendments and support the revisions.

This matter is urgent because the revisions are necessary to complete and execute the Section 37 agreement for this development.

REQUIRES RE-OPENING:

City Council Item EY12.2 (March 10, 2016) only as it pertains to Part 1 of the decision and the Draft Zoning By-law Amendment attached as Attachment 1 to the report (February 22, 2016) from the Director, Community Planning, Etobicoke York District.

Background Information (City Council)

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