

City Council**Motion without Notice**

MM19.33	ACTION			Ward:5
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1030 and 1040 Islington Avenue - Zoning By-law Amendment - by Councillor Justin J. Di Ciano, seconded by Councillor Mark Grimes

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

** This Motion is subject to a re-opening of Items EY12.2 and MM17.33. A two-thirds vote is required to re-open those Items. If re-opened, the previous Council decisions remain in force unless Council decides otherwise.*

Recommendations

Councillor Justin J. Di Ciano, seconded by Councillor Mark Grimes, recommends that:

1. City Council amend By-law 293-2016, "To amend the Etobicoke Zoning Code, as amended, with respect to the lands municipally known in the year 2016 as 1030 and 1040 Islington Avenue" as follows:

a. by deleting Schedule 'B' in its entirety and replacing it with the Schedule 'B' attached as Attachment 1 to this Motion; and

b. by deleting section 8.c.ii. in its entirety and replacing it with the following:

8.c.ii. the maximum distance from the northernmost part of a building to the north side lot line of the Lands (Norseman Street) shall be 17.6 metres, except for a portion of the building in the northwest corner which shall have a maximum permitted setback from the north side lot line of 15.0 metres, all as shown on Schedule 'B' as attached.

2. 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 Item EY12.2 to permit amendments to the former Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 for the lands at 1030 and 1040 Islington Avenue to permit 176 residential townhouses and an industrial building on the site.

At its meeting of March 31, 2016, City Council approved amendments through Item MM17.33 to the former Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 for the

lands at 1030 and 1040 Islington Avenue. These amendments corrected the performance standards relating to maximum setbacks from the south side lot line, minimum vehicle parking stall dimensions and the height of solid acoustic barriers. At the same meeting, City Council enacted By-laws 292-2016 ("To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 1030 and 1040 Islington Avenue") and 293-2016 ("To amend the Etobicoke Zoning Code, as amended, with respect to the lands municipally known in the year 2016 as 1030 and 1040 Islington Avenue").

The applicant has submitted a building permit application (File No. 16-144032 B01). Through this review, Toronto Buildings identified minor inconsistencies between the plans submitted and By-law 293-2016 adopted by Council. These relate to the permitted setbacks between buildings in the development and the maximum setback from the north lot line for the industrial building. City Planning has confirmed that the plans submitted for the re-zoning application (File No. 08 220984 WET 05 OZ) are consistent with the plans submitted for building permit. City staff support minor amendments to By-law 293-2016 to permit the construction of the development as reviewed by staff through the re-zoning application and approved by Council through Items EY12.2 and MM17.33.

This matter is urgent because the applicant cannot proceed with their building permit application in a timely matter unless these minor errors are corrected.

REQUIRES RE-OPENING

Etobicoke York Community Council Item EY12.2 - March 10, 2016 City Council meeting and MM17.33 - March 31, 2016 City Council meeting, for the purpose of correcting minor errors.

Background Information (City Council)

Member Motion MM19.33

Attachment 1 - Schedule B

<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-94050.pdf>