

City Council**Motion Without Notice**

MM24.26	ACTION			Ward:20
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260 - 270 and 274-322 King Street West - Amendment to the Zoning by-law - by Councillor Joe Cressy, seconded by Councillor Mike Layton

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

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council authorize the City Solicitor, in the zoning by-law to be submitted to the Ontario Municipal Board for approval for the lands at 260-270 and 274-322 King Street West, to specify a total minimum vehicle parking supply of 664 parking spaces of which 7 shall be car share parking spaces, instead of the 670 specified in Item TE 33.8 Part 4.b.i.

Summary

At its meeting of July 8, 9, 10 and 11, 2014, City Council supported a settlement between the City and the applicant concerning the zoning by-law amendment application appeal for the lands at 260-270 and 274-322 King Street West. Council instructed the City Solicitor to attend the Ontario Municipal Board hearing and support a revised Zoning By-law that provided for a minimum parking supply of 670 parking spaces and review with the applicant opportunities for the inclusion of car share spaces in the development without reduction of the 670 spaces.

At a hearing on September 23 and 24, 2014, the Ontario Municipal Board allowed the appeal and approved a zoning by-law amendment that required a minimum of 670 parking spaces and 5 car share parking spaces for a total of 675 parking spaces on the site. The order of the Ontario Municipal Board was withheld pending a final form of the zoning by-law acceptable to the City.

Community Planning staff have advised that there is a site plan application (File 16 134596 STE 20 SA) currently under review for the development and the applicant has requested that the number of parking spaces be reduced to a total of 664 spaces including 5 car share spaces, a reduction in parking by 11 spaces.

The applicant has requested the reduction to provide more space for bicycle parking and has advised that to compensate for the parking reduction, 2 additional car share parking spaces can be provided in the development. Planning and Transportation Services staff have reviewed the

parking assessment submitted in support of the site plan application, and the proposal to increase the number of car share parking spaces and consider the proposed reduction in the overall parking requirement acceptable.

Background Information (City Council)

Member Motion MM24.26