

City Council**Motion without Notice**

MM24.39	ACTION			Ward:15
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Zoning By-law Amendment for the lands at 1-11 and 15-45 Zachary Court and 215-251 Rane Avenue to permit payment for the use of visitor parking spaces - by Councillor Josh Colle, seconded by Councillor Ana Bailão

** 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 Josh Colle, seconded by Councillor Ana Bailão, recommends that:

1. City Council request the Director, Community Planning, North York District, to initiate a Zoning By-law Amendment for the lands at 1-11 and 15-45 Zachary Court and 215-251 Rane Avenue to permit payment for the use of visitor parking spaces serving the market and commercial portions of any building while maintaining a required five visitor parking spaces in a parking area and shall be clearly separated from other required parking spaces and designated as being for the use of visitors only.

Summary

At the November 10, 2016 Committee of Adjustment hearing, the applicant Heights Development, who is an authorized agent of Toronto Community Housing Corporation (TCHC, the owner), MMM Group Limited (MMM) submitted a Minor Variance Application for the property municipally known as 1 Leila Lane (Development Block 2 / Phase 1B) within the Lawrence Heights Community. The Subject Lands are located south of Rane Ave., west of Varna Dr., and east of Allen Rd. The proposed development represents a continuation of the ongoing redevelopment of the Lawrence Heights Area. The Subject Lands are located directly across from the Yorkdale Subway Station.

The redevelopment of the Lawrence Heights Redevelopment Area is being undertaken in Phases with separate Site Plan Control approval for each development block. The proposal consists of a mixed-use development which includes a 15-storey market building and an 8-storey social housing building with an integrated overhang structure. The proposed development includes both residential and retail uses. There are also ground-related “townhouse” units along Varna Drive and along the proposed Street B. The residential units consist of market (308 units) and Toronto Community Housing Corporation social housing units (78 units), totalling 386 units. The proposed development is located within walking

distance to the Yorkdale Subway Station and parkland.

Off-Site Visitor Parking proposes to apply a charge to condo visitors in a joint lot with commercial parking. I support this approach as this was the same for variances in building IA. Committee of Adjustment A337/I4NY. Setting aside any number of free spaces in an open public lot is problematic and difficult to enforce. Often Varna is used by drivers as commuter parking given its location directly opposite the Yorkdale subway entrance. Once redeveloped, it is expected that commuters will use the underground garage and the free parking will likely be abused.

Since Toronto Community Housing Corporation visitors parking will remain free of charge as part of a secured garage that would require fob access. There is no concerns of commuters parking there.

Background Information (City Council)

Member Motion MM24.39

<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-100934.pdf>