

City Council

Motion without Notice

MM28.45	ACTION			Ward:23
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2966 Bayview Avenue and 400 Hillcrest Avenue - Technical Amendments to Zoning By-law - by Councillor John Filion, seconded by Councillor Joe Mihevc

** 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 John Filion, seconded by Councillor Joe Mihevc, recommends that:

1. City Council adopt the following recommendations contained in the report (April 25, 2017) from the Chief Planner and Executive Director, City Planning:

1. City Council repeal By-laws No. 759-2016 and 760-2016.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1a.
3. City Council amend Zoning By-law 7625 for the lands at 2966 Bayview Avenue and 400 Hillcrest Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1b.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
5. City Council determine that the changes contained within the revised By-laws are minor, technical in nature, and reflective of the original proposal and plans considered by City Council, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed zoning by-law.

Summary

The purpose of the report is to provide City Council with revised Zoning Bills for enactment to permit five (5) townhouse units fronting on Bayview Avenue and one (1) detached dwelling fronting on Hillcrest Avenue at the property known as 2966 Bayview Avenue and 400 Hillcrest Avenue.

The Zoning By-laws for the proposed development were enacted by City Council at its meeting of July 12, 2016 and were not appealed to the Ontario Municipal Board. Since that time, it has been found that a number of Zoning By-law provisions that were required to permit the construction of the townhouses and single detached dwellings were incorrect or omitted from the approved Zoning Bills.

No changes have been made to the drawings, as approved, and it is therefore the opinion of staff that the required changes are technical in scope. The revisions to the approved Zoning By-laws relate to first floor area, front yard landscaping, permitted projections, parking space width, and minimum lot area. A minor revision has been made to the Zoning By-law schedule to reflect the revised lot area number.

The report recommends repealing By-law Nos. 759-2016 and 760-2016 and replacing them with the revised draft Zoning By-law Amendments, shown as Attachments 1a and 1b to the report (April 25, 2017) from the Chief Planner and Executive Director, City Planning, which reflect the approved proposal, and that no further public notice be required pursuant to Section 34 (17) of the Planning Act given the minor nature of the revisions.

The matter is urgent as the applicant would like to pull building permits and could face financial penalties if delayed a further month.

Background Information (City Council)

Member Motion MM28.45

(April 25, 2017) Report from the Chief Planner and Executive Director, City Planning on 2966 Bayview Avenue and 400 Hillcrest Avenue - Technical Amendments to Zoning By-law (<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-103316.pdf>)