

## City Council

### Motion Without Notice

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|---------|--------|--|--|---------|
| MM32.55 | ACTION |  |  | Ward:24 |
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**500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue - Technical Amendments to Zoning By-law - by Councillor David Shiner, seconded by Councillor Jim Hart**

*\* 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 David Shiner, seconded by Councillor Jim Hart, recommends that:

1. City Council adopt the following recommendations contained in the report (October 4, 2017) from the Acting Chief Planner and Executive Director, City Planning:

1. City Council amend By-law No. 572-2017 for the lands at 500 Cummer Avenue, 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E and 3348F Bayview Avenue in accordance with the draft zoning by-law amendment attached as Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. 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

In March 2017, City Council approved a Zoning By-law Amendment application to permit a 2-storey secondary school at the properties known as 500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue and enacted the necessary bills to permit the subject development.

Upon further review of the enacted Bills by City Planning and Buildings Division staff, it was

determined the parking provision was omitted in error from Zoning By-law 572-2017 (which amends City of Toronto Zoning By-law 569-2013). Zoning By-law 573-2017 (which amends former City of North York Zoning By-law 7625) does not amend the parking rate, but rather relies on the parking rate contained within the parent by-law. Since the parking rate was omitted from Zoning By-law 572-2017, the parking rate is dictated by its parent by-law, City of Toronto Zoning By-law 569-2013, which requires a higher number of parking spaces compared to former City of North York Zoning By-law 7625. Therefore, the two amending by-laws do not match with respect to the required number of parking spaces.

The matter is urgent as the applicant would like to pull demolition permits and could face financial difficulty if delayed.

### **Background Information (City Council)**

Member Motion MM32.55

(October 4, 2017) Report from the Acting Chief Planner and Executive Director, City Planning on 500 Cummer Avenue and 3336A, 3336B, 3336C, 3336D, 3338A, 3338B, 3338C, 3338D, 3340A, 3340B, 3340C, 3340D, 3348A, 3348B, 3348C, 3348D, 3348E, 3348F Bayview Avenue - Technical Amendments to Zoning By-law

<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-107626.pdf>