

City Council

Notice of Motion

MM36.6	ACTION			Ward:33
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1-35, 45-69 and 6-66 Adra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway and 1-29 and 2-28 Tomar Villaway - Zoning Amendment - by Councillor Shelley Carroll, seconded by Councillor Kristyn Wong-Tam

** Notice of this Motion has been given.*

** This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Shelley Carroll, seconded by Kristyn Wong-Tam recommends that:

1. City Council amend By-law 107-2017 for the lands at 1-35, 45-69 and 6-66 Adra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway and 1-29 and 2-28 Tomar Villaway in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this Motion.
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 authorize the City Solicitor to amend the Section 37 Agreement in accordance with Attachment 2 to this Motion.
4. City Council determine that the changes contained within the revised By-law are minor and 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 public notice is required in respect of the proposed amendment to the Zoning By-laws.

Summary

At its meeting of March 10, 2016 City Council adopted Item NY12.35, approving draft Zoning By-law Amendment to Zoning By-law 7625 for the lands at 1-35, 45-69 and 6-66 Adra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway and 1 -29 and 2-28 Tomar Villaway (known as "Leslie Nymark") to permit a development which demolishes 121 Toronto Community Housing Corporation social housing units and replaces 115 on the northern portion of the site with 48 dwelling units in 3-storey back to back townhouses and 67 dwelling units in a 4-storey apartment building (six social housing units are to be replaced off site). A residential condominium building was also permitted on the south portion of the site comprising 529

dwelling units in a terraced 17-storey apartment building along the Leslie Street frontage with 3 and 4-storey "wings" along the south side of a new public road.

The Leslie Nymark subdivision includes two future public streets, which will be immediately conveyed to the City upon subdivision registration. The City cannot accept conveyance of the public streets until after the municipal services and street are constructed and a completed Record of Site Condition is obtained. Toronto Community Housing Corporation is requesting the City permit a phased subdivision process in Leslie Nymark to address Toronto Community Housing Corporation concerns about costs and timing and to expedite the return of the Leslie Nymark residents to their homes in the new apartment units and townhouses which comprise this revitalization.

Minor changes in the Zoning By-law are required in order to facilitate the phasing of the project. As such, Zoning By-law 107-2017 should be amended by the attached Zoning By-law Amendment. No changes have been made to the built form of the proposal, as approved, and it is therefore the opinion of Planning and Legal Staff that the required changes are minor and technical in scope.

The proposed revision to Zoning By-law 107-2017 (which amends the former City of North York Zoning By-law 7625) is to permit the construction of below grade works on the private development blocks before the conveyance of the new public road. A schedule delineating the phasing has been added to the by-law; the "Other Provisions" have been amended to permit below grade works in advance of the conveyance of the new public road; and a provision prohibiting the issuance of above grade building permits in advance of the conveyance of the new public road has been added to ensure the public roads are conveyed in advance of any above grade construction.

Also, stairway access to the roof or roof terraces has also been excluded from the calculation of gross floor area for the Toronto Community Housing townhomes in the attached draft By-law Amendment. This will not impact the built form of the permitted development and is in line with the existing provision excluding a stair access to roof or roof terrace in the calculation of height.

As there have been no changes to the originally proposed built form considered by City Council, of which the public was given notice, it is appropriate for City Council to deem that no notice be required pursuant to Section 34(17) of the Planning Act.

Background Information (City Council)

Member Motion MM36.6

Attachment 1 - Draft Zoning By-law Amendment and Attachment 2 - Amendment to the Section 37 Agreement

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-111710.pdf>)