

City Council**Notice of Motion**

MM36.11	ACTION			Ward:5
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2 Gibbs Road - Technical Amendments to By-laws 320-2017 and 321-2017 - by Councillor Justin J. Di Ciano, seconded by Councillor Sarah Doucette

** Notice of this Motion has been given.*

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

Recommendations

Councillor Justin J. Di Ciano, seconded by Councillor Sarah Doucette, recommends that:

1. City Council amend By-law 320-2017 in the manner set out in Appendix A to this Motion.
2. City Council amend By-law 321-2017 in the manner set out in Appendix B to this Motion.
3. City Council direct the City Solicitor to bring forward to City Council's meeting on January 31, 2018 for enactment by City Council, by-laws to make the changes noted in Recommendations 1 and 2, above.
4. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-laws 320-2017 and 321-2017.

Summary

At its meeting held on March 28 and 29, 2017 City Council adopted Etobicoke York Community Council Items EY20.4 and MM27.64 which recommended amendments to the former City of Etobicoke Zoning Code and Zoning By-law 569-2013 to permit redevelopment of 2 Gibbs Road at a height and density greater than otherwise permitted in the Etobicoke Zoning Code and 569-2013 in exchange for the provision of such facilities, services, and matters otherwise set out in the By-law. City Council enacted By-law 320-2017 and 321-2017 to permit the development.

It has come to City Planning's attention that the By-laws should be corrected to address an ambiguity in the responsibility of the owner to pay for and install various traffic improvements, and provide clarity regarding setback measurements, parking requirements, and diagrams. The changes will make clear that the owner is responsible for paying for and installing upgrades to traffic facilities related to the development. The clarification of setbacks corrects ambiguous language rather than presenting a change in the drawings and plans which were before

Community Council for the statutory public meeting and before City Council in the Final Report. It is therefore appropriate that the technical amendments as set out in the Recommendations be made to By-laws 320-2017 and 321-2017 without the need for any further public notice.

This is an urgent matter since the By-law was enacted almost a year ago and further delay may cause hardship to the applicant.

Background Information (City Council)

Member Motion MM36.11

Appendices A and B - Draft Zoning By-law amendments

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-111733.pdf>)