

City Council**Motion without Notice**

MM44.118	ACTION			Ward:10
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36 and 36R Tippett Road (formerly 30 Tippett Road) Technical Amendment to By-Law 1361-2015 - by Councillor James Pasternak, 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 James Pasternak, seconded by Councillor Jim Hart recommends that:

1. City Council enact the attached by-law amending By-law 1361-2015, a site specific amendment to the former City of North York Zoning By-law 7625, as amended, with respect to the lands known municipally as 36 Tippett Road.
2. City Council determine that the changes contained within the revised by-law 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 notice is required in respect of the proposed technical amendment to the Zoning By-law.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending By-law as may be required.

Summary

By-law 1361-2015 contains a provision relating to the timing and installation of certain servicing requirements that was inserted when the By-law was enacted by City Council in 2015. It was the position of the City that servicing requirements be satisfied as part of the site plan approval process. The construction of external servicing that is required to service the development has been delayed and as a result, the construction of needed affordable housing units may be delayed. A technical amendment to the by-law would allow for the issuance of below grade building permits for the two buildings on the site. Above grade permits cannot be issued until the external servicing is completed as per a condition in two minor variance approvals by the Committee of Adjustment in August, 2017.

This is an urgent matter since the Owner of 36 Tippett Road will be delayed in the construction of the development, and this will cause a delay in the provision of affordable housing.

Background Information (City Council)

Member Motion MM44.118

Draft By-law