

625 Runnymede Road, 274 St. John's Road, and 40 Fisken Avenue - Zoning Amendment – Final Report

Date: October 27, 2020

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: 4 - Parkdale-High Park

SUMMARY

Two minor errors in Site-Specific Zoning By-laws 642-2020 and 643-2020 have been identified, and require minor amendments to identify the height of a stair enclosure on Map 3 attached to Zoning By-law 642-2020 and Diagram 5 attached to Zoning By-law 643 2020, and to correct the setback distance of the building from the west property line on Map 2 attached to Zoning By-law 642-2002 and Diagram 5 attached Zoning By-law 643-2002.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend Zoning By-laws 642-2020 and 643-2020 for the lands at 625 Runnymede Road, 274 St. John's Road, and 40 Fisken Avenue in accordance with the draft Zoning By-law Amendments attached as Attachments 1 and 2 to this report respectively, dated October 23, 2020 from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments 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 amendment to the Zoning By-laws.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting of July 28 and 29, 2020, Toronto City Council adopted Item TE16.2, approving draft Zoning By-law Amendments to Zoning By-laws 569-2013 and 438-86 for 625 Runnymede Road, 274 St. John's Road, and 40 Fiske Avenue, to permit a five-story long term care addition to the existing four-storey Runnymede Health Care Centre hospital.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.2>

Reasons for Amendment

A stair enclosure located at the north-west corner of the addition was contemplated in the review of the proposal, and was subsequently considered in the recommended approval of the five-storey long-term care addition approved at City Council's July 28 and 29, 2020 meeting. However, the height of the enclosure was not identified on the associated Map 3 and Diagram 5, attached to approved by-laws 642-2002 and 643-2002, respectively.

A second revision to by-laws 642-2020 and 643-2020 is required to correctly identify the setback of the building from the west property line. Previously, Map 2 and Diagram 5 incorrectly identified a 3.2 metre setback. Map 2 and Diagram 5, attached to this report from the Director, Community Planning, Toronto and East York District, dated October 23, 2020 have been amended to correctly identify a 2.5 metre building setback from the western property line.

City Planning staff confirm there is no change to the built-form of the long-term care facility as previously approved, and that no negative impact will result from amending these site-specific by-laws, to include the height of the stair enclosure and to correctly identify a 2.6 metre building setback from the west property line on the associated maps and diagram.

Conclusion

City Planning staff recommend approval of the Draft Zoning By-law Amendments attached to this report, as Attachments 1 and 2 from the Director, Community Planning Divisions, Toronto and East York District, dated October 23, 2020.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment, Site-Specific By-law 642-2002
Attachment 2: Draft Zoning By-law Amendment, Site-Specific By-law 643-2002