

City Council

Motion without Notice

MM27.29	ACTION			Ward: 15
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1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue - Zoning By-Law Amendment - Technical Amendment to Zoning By-law - by Councillor Jaye Robinson, seconded by Councillor Mike Colle

** 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 Jaye Robinson, seconded by Councillor Mike Colle, recommends that City Council adopt the following recommendations in the report (December 10, 2020) from the Chief Planner and Executive Director, City Planning:

1. City Council amend Zoning By-law 636-2020 for the lands at 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the report (December 10, 2020) from the Chief Planner and Executive Director, City Planning.
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.

Summary

At its meeting of January 29, 2020, City Council adopted Item NY12.1, approving draft Zoning By-law Amendments to Zoning By-laws 438-86 and 569-2013 for 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue. The proposal was to permit an 8-storey (27.85 metre high) mixed use building containing 65 residential units (inclusive of 13 replacement rental dwelling units) and 143 square metres of non-residential gross floor area on the ground floor, resulting in an overall density (Floor Space Index - FSI) of 4.03. At its meeting of July 28 and 29, 2020, City Council enacted Site-Specific Zoning By-law 635-2020, being the Zoning By-law Amendment to Zoning By-law 438-86, and Site-Specific Zoning By-law 636-2020, being the Zoning By-law Amendment to Zoning By-law 569-2013.

Minor revisions to Site-Specific Zoning By-law 636-2020 are required to:

- i. identify the encroachment of a rear landscape planter on the fifth and seventh storeys of the approved 8-storey building;
- ii. permit vehicular access to the building from Bayview Avenue, rather than a laneway;
and
- iii. provide parking spaces in accordance with Policy Area 4 requirements, as approved by Transportation Services.

The Council approved plans in support of the Zoning By-law Amendments, as well as Site-Specific Zoning By-law 635-2020, which amended Zoning By-law 438-86 approving the development, contemplated and identified the planter locations, the relocated vehicular access and the approved parking rates. City Planning staff confirm there are no changes required to the built form of the 8-storey mixed use building as previously approved, and that no negative impact will result from amending Site-Specific Zoning By-law 636-2020.

Background Information (City Council)

Member Motion MM27.29

(December 10, 2020) Report and Attachment 1 from the Chief Planner and Executive Director, City Planning on 1408, 1410, 1412, 1414, 1416 and 1420 Bayview Avenue - Zoning By-Law Amendment - Technical Amendment to Zoning By-law

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-159506.pdf>)