

City Council

Motion without Notice

MM28.36	ACTION			Ward: 6
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470 Wilson Avenue Minor Variance Permission Request - by Councillor James Pasternak, 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 James Pasternak, seconded by Councillor Mike Colle, recommends that:

1. Pursuant to Subsection 45(1.4) of the Planning Act, City Council permit an application for minor variances with respect to the property municipally known as 470-530 Wilson Avenue for relief from the requirements of Former City of North York Zoning By-law 7625, as amended by By-law 977-2020, to amend the associated development standards only as they relate to the setbacks and stepbacks for Building A.

Summary

470-530 Wilson Avenue is an approved 12 storey condominium building and 12 storey purpose built rental building comprised of 589 units, 110 of which are rental replacement units. A final order was issued on September 25, 2020, as the result of settlement between the City of Toronto and 500 Wilson Avenue LP (previously 2186836 Ontario Inc.). This redevelopment is one of a select number of projects enrolled as a Tier 2 project in Version 3 of the Toronto Green Standards. Thermal performance of the building envelope is a critical requirement in the Toronto Green Standards per GHG 1.2 Building Energy Performance. Detailed design has revealed that the applicant requires relief on the rear setbacks of the building on the ground and second floor by a range of 0.27 metres and 0.28 metres, and separation distances between the facades of the building by 0.20

metres to 0.30 metres to accommodate building materiality request by Urban Design and wall assemblies necessary to meeting the stringent requirements of Tier 2 in Version 3 of the Toronto Green Standards.

Extensive energy modelling has been done on this project where different mechanical systems along with cladding assemblies have been tested in order to meet Toronto Green Standards Tier 2. The requested relief on the setback and separation distances range from 0.20 metres to 0.30 metres. No additional gross floor area will be secured by accommodating these amended setbacks and stepbacks.

As the proposal would not result in increased development density or otherwise modify the remaining development standards established through the rezoning of this property, City Council's authorization for submission of a minor variance application at this time is warranted as the zoning by-law was issued last year and the 2 year Minor Variance Moratorium remains in place.

This is an urgent matter as excavation is underway and compliance with the site specific By-law is required to secure foundation permits in April 2021. A delay in the issuance of permits will delay the provision of the replacement rental units, the majority of which are designated as affordable housing.

Background Information (City Council)

Member Motion MM28.36