

**City Council****Motion without Notice**

<b>MM38.46</b>	<b>ACTION</b>			Ward: 11
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**Minor Variance Approval to 8 Elm Street Planning Application - by Councillor Mike Layton, seconded by Councillor Joe Cressy**

*\* 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 Mike Layton, seconded by Councillor Joe Cressy, recommends that:

1. City Council authorize, pursuant to Subsection 45(1.4) of the Planning Act, submission of a Minor Variance application with respect to the properties municipally known as 8 Elm Street and 348-354 and 356 Yonge Street for relief from site-specific Zoning By-laws approved by the Ontario Land Tribunal on July 30, 2021, in order to vary development standards related to minimum parking requirements and that the variance would be subject to the following conditions:

- a. provide a dedicated bicycle ramp and/or bicycle elevator as a means of access between the bicycle parking area and the exterior;
- b. making transit information available to residents, such as transit route. schedules, maps and brochures. Such information will be provided to residents in the form of an information package at the time of occupancy;
- c. provide one (1) one-time pre-loaded Presto card per unit to the value of \$150 – to be offered in the first five years of occupancy;
- d. provide residents of the new building with information regarding existing cycling facilities and destinations (trails, bicycle lanes, parks, etc.) within the building lobby; such information will also be provided to residents in the form of an information package at the time of occupancy;
- e. provide one (1) bike repair station on-site;
- f. provide one (1) Bike Share Toronto station within the surrounding area;
- g. provide one (1) one-time annual Bike Share Toronto membership per unit – to be

provided within the first five years of occupancy of a unit;

h. provide two (2) car share spaces on-site;

i. provide two (2) parking spaces for use by staff of the community space at no cost;

j. provide one (1) one-time annual Car Share membership per unit to be provided within the first five years of occupancy of a unit;

k. development shall provide a minimum 5m<sup>2</sup> outdoor pet relief area, a 40 m<sup>2</sup> outdoor off-leash area and a 6.0 m<sup>2</sup> pet wash station;

l. development shall be subject to the following: a maximum height of 218.2m (to the top of the mechanical penthouse excluding any permitted projections), 10% of the total number of units as three bedroom units, 30% of the total number of units as two bedroom units and a maximum total gross floor area calculated based on By-law 569-2013 of 55,000 square metres (of which a minimum of 471.4 square metres must be for community space and a minimum of 945 square metres must be for non-residential uses within the base building on 356 Yonge Street); and

m. enter into an agreement with the City pursuant to Section 45 (9) of the Planning Act, the details of which will be determined to the satisfaction of the landowner and City Staff.

## **Summary**

In 2021, Zoning By-laws 438-86 and 569-2013 were amended to permit a mixed use development on the property municipally known as 8 Elm Street and 348-354 and 356 Yonge Street. The development approval was for one tower including an on-site 471 m<sup>2</sup> community facility. The applicant has since requested that the number of vehicular parking spaces on the development site be amended, and is seeking variances for that reduction. Staff are supportive of this amendment, if the conditions outlined by them can be successfully met.

This Motion is urgent to allow the developer to continue with their site plan application and construct housing as soon as possible.

## **Background Information (City Council)**

Member Motion MM38.46