

City Council

Notice of Motion

MM42.9	ACTION			Ward: 20
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Authorization for Submission of Minor Variance Application 411 Victoria Park Avenue and 2510 and 2530 Gerrard Street East - by Councillor Gary Crawford, seconded by Councillor Jennifer McKelvie

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Scarborough Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Gary Crawford, seconded by Councillor Jennifer McKelvie, recommends that:

1. City Council authorize, pursuant to Subsection 45 (1.4) of the Planning Act, submission of a minor variance application in regard to 411 Victoria Park Avenue and 2510 and 2530 Gerrard Street for relief from the minimum parking space requirements within By-laws 959-2021 and 960-2021.

Summary

Among changes under the Smart Growth for Our Communities Act, 2015 (Bill 73) that came into final effect on July 1, 2016, Subsections 45 (1.3) and 45 (1.4) of the Planning Act as now amended prevent submission of minor variance applications on properties subject to a privately-initiated zoning by-law amendment within two years of by-law enactment, unless the municipal council has otherwise "declared by resolution that such an application is permitted".

With regards to the proposed development at 411 Victoria Park Avenue and 2510 and 2530 Gerrard Street, City Council at its meeting on July 14, 15 and 16, 2021 approved Zoning By-law amendments to By-law 569-2013 (By-law 959-2021) and former City of Scarborough Birchcliff Community Zoning By-law 8786 (By-law 960-2021), for a development on five different blocks containing four mid-rise apartment buildings ranging from 8 to 12 storeys and four blocks of stacked and back to-back townhouses. Of the 1,052 dwelling units proposed, 120 (11.4 percent) would be affordable rental or affordable ownership units.

As part of the approval, the minimum parking space requirements were as follows:

- 0.60 spaces per unit for mid-rise residential units on Blocks 1, 2 and 3;
- 1.0 space per unit for the townhouse units on Block 2;
- 0.50 spaces per unit for the affordable housing (townhouse units) on Block 4;
- 0.25 spaces per unit for the affordable housing units on Block 5; and
- 0.10 spaces per unit for residential visitors on Blocks 1, 2 and 3.

In light of the City's policy direction on permitting reduced parking rates for developments located close to major transit stations, the owner has now requested permission to apply to the Committee of Adjustment for a minor variance for a reduced parking rate. City Planning supports consideration of a reduced parking rate for this development by way of a minor variance application.

Under the Planning Act as amended, however, this owner will not be able to file for a minor variance application for zoning relief on this matter until July 16, 2023, thus delaying site development for over a year and causing the owner undue project delay and financial hardship. City Council's authorization for submission of a minor variance application at this time is warranted.

Background Information (City Council)

Member Motion MM42.9