

City Council

Motion without Notice

MM42.32	ACTION			Ward: 17
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699 Sheppard Avenue East - by Councillor Shelley Carroll, seconded by Councillor Kristyn Wong-Tam

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to a re-opening of Item NY25.2. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Shelley Carroll, seconded by Councillor Kristyn Wong-Tam, recommends that City Council adopt the following recommendations in the report (April 5, 2022) from the Chief Planner and Executive Director, City Planning:

1. City Council amend Zoning By-law 7625 as amended, for the lands at 699 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 699 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to this report.
3. City Council determine that the changes with respect to the prescribed parking rate for the development 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 Bylaws.

Summary

At its meeting held on July 14, 15 and 16, 2021 City Council adopted North York Community Council Item NY25.2, which recommended amending the City of Toronto Official Plan, the North York Zoning By-law 7625 and the City wide Zoning By-law 569-2013 (the "Zoning By-law Amendments") to permit the redevelopment of 699 Sheppard Avenue East as a mixed-use 12 storey building. Following City Council consideration the applicant approached the City with a proposal to reevaluate the parking supply secured in that approval.

At its meeting held on January 6, 2022 North York City Council directed the Director, North York Community Planning, in consultation with the General Manager of Transportation Services to evaluate a revised parking study to be filed by the applicant.

The supplementary report that is the subject of this Motion recommends securing a revised, lowered, parking rate based on the material provided. This supplementary report explains those changes and recommends they be reflected in the Zoning By-laws to be adopted by City Council. This motion further recommends that these minor changes do not require further public notice to be circulated.

REQUIRES RE-OPENING

Item 2021.NY25.2 (July 14, 2021 City Council meeting) only as it pertains to the Zoning By-law amendments.

Background Information (City Council)

Member Motion MM42.32

(April 5, 2022) Report from the Chief Planner and Executive Director, City Planning on 699 Sheppard Avenue East - Official Plan Amendment and Zoning Amendment Applications and Attachments 1 and 2

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-223996.pdf>