

City Council

Notice of Motion

MM43.8	ACTION			Ward: 21
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Technical Amendment to By-law 569-2013 Regarding 2740 Lawrence Avenue East - by Councillor Michael Thompson, seconded by Councillor Gary Crawford

** 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 Michael Thompson, seconded by Councillor Gary Crawford, recommends that:

1. City Council enact the Zoning By-law amendment substantially in accordance with Attachment 1 to Motion MM43.8.
2. City Council determine that the revisions are minor, technical in nature, and reflective of the intent of the staff report considered by City Council in Item 2021.SC.25.2, 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-law.

Summary

At its meeting on July 14, 2021, City Council adopted recommendations in the report (May 31, 2021) from the Director, Community Planning, Scarborough District approving an amendment to Zoning By-law 569-2013 to permit development of a new residential subdivision on the former David and Mary Thomson Collegiate Institute lands at 2740 Lawrence Avenue East. The development will comprise 35 detached single-family dwellings and 65 street townhouses on a new public street together with an approximately 0.25 hectare expansion to adjacent City parkland.

At that time City Council also directed that the Owner enter into an Agreement with the City pursuant to Section 37 of the Planning Act before the necessary Bill was presented to City Council. Said Agreement was executed on April 1, 2022 and registered on title April 4, 2022, with the result that amending By-law 315-2022 was then introduced and enacted by City Council on April 7, 2022.

It has now been determined that a slightly older draft of the proposed by-law amendment was inadvertently submitted City Council for enactment which did not accurately reflect all the development standards set out in the final Draft By-law attached to the Planning staff report as approved. In addition, through continued refinement of associated draft plan of subdivision and site plan applications for the new development over the past year, it has also been

determined that one development standard relating to permitted building heights (i.e. number of storeys as determined by established grade) would also benefit from additional wording to provide greater clarity.

The built form of the development has not changed. The By-law revisions required are technical in nature to correctly reflect City Council's July 2021 decision, will facilitate By-law interpretation, and would not establish any new or increased development rights. Accordingly, it would be appropriate for City Council to approve a technical amendment correcting the Zoning By-law without the added necessity for further public notice.

Background Information (City Council)

Member Motion MM43.8

Attachment 1 - Draft By-law to amend By-law 569-2013

<https://www.toronto.ca/legdocs/mmis/2022/mm/bgrd/backgroundfile-225358.pdf>