

City Council

Notice of Motion

MM3.7	ACTION			Ward: 2
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63 and 73 Widdicombe Hill Boulevard - Technical Amendment to By-laws 976-2022 and 977-2022 - by Councillor Stephen Holyday, seconded by Councillor Amber Morley

** Notice of this Motion has been given.*

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

Recommendations

Councillor Stephen Holyday, seconded by Councillor Amber Morley, recommends that:

1. City Council amend By-law 976-2022 by replacing Schedule B attached to the by-law with the revised Schedule B attached to this motion.
2. City Council amend By-law 977-2022 by replacing Diagram 3 attached to the by-law with the revised Diagram 3 attached to this motion.
3. City Council direct the City Solicitor to bring forward to City Council's meeting on February 7, 2023 for enactment by Council, by-laws to make the changes noted in Recommendations 1 and 2 to By-laws 976-2022 and 977-2022.
4. City Council determine through the adoption of this recommendation that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-laws 976-2022 and 977-2022.

Summary

At its meeting held on July 19, 20, and 21, 2022 City Council adopted Etobicoke York Community Council Item EY33.2 which recommended amendments to the Etobicoke Zoning Code and City of Toronto zoning by-law 569-2013 to permit redevelopment of 63 and 73 Widdicombe Hill Boulevard with two additional apartment buildings of seven and 18 storeys while retaining two existing 17 storey apartment buildings. City Council enacted By-laws 976-2022 and 977-2022 to permit the development.

It has come to City Planning's attention that there is a minor error in the height map to the two implementing zoning by-laws, namely that the southernmost portion of Building B is listed as permitting 3 storeys whereas 4 stories were intended in the application and staff report considered by City Council. The permitted height in each height map is correct at 15.5m, confirming that the number of storeys is a typographical error. The proposed technical amendments correct the number of storeys by replacing the height maps. The building has not changed in any material way from what was considered and approved by City Council.

It is therefore appropriate that the technical amendments as set out in the Recommendations be made to By-laws 976-2022 and 977-2022 without the need for any further public notice.

This is an urgent matter as the owner is preparing to begin construction and ambiguity in the zoning by-law may introduce delay in obtaining building permits.

Background Information (City Council)

Revised Member Motion MM3.7

<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-234082.pdf>

Attachment 1 - Schedule B

<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-234115.pdf>

Attachment 2 - Diagram 3

<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-234116.pdf>