

City Council

Motion without Notice

MM3.19	ACTION			Ward: 22
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3051-3079 Pharmacy Avenue Item - Minor Amendments to Zoning By-Laws - by Councillor Nick Mantas, seconded by Deputy Mayor Jennifer McKelvie

** 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 Nick Mantas, seconded by Deputy Mayor Jennifer McKelvie, recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 3051-3079 Pharmacy Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report (February 8, 2022) from the Director, Community Planning, Scarborough District, with Attachment 6 amended as follows:

a) deleting and replacing Site Provision (D), so it read:

(D) Despite regulation 15.5.50.10(1), a minimum of 1600 square metres of landscaping is required on the lot of which 900 square metres must be comprised of soft landscaping;

b) deleting and replacing Site Specific Provision (J), so that it reads:

(J) Despite regulation 15.20.40.10(1)(A) and 15.20.40.10(2)(A), no portion of any building or structure may exceed the height in metres and number of stories specified by the number following the "HT" and "ST" symbol as shown on Diagram 3 attached to By-law [clerks to provide by-law numbers]

c) deleting and replacing Site Provision (N), so it read:

(N) Despite Clauses 15.20.40.70 and 15.20.40.80, the required minimum building setbacks and the required minimum separation distances between main walls of buildings or structures are as shown on Diagram 3 of By-law [clerks to provide by-law number], except that the required minimum aboveground separation distance between those main walls facing each other is 10.0 metres at the second and third storeys and 11.0 metres at the fourth storey;

d) deleting and replacing Site Specific Provisions (R), so it reads:

(R) Despite Regulation 200.5.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(2)(C)(iv) a maximum of 0.1 parking spaces per dwelling unit are permitted to have a required minimum length of 5.0 metres, width of 2.4 metres and a vertical clearance of 2.0 metres.

e) deleting and replacing Site Specific Provisions (S), so it reads:

(S) Despite regulation 200.15.10.10(1) and (2), a minimum of three of the parking spaces required by (Q) (i) and (ii) above are required to be accessible parking spaces;

f) deleting Site Provision "W" and now "X" will be "W" and "Y" will be "X".

g) deleting Diagram 3 and replacing it with a Revised Diagram 3 found in Attachment 1 to this Motion.

2. City Council determine that no further notice is required to be given in respect of these changes under section 34(17) of the Planning Act, RSO

Summary

Scarborough Community Council on February 25, 2022 directed that before introducing the necessary Bills to City Council for enactment, the applicant be required submit a revised Functional Servicing Report to the Satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services demonstrating the quantity and quality of the groundwater discharge (both long-term and short-term) to the City's sewers meets the Toronto Municipal Code, Chapter 681, Sewers Table 1 or 2 - Limits of Sanitary or Storm Sewer Discharge. On January 31, 2023, the Chief Engineer and Executive Director, Engineering and Construction Services has advised satisfaction with the Functional Servicing Report, dated December 19, 2022.

This is an urgent matter as the following refinements to the draft Zoning By-law Amendments are required to provide greater certainty and precision to the By-law and ensure the plans submitted to City Planning for review through the accompanying Site Plan Control application can be used to secure a Building Permit.

Background Information (City Council)

Member Motion MM3.19

Attachment 1 - Revised Diagram 3

<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-234377.pdf>