

City Council

Motion without Notice

MM6.39	ACTION			Ward: 24
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4097 Lawrence Avenue East and 197 to 201 Galloway Road - Technical Amendment to By-law 251-2022 - by Councillor Paul Ainslie, 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 Paul Ainslie, seconded by Deputy Mayor McKelvie, recommends that:

1. City Council amend By-law 251-2022 and Exception CR 463 by replacing Site Specific Regulation (J) with the following:

(J) Despite Regulation 40.5.40.10(4), 40.10.40.10(6) and (I) above, the permitted maximum height of a building is the number following the symbol "HT", and the permitted maximum number of storeys is the number following the letters "ST" as shown on Diagram 4 of By-law 251-2022; subject to the following height exceptions:

- i. bollards, parapets, privacy screens, wind screens, safety railings, and structures and elements related to outdoor flooring and roofing assembly may extend a maximum of 2.0 metres above the heights shown on the attached Diagram 4 of By-law 251-2022;
- ii. equipment and structures located on the roof of a building may exceed the permitted maximum height as shown on Diagram 4 of the By-law 251-2022 to a maximum of 3.0 metres, or 4.0 metres in the case of elevator overrun and elevator associated equipment and structures;

2. City Council amend By-law 251-2022 and Exception CR 463 by replacing Site Specific Regulation (M) with the following:

(M) Despite Regulation 40.10.40.80(2)(A), the required minimum above-ground distance between two main walls with windows is 4.9 metres;

3. City Council amend By-law 251-2022 and Exception CR 463 by adding Site Specific Regulations (Q) through (U) as follows:

(Q) Despite Regulation 40.10.40.80(2)(B), the required minimum above-ground distance between a main wall of the building that has windows facing another main wall on the same lot which does not have windows is 2.0 metres.

(R) Despite Regulation 40.10.50.10.(1), the required minimum strip of soft landscaping may include an air ventilation shaft, transformer and a gas meter to a maximum of 15 percent of the required soft landscaping strip.

(S) Despite Regulation 200.5.1(3), the minimum required width for a two lane drive aisle is 6.0 metres.

(T) Despite Regulation 200.15.1(1)(2)(3), the minimum dimensions for an accessible parking space is a length of 5.6 metres, a width of 3.4 metres and a vertical clearance of 2.1 metres.

(U) Despite Regulation 230.5.1.10(4)(A) and (B), the minimum width of a bicycle parking space is 0.43 metres.

4. City Council direct the City Solicitor to bring forward to Council's meeting of May 10, 11 and 12, 2023 for enactment by City Council, a By-law to make the changes noted above to By-law 251-2022.

5. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-law 251-2022.

Summary

At its meeting held on March 9, 2022, City Council adopted Scarborough Community Council Item SC30.2, which recommended amendments to the City of Toronto Zoning By-law 569-2013 to permit the redevelopment of 4097 Lawrence Avenue East and 197 to 201 Galloway Road at a height and density greater than otherwise permitted in the City of Toronto Zoning By-law 569-2013 in exchange for the provision of such facilities, services, and matters otherwise set in the By-law and Section 37 agreement. City Council enacted By-law 251-2022 at its meeting on March 9, 2022 to permit the development. Additional technical and stylistic amendments are required to correct errors and omissions that have come to City Planning's attention since the By-law was enacted, which include modifications to permitted height encroachments in accordance with City Planning's standard practice, correction to the required minimum above-ground distance between two main walls with windows, modifications to a required soft landscaping strip, and corrections to parking/drive aisle standards.

City Planning is of the opinion that the technical amendments to By-law 251-2022 as set out in the Recommendations are appropriate, are good planning and do not require any further public notice.

This Motion is urgent as the by-law was enacted over a year ago and further delay may cause hardship to the applicant.

Background Information (City Council)

Member Motion MM6.39

Attachment 1 - Draft By-law

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-236445.pdf>)