

City Council

Motion without Notice

MM11.21	ACTION			Ward: 15
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196 Valley Road - Technical Amendment to By-laws 452-2022 and 453-2022 - by Councillor Jaye Robinson, seconded by Councillor Mike Colle

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
** This Motion is subject to referral to the North York Community Council. A two-thirds vote is required to waive referral.*
** This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Jaye Robinson, seconded by Councillor Mike Colle, recommends that:

1. City Council amend By-law 452-2022 and Exception RT 350 by adding new Site Specific Regulation (G) with the following:

(G) Despite regulation 10.5.40.50(4), a front yard platform is permitted to a height of 1.41 metres;

2. City Council amend By-law 453-2022 and Exception RM1(127) by replacing existing Site Specific Regulations (l) and (u) and adding new regulation (x) with the following:

(l) Exterior stairways and porches shall be permitted to project into the minimum front yard setback not more than 4.7 metres;

(u) Sections 6A(2), 6A(7), 6(9)(b), 6(9)(c), 6(9)(f), 6(24)(a), 6(24)(c), 15.8, 16.1(b)(ii), 16.2.1, 16.2.2, 16.2.3, 16.2.4, 16.2.6 and 16.3.2 of Zoning By-law 7625 shall not apply;

(x) For the purposes of this exception, exterior stairways without a foundation shall be a landscape feature.

3. City Council direct the City Solicitor to bring forward to City Council's meeting of October 11, 12, and 13, 2023 for enactment by City Council, a By-law to make the changes noted above to By-laws 452-2022 and 453-2022.

4. City Council determine that pursuant to Subsection 34(17) of the Planning Act, no further public notice is to be given in respect of the proposed amendments to By-laws 452-2022 and 453-2022.

Summary

At its meeting held on May 11 and 12, 2022, City Council adopted North York Community Council Item NY31.5, which recommended amendments to the City of Toronto Zoning By-law

569-2013 and former City of North York Zoning By-law 7625, to permit the redevelopment of 196 Valley Road with a three-storey townhouse development. City Council enacted By-laws 452-2022 and 453-2022 at its meeting on May 11 and 12, 2022 to permit the development.

Technical and stylistic amendments are required to correct omissions that have come to City Planning's attention since the By-laws were enacted. Firstly, to allow a modification to permit the platform height of 1.41 metres as opposed to 1.2 metres in By-law 452-2022. The addition to section 4 of By-law 452-2022 triggered changes to the numbering of sections 4(G) through (R) of By-law 452-2022.

Secondly, changes to permit front stairs to project 4.7 metres as opposed to 3.0 metres, along with removing General Provisions For All Zones with respect to stairway projections, size and heights of unexcavated decks or porches, and adding a new provision to include exterior stairways without a foundation as a landscape feature, in By-law 453-2022. The addition to section 2 of By-law 453-2022 triggered changes to the numbering of sections 2(x) through (y) of By-law 453-2022.

The height of the platform and the staircase projections are reflective of the drawings City Planning considered in its Final Report, dated March 10, 2022. The proposal is not changing and these technical amendments are required to implement City Council's decision.

City Planning is of the opinion that the technical amendments to By-laws 452-2022 and 453-2022, 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 MM11.21

Attachment 1 - Draft Amendment to By-law 452-2022

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-239738.pdf>)

Attachment 2 - Draft Amendment to By-law 453-2022

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-239739.pdf>)