

9 Benlamond Avenue - Zoning By-law Amendment Application - Decision Report - Supplementary Report

Date: June 26, 2024

To: City Council

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 19 - Beaches - East York

Planning Application Number: 23 131317 STE 19 OZ

SUMMARY

At its meeting of June 11, 2024, Toronto and East York Council adopted TE14.11, 9 Benlamond Avenue - Zoning By-law Amendment Application - Decision Report - Approval without amendments. Technical corrections are required to the Final Report dated May 24, 2024 and Draft Zoning By-law Amendment in Attachment 6 from the Director Community Planning, Toronto and East York district. These corrections are minor in nature, require no further notice, and are recommended for approval.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete recommendation #1 in the report from the Director dated May 24, 2024 and replace with the following:

City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law attached to this report.

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

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report.

DECISION HISTORY

At its meeting of June 11, 2024, Toronto and East York Council adopted without amendments TE14.11, 9 Benlamond Avenue - Zoning By-law Amendment Application - Decision Report - Approval. The report reviews and recommends approval of the application to amend the Zoning By-law to permit a four-storey residential apartment building. In addition, the application proposes to amend the Zoning By-law to rezone the rear portion of the site from a Residential to Open Space and Natural Zone. The Toronto and East York Community Council decision can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE14.11>

COMMENTS

The Final Report includes incorrect information on vehicular and bicycle parking. On Page 1 in the Summary Section, the number of vehicular parking spaces should have read 8 instead of 9, and the number of bicycle parking spaces 18 instead of 20. Also, a Site Plan Control application has not yet been submitted for this site, which is a correction to the text in the Policy and Regulation Considerations Section.

An updated version of the Zoning By-law Amendment is attached to this report. The updated Zoning By-law deletes the unit threshold of 16 units, and also specifically exempts the site from the general zoning by-law provision limiting the number of dwelling units on the site to that expressed via numerical value following the letter "u" in By-law 569-2013 (Regulation 10.10.40.1(3)).

The revised Zoning By-law Amendment also adds in a new provision (E), requiring that the provision of dwelling units is subject to the following:

- (i) a minimum of 60 percent of the total number of dwelling units must be two-bedroom dwelling units;
- (ii) a minimum of 30 percent of the total number of dwelling units must be three bedroom dwelling units or larger; and
- (iii) if the calculation of the number of required dwelling units with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

These changes are technical, minor in nature, and do not require further notice. They correct errors and omissions in the original report and draft zoning by-law amendment.

CONTACT

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SIGNATURE

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City Planning

ATTACHMENTS

Attachment 6: Draft Zoning By-law Amendment