

City Council

Notice of Motion

MM17.6	ACTION			Ward: 5
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Amending Item 2022.EY33.8 - 337-349 Queens Drive - Zoning By-law Amendment Application - Final Report - by Councillor Frances Nunziata, seconded by Councillor Vincent Crisanti

** 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 Frances Nunziata, seconded by Councillor Vincent Crisanti, recommends that:

1. City Council amend its previous decision on Item 2022.EY33.8 by deleting Parts 1 and 2:

Parts to be deleted:

1. City Council amend the former City of North York Zoning By-law 7625 for the lands at 337-349 Queens Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 7, 2022) from the Director, Community Planning, Etobicoke York District.
2. City Council amend City-wide Zoning By-law 569-2013 for the lands 337-349 Queens Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report (June 7, 2022) from the Director, Community Planning, Etobicoke York District.

and adding the following Parts:

1. City Council amend the draft Zoning By-law attached as Attachment 6 of the final report under Item 2022.EY33.8 for the lands at 337-349 Queens Drive substantially in accordance with the draft Zoning By-law attached to this motion.
2. City Council direct the City Solicitor to bring forward to Council's meeting of April 17, 2024 for enactment by City Council, a by-law to make the changes noted above to the draft by-law attached as Attachment 6 of the final report under Item 2022.EY33.8.
3. City Council determine that the changes contained within the revised By-law are minor and reflective of the original proposal and plans considered previously by City Council, and, pursuant to subsection 34(17) of the Planning Act, no further notice is required in respect of the proposed amendments to the Zoning By-law.

Summary

City Council, at its meeting on July 19, 2022, adopted Item 2022.EY33.8, approving a Zoning By-law amendment for the lands located at 337-349 Queens Drive to allow for the construction of 20 townhouses and eight semi-detached homes. The Bills were held pending the applicant satisfactorily addressing the requirements of Engineering and Construction Services and Transportation Services.

During the review of the Site Plan Control application for 337-349 Queens Drive, staff identified two regulations that were inadvertently omitted from the draft Zoning By-law Amendment attached to Item EY33.8 that are necessary to permit the proposed development. The first new regulation is a requirement that the front deck be no more than 1.3 metres above grade (the underlying zoning provision requires the deck to be no more than 1.2 metres above grade); this was identified in the diagrams attached to the final report. The second new regulation permits a minimum separation distance of 2.2 metres between main walls of the same townhouse structure. Other revisions are minor and technical in nature. None of the proposed revisions involve any changes to the scale or design of the development and the overall proposal, has not changed from the time of the original application and approval to the present. City Planning is of the opinion that the changes to the By-law, as set out in the Recommendations, are appropriate, are good planning and do not require any further public notice.

Background Information (City Council)

Member Motion MM17.6

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-244845.pdf>)

Attachment - Draft Zoning By-law Amendment

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-244847.pdf>)