

City Council

Motion without Notice

MM17.19	ACTION			Ward: 17
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Re-opening and Amending 2023.NY8.11 - 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court - by Councillor Shelley Carroll, seconded by Councillor Chris Moise

** 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.*

** This Motion is subject to re-opening of Item 2023.NY8.11. A two-thirds vote is required to reopen the Item. * If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Shelley Carroll, seconded by Councillor Chris Moise, recommends that:

1. City Council amend its previous decision on Item NY8.11 - 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court - Official Plan Amendment and Zoning By-Law Amendment Applications - Decision Report - Approval by deleting Parts 2 and 3:

Parts to be deleted:

2. City Council amend the City of Toronto Zoning By-law 569-2013, for the lands at 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court in accordance with the draft Zoning By-law Amendment attached to the Motion 1a by Councillor Shelley Carroll.

3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2135 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (September 7, 2023) from the Director, Community Planning, North York District.

And adopting the following new Parts:

2. City Council amend the City of Toronto Zoning By-law 7625, as amended, for the lands at 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court in accordance with the draft Zoning By-law Amendment attached as Appendix 1 to this Motion.

3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2135 Sheppard Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Appendix 2 to this Motion.

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

Summary

At its meeting held on October 17, 2023, North York Community Council (“NYCC”) Item NY 8.11, recommended amendments to the City of Toronto Official Plan, Zoning By-law 569-2013 and By-law 7625, as amended, to permit the development of an 11-storey mixed use building.

At its meeting held on November 8 and 9, 2023, City Council approved the amendments to the City of Toronto Official Plan and Zoning By-law Amendment 569-2013, as amended. This was approved with a member’s motion to add provisions to the draft Zoning By-law amending Zoning By-law 569-2013 for a maximum unit count and a minimum unit mix as reflected in applicant’s proposed 11-storey mixed use building, which were intended to be included in the by-law.

Due to a clerical error, the members motion inadvertently deleted the recommendation to amend Zoning By-law 7625 (in accordance to Attachment 8 of the report dated October 10, 2023).

The purpose of this motion is to adopt North York Community Council Recommendation 2 for City Council to amend City of Toronto Zoning By-law 7625, as amended, for the lands at 2135 Sheppard Avenue East, 325 Yorkland Boulevard, 125 Consumers Road, 15 Smooth Rose Court, and 55 Smooth Rose Court substantially in accordance with the draft Zoning By-law Amendment originally attached as Attachment No. 8 to the report dated October 10, 2023. The previously adopted amendments to Zoning By-law 569-2013 remain and have not been revised.

There are no changes to the proposed built form contemplated through the revised draft Zoning By-laws attached to this motion. No changes are required to the proposed Official Plan Amendment. As such, City Staff is of the opinion that no further public notice is required.

Reason for urgency: in order for the City Solicitor to prepare and bring forward the Bills.

Background Information (City Council)

Member Motion MM17.19

Appendix 1 - Draft By-law

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-245038.pdf>)

Appendix 2 - Draft By-law

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-245039.pdf>)

Attachment 1 - Schedule A Section 37 Provisions

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-245016.pdf>)