

City Council

Motion without Notice

MM24.33	ACTION			Ward: 7
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3350 Weston Road - Technical Amendment to By-law 345-2024 - by Councillor Anthony Perruzza, seconded by Councillor 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 Anthony Perruzza, seconded by Councillor Jennifer McKelvie, recommends that:

1. City Council amend Paragraph 5, Regulation (C) of By-law 345-2024 substantially in accordance with Attachment 1 to this Motion.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. 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 amendment to By-law 345-2024.

Summary

At its meeting held on February 6 and 7, 2024 City Council approved the Zoning By-law Amendment application to permit a 15-storey residential building at 3350 Weston Road. City Council enacted By-law 345-2024 at its meeting on April 17 and 18, 2024, to permit the development.

A technical amendment is required to correct an error that has come to Development Review's attention since the By-law was enacted with regard to the maximum permitted number of storeys set out in Paragraph 5, Regulation (C) of By-law 345-2024.

A technical amendment is required to clarify that the mezzanine level and elevator penthouse should be excluded from the calculation of the maximum permitted number of storeys to reflect the plans and drawings approved by City Council. The maximum permitted height of the building as set out in the Bylaw includes the mezzanine and elevator penthouse. The mezzanine and elevator penthouse were always intended to be excluded from the calculation of the number of storeys, as reflected in the Application and Staff Report considered by City Council. The Application has not changed in any material way from what was considered and approved by City Council.

Development Review is of the opinion that the technical amendment to By-laws 345-2024, as set out in the Recommendations are appropriate, is minor, good planning and does not require any further public notice. There are no other changes to the approved Zoning By-law.

This is an urgent matter as ambiguity in the Zoning By-law may introduce delay in obtaining building permits.

Background Information (City Council)

Member Motion MM24.33

Attachment 1: Draft Amendment to Bylaw 345-2024

(<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-251651.pdf>)