



memorandum

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COMMUNICATION

COUNCIL – June 20, 2023

CW (2) - Report No. 28, Item 8

DATE: June 15, 2023

TO: Mayor and Members of Council

FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management

RE: COMMUNICATION – COUNCIL, JUNE 20, 2023

Item #8, Report No. 28

**8274-8286 ISLINGTON AVENUE INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.003
ZONING BY-LAW AMENDMENT FILE Z.22.005
8270, 8274 AND 8286 ISLINGTON AVENUE
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN
AVENUE**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Tables 2 and 3 for the “Maximum Building Height” and “Maximum Height of a Retaining Wall” within Item #8, Report No. 28 of the June 6, 2023, Committee of the Whole, be revised in accordance with the revised tables (in part) within this Communication.
2. THAT Council confirm, notwithstanding the proposed Zoning By-Law Amendment File Z.22.005 is different from what was proposed at the May 30, 2022 Statutory Public Meeting, that Council find the revisions to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

Background

Through discussions with the Owner, it was identified that the building height on the Architectural plans was not calculated in accordance with the requirements of Zoning By-laws 1-88 and 001-2021, and that the height of the south retaining wall was not identified, thereby requiring a further amendment.

The revised Tables 2 and 3 (in part) would include the revised maximum building height and additional retaining wall amendment as follows:

Table 2:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Requirement
b.	Maximum Building Height	44 m	24.1 m, with an additional 5.4 m permitted only for the mechanical penthouse and amenity area
k.	Maximum Height and Setback of a Retaining Wall	1 m	North Retaining Wall = 3 m height with a setback of 0 m West Retaining Wall = 4.5 m height with a setback of 0 m South Retaining Wall = 2 m height with a setback of 0 m

Table 3:

	Zoning By-law 001-2021 Standard	RM2 Residential Zone Requirement	Proposed Exceptions to the RM2 Residential Zone Requirement
b.	Maximum Building Height	44 m	24.1 m
i.	Maximum Height and Setback of a Retaining Wall	1 m	North Retaining Wall = 3 m height with a setback of 0 m West Retaining Wall = 4.5 m height with a setback of 0 m South Retaining Wall = 2 m height with a setback of 0 m

The implementing site-specific zoning for the subject lands will implement the above revisions to permit the proposed development as presented to Council.

Subsection 34 (17) of the *Planning Act*, states that where a change is made in a proposed by-law after the holding of the public meeting, Council shall determine whether any further notice is to be given in respect of the proposed by-law. The above-noted changes are considered to be minor, and do not deviate significantly from what was presented to the public; therefore it is recommended that Council confirm that no further notice is required.

Conclusion

The Communication corrects errors and includes recommendations from the Deputy City Manager of Planning and Growth Management to revise Tables 2 and 3 within Item #8, Report No. 28 of the June 6, 2023, Committee of the Whole, and that Council confirm that no further notice is required in accordance with Section 34(17) of the Planning Act.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Haiqing Xu".

Haiqing Xu, Deputy City Manager,
Planning and Growth Management