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**City Council**

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**Motion without Notice**

MM51.20	ACTION			Ward: 20
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**56 Blue Jays Way – Technical Amendment to Draft Zoning By-law - by Councillor Vaughan, seconded by Councillor Jenkins**

*\* This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.*

**Recommendations**

Councillor Vaughan, seconded by Councillor Jenkins, recommends that:

1. City Council amend the draft Zoning By-law and Section 37 Agreement for 56 Blue Jays Way to increase the maximum permitted overall gross floor area by 6,600 square metres and increase the Section 37 cash payment from \$1.2 Million to \$1.35 Million;
2. City Council direct the City Solicitor to bring forward to City Council's meeting of July 6 and 7, 2010 for enactment by City Council, a By-law to make the changes noted in Part 1.
3. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the proposed By-law.

**Summary**

City Council on October 26 and 27, 2009 adopted, with amendment, Toronto and East York Community Council Item TE28.2 headed "Final Report – 56 Blue Jays Way – Rezoning Application" which recommended amendments to Zoning By-law 438-86, as amended, to permit the redevelopment of 56 Blue Jays Way to permit a 41-storey mixed-use building with a five-storey podium incorporating the east heritage façade.

It has come to City Planning's attention that through the design process, that the applicant has been able to provide more efficient mechanical spaces and has therefore converted former mechanical space to residential units. As a result, the overall gross floor area has increased by 6,600 square metres due to the converted residential space now being included in the gross floor area calculation according to the Zoning By-law. The overall size height and mass of the building has not changed.

This revision will not change the proposed development that was previously before City

Council. It is, therefore, appropriate that the technical amendments as set out in the Recommendations be made to the draft Zoning By-law, without the need for any further public notice.

(Submitted to City Council on July 6 and 7, 2010 as MM51.20)