

City Council

Notice of Motion

MM51.14	ACTION			Ward:20
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24 Mercer Street Zoning Amendment Application and Demolition of a Designated Heritage Property - by Councillor Adam Vaughan, seconded by Councillor Shelley Carroll

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Items TE25.19 and TE26.30. A two-thirds vote is required to re-open the Items.*

** If re-opened, the previous Council decisions remain in force unless Council decides otherwise.*

Recommendations

Councillor Adam Vaughan, seconded by Councillor Shelley Carroll, recommends that:

1. City Council amend its July 16, 17, 18 and 19, 2013, decision on Item TE25.19, supporting a settlement before the Ontario Municipal Board of a Zoning By-law Amendment appeal by the owner for 24 Mercer Street (File 11 261965 STE 20 OZ), subject to a number of conditions, by revising certain conditions of support for the settlement as follows:
 - a. Condition 1a. limiting the building height to 15 storeys and a maximum height of 57.5 metres be revised to read: "that the building height be limited to 17 storeys and a maximum height of 57.5 metres;"
 - b. Condition 1b. requiring that the mechanical penthouse be limited amongst other matters to a maximum area of 89.0 metres be revised to read: "that the mechanical penthouse, including any stair and elevator areas be limited to a maximum height of 5.5 metres and a maximum area of 113.0 square metres;" and
 - c. Condition 1c. requiring that the building extend to the lot line adjacent Mercer Street beginning at the 5th storey be revised to read: "that the building will extend to the lot line adjacent Mercer Street beginning at the 6th storey;"
2. City Council amend its October 8, 9, 10 and 11, 2013, decision on Item TE26.30, approving the demolition of the heritage property at 24 Mercer Street under Section 34 of the Ontario Heritage Act (File 11 261965 STE 20 OZ) subject to a number of conditions, by revising the meaning of the term "Amended City Council Decision" in

Parts 1a., b. and c. to mean the "Amended City Council Decision, as further amended by the Decision of City Council at its meeting of May 6 and 7, 2014 (TE25.19)."

3. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement Council's decisions as revised at its meeting of May 6 and 7, 2014 (TE25.19 and TE26.30).

Summary

At the meeting of July 16, 17, 18 and 19, 2013, City Council adopted recommendations to support a settlement for the zoning amendment application for 24 Mercer Street (File 11 261965 STE 20 OZ) subject to certain conditions.

At the meeting of October 8, 9, 10 and 11, 2013, City Council adopted related recommendations to approve the demolition of the heritage property at 24 Mercer Street subject to certain conditions.

Since that time, the applicant has carried out more detailed work and has had discussions with City Planning staff, including Heritage Preservation staff, and the Ward Councillor. As a result of that work and in consultation with City Planning staff and Heritage Preservation staff, the Ward Councillor supports the proposed changes to the settlement proposal requested by the applicant and as set forth in the Recommendations in this Motion.

Requires Re-opening:

Toronto and East York Community Council Item TE25.19 adopted by City Council on July 16, 17, 18 and 19, 2013 and Toronto and East York Community Council Item TE26.30 adopted by City Council on October 8, 9, 10 and 11, 2013.

(Submitted to City Council on May 6 and 7, 2014 as MM51.14)

Background Information (City Council)

Member Motion MM51.14