

**591 Dundas Street East – REGENT PARK PHASE 2
Application to remove the Holding Symbol (h) from the
Zoning By-law and Application for Residential
Demolition – Technical Amendment**

Date:	October 25, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	09 163507 STE 28 OZ

SUMMARY

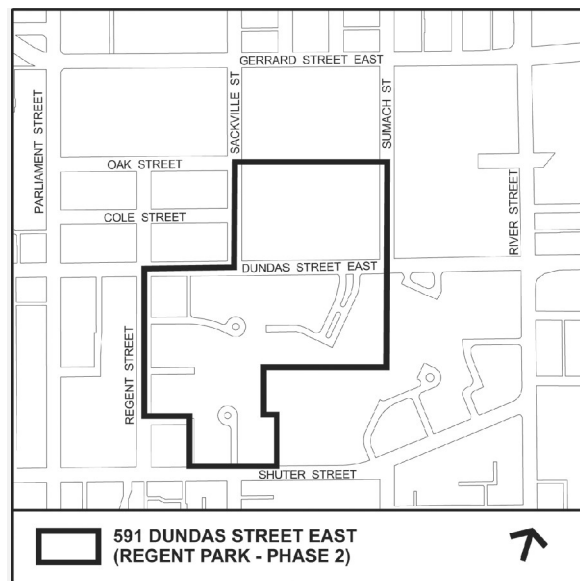
At its meeting of August 25-27, 2010, Council removed the Holding Symbol (h) from the zoning by-law for the second phase of the redevelopment for Regent Park. A minor technical amendment is required as a portion of one of the blocks was not included on the Map 1 of Zoning By-law No. 1042-2010.

This report reviews and recommends approval of the technical amendment to the Zoning By-law map.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86 of the former City of Toronto, as amended to remove the Holding Symbol (h) from certain lands in the Regent Park redevelopment (Phase 2 – 591 Dundas Street East) in accordance with the draft zoning by-law



amendment attached to the October 25, 2011 report from the Director, Community Planning, Toronto and East York District, as Attachment No. 4.

2. City Council authorize the City Solicitor to make such stylist and technical changes to the draft zoning by-law amendment as may be required.

ISSUE BACKGROUND

At its meeting of August 25-27, 2010, Council removed the Holding Symbol (h) from the zoning by-law for Phase 2 of the redevelopment for Regent Park (See Attachment No. 1). In the July 16, 2010 report from the Director, Community Planning, Toronto and East York District which recommended the lifting of the holding symbol (h), Phase 2 lands included Blocks 15, 20-25, 38, 39, 43 and 44 (See Attachment No. 2). A minor technical amendment is required as a small portion Block 25 was not included on the Map 1 of Zoning By-law No. 1042-2010 as shown in Attachment No. 3.

CONTACT

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SIGNATURE

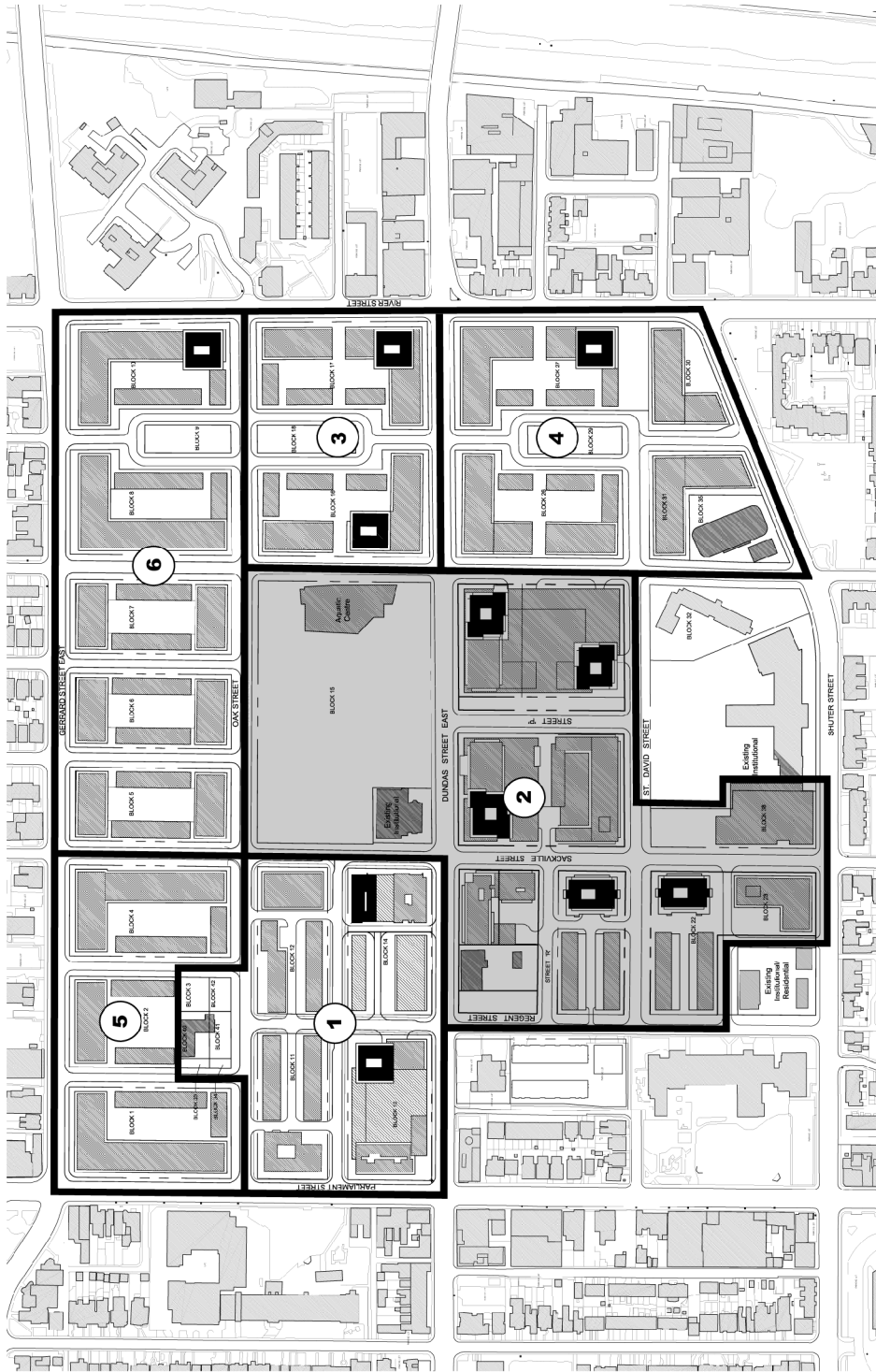
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Regent Park Phasing Plan 2009
- Attachment 2: Regent Park: Plan of Subdivision (Block Map)
- Attachment 3: Zoning – Area where “H” will be Lifted
- Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Regent Park Phasing Plan 2009



591 Dundas Street East
(Regent Park - Phase 2)

File# 09_163507

Phasing Plan

Not to Scale
05/19/2010



Attachment 2: Regent Park: Plan of Subdivision (Block Map)



**591 Dundas Street East
(Regent Park - Phase 2)**

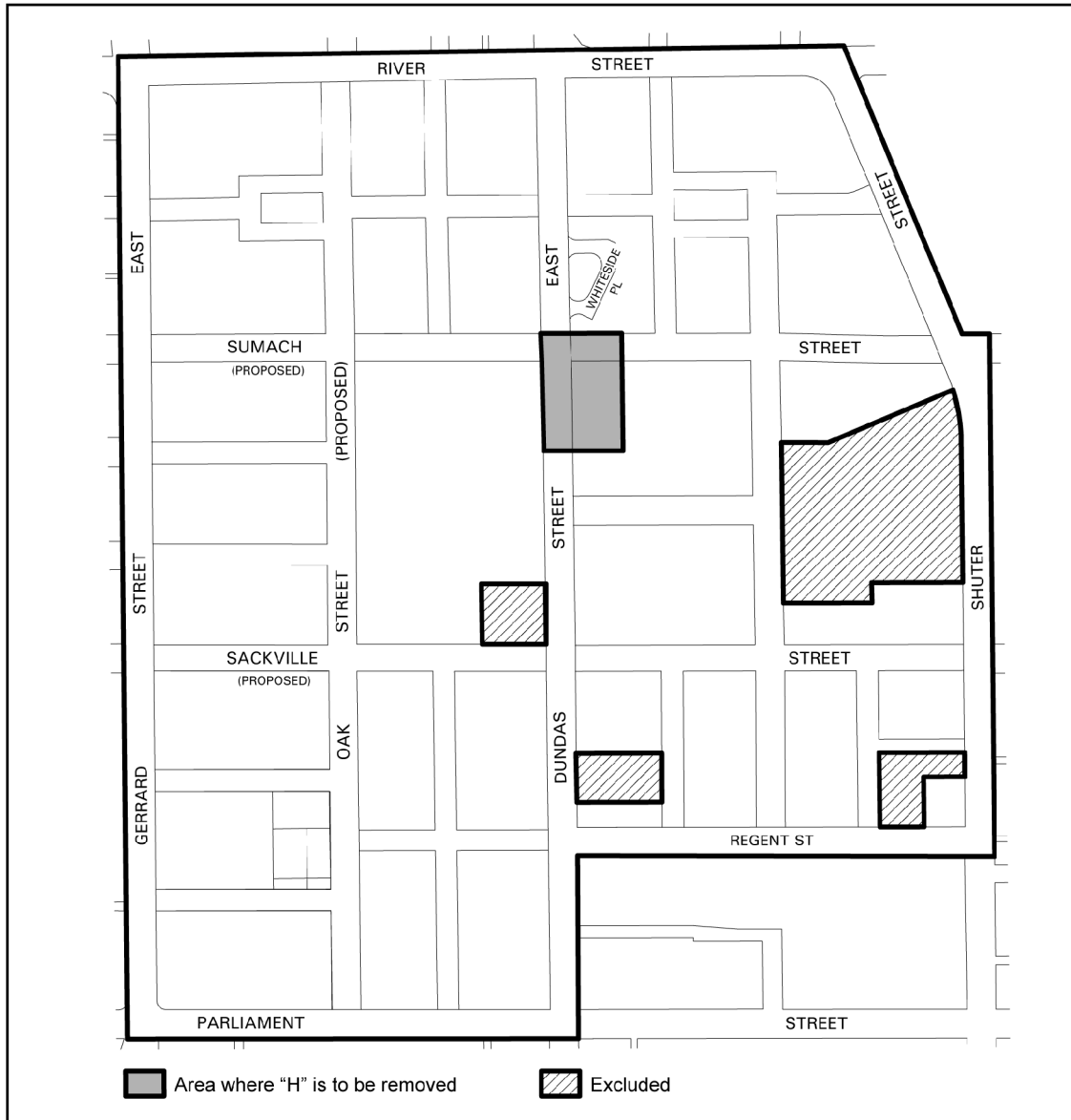
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Draft Plan of Subdivision
Applicant's Submitted Drawing

Not to Scale
05/26/2009



Attachment 3: Zoning – Area where “H” will be Lifted



TORONTO City Planning
Area where "h" is to be removed

**591 Dundas Street East
 (Regent Park - Phase 2)**
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 Not to Scale
 10/25/2011

Attachment 4: Draft Zoning By-law Amendment

Authority: ~ Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to lands known generally as Regent Park, Phase 2 Lands, (591 Dundas Street East)

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the Holding Symbol (h) and to remove the Holding Symbol (h) when Council is satisfied that the conditions relating to the Holding Symbol have been satisfied; and

WHEREAS it is appropriate that the Holding Symbol (h) be removed in relation to certain lands; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. District Map 51H-313 contained in Appendix “A” of By-law No. 438-86, as amended, being a By-law “To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures within the City of Toronto” is further amended to remove the Holding Symbol (“h”) as shown on the attached Map “1a”.

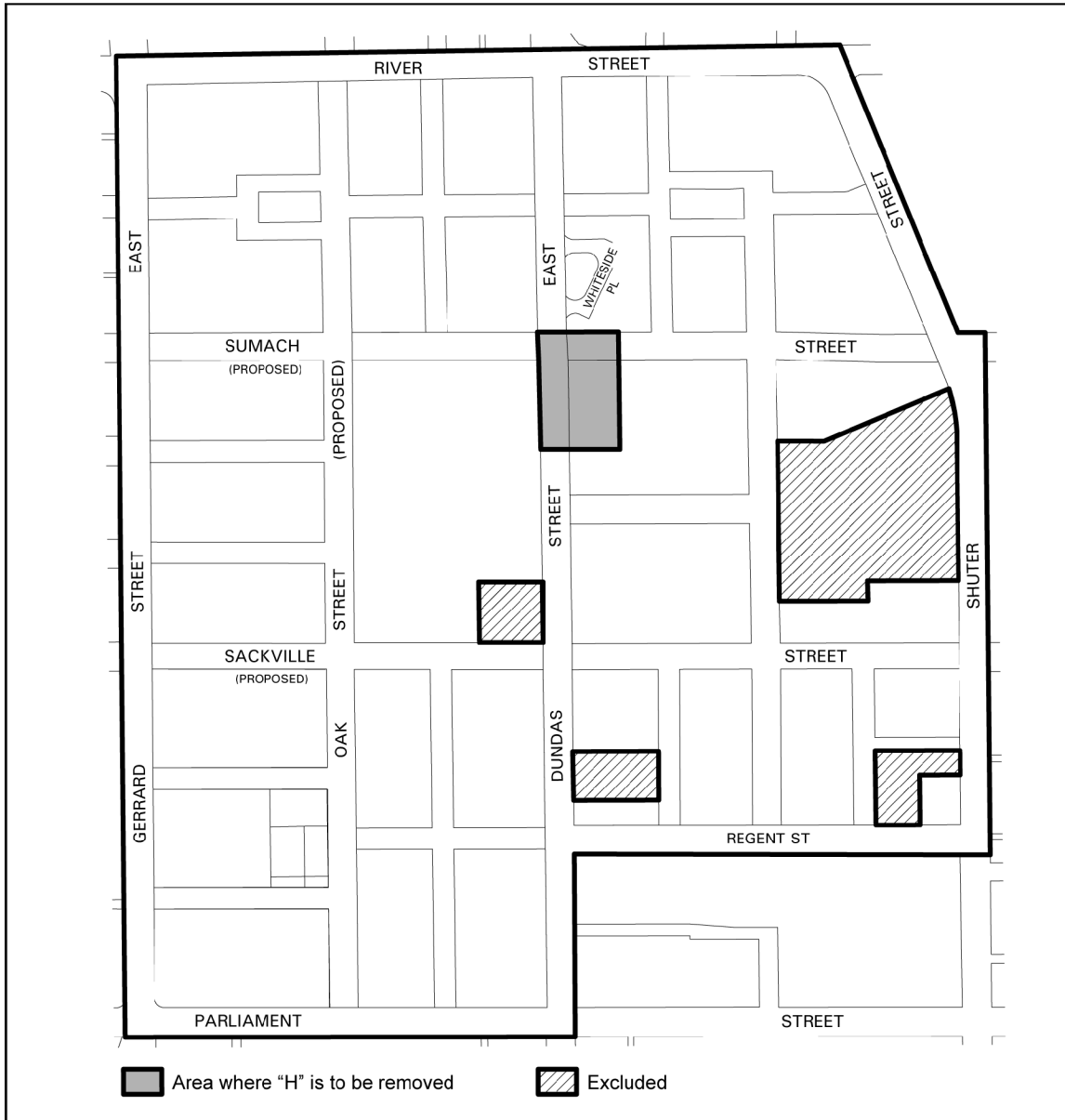
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROBERT FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Map 1a



Area where "h" is to be removed

591 Dundas Street East
(Regent Park - Phase 2)

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Not to Scale
10/25/2011