

21, 23 & 25 Price Street – Official Plan Amendment and Zoning Amendment Application – Supplementary Report TE 21.11

Date:	February 20, 2013
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2013\Cluster B\PLN\ City Council\CC13018 (11 257217 STE 27 OZ)

SUMMARY

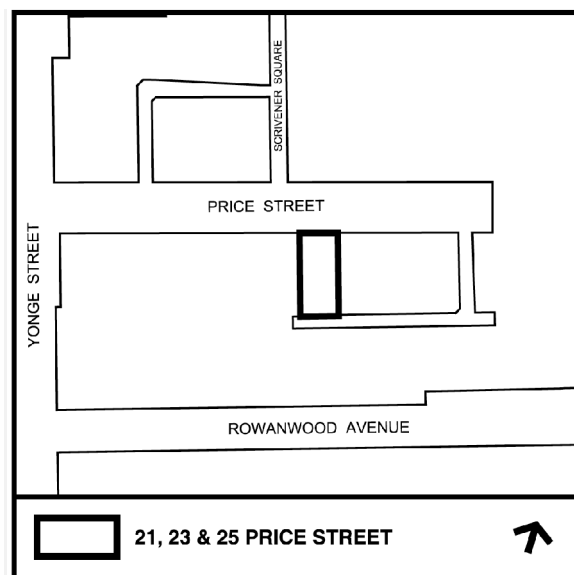
The purpose of this report is to request direction from City Council regarding the pending Ontario Municipal Board hearing on the application for an Official Plan and Zoning By-law amendments at 21, 23 & 25 Price Street.

A Request for Directions Report was before Toronto and East York Community Council on January 22, 2013. The Toronto and East York Community Council decision was to submit the item to City Council without recommendation.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and staff to attend the Ontario Municipal Board hearing in support of a settlement on the development proposal at 21, 23 and 25 Price Street as follows:
 - a. City Council amend the draft Official Plan and Zoning By-law substantially in accordance with



Attachments 9 and 10 of the report (October 10, 2012) from the Director, Community Planning, Toronto and East York District, as amended by Attachment 1: Official Plan and Zoning By-law Amendments, attached to the report (February 20, 2013) from the Chief Planner and Executive Director, City Planning Division.

2. City Council authorize the City Solicitor and necessary City staff to take such necessary steps, as required, to implement the foregoing.

COMMENT

The application has been appealed to the Ontario Municipal Board by the applicant for a hearing, beginning on March 25, 2013. Staff have been advised by the parties (applicant and nearby property owners) that a settlement has been reached resulting in revisions to proposed Official Plan and Zoning By-law amendments for the site. From a planning perspective, staff are in support of the proposed revisions as contained within Attachment 1, attached to this report. The revisions generally achieve the following objectives: to provide additional mitigation measures related to privacy and overlook issues to the adjacent residential uses and an increased rear yard setback distance, thereby reducing adjacency between the new and existing buildings.

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SIGNATURE

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Chief Planner & Executive Director
City Planning

ATTACHMENTS

Attachment 1: Official Plan and Zoning By-law Amendment Revisions

**Attachment 1:
Official Plan and Zoning By-law Amendment Revisions**

Revisions to the Official Plan:

In Chapter 7, Site and Area Specific Policies, under the proposed amendment No. 397 for 21, 23, and 25 Price Street, add the phrase “and no other uses shall be permitted” following the words, “A four storey office building is permitted”.

Revisions to the Draft Zoning By-law:

1.(a) remove the words “of the total *lot* coverage”;

New condition to be added:

1.(e) “a rooftop patio shall only be permitted a minimum of 12.44 m from the rear property line. For greater certainty, no outdoor rooftop amenity space shall be permitted closer than 12.44 m from the rear property line”;

New condition to be added:

1.(f) “windows on the 2nd to 4th floors of the south elevation shall be composed exclusively of permanent translucent or fritted glass only. More specifically, the windows on the 2nd to 4th floors of the south elevation shall be composed of translucent glass to a minimum of 5’ 3/8 inches in height taken from each floor. Any window higher than 5’ 3/8 inches on the 2nd to 4th floors of the south elevation shall be composed exclusively of fritted glass. For greater certainty, no windows on the south elevation of the 2nd to 4th floors of the property shall contain open glass.”

Map 2 - Height Map

The height map shall be revised to show a total height of 14 metres across the entirety of the southern portion of the building save and except the 17metre portion required for rooftop access; and

The dimensions of 2.87 metres and 4.46 metres are deleted and replaced with a dimension of 4.36 metres, and the southerly wall of the building is moved northward to coincide with the 4.36 metre dimension.