

**375, 375R, and 381 Queen Street West - Zoning
Amendment Application – Information Report**

Date:	July 10, 2013
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13059

SUMMARY

At its meeting of June 18, 2013, Toronto and East York Community Council requested that City Planning staff and the Ward Councillor meet with the applicant to resolve any outstanding matters, including matters to be secured under Section 37 of the *Planning Act*, and the results of these discussions be reported directly to City Council for its meeting on July 16 and 17, 2013.

This report provides an update on the results of the discussions.

RECOMMENDATIONS

The City Planning Division recommends that:

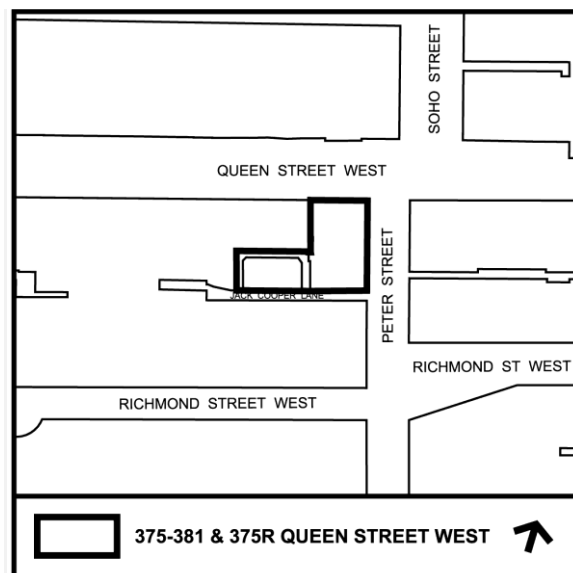
1. City Council receive this report for information.

Financial Impact

There are no financial implications.

COMMENTS

City Planning staff met with the Ward Councillor, Real Estate Services staff and the applicant to discuss the outstanding matters, as directed by Toronto and East York Community Council on July 4, 2013.



The comments contained within this report discuss the results of that meeting.

Height, Massing, and Queen Street West Heritage Conservation District

At the meeting, staff advised that they continue to have concerns with the applicant's proposal in its current form, and asked that the proposed development be reduced to be in keeping with the Queen Street West Heritage Conservation District Guidelines and applicable Zoning By-law for the site. The applicant was unwilling to modify the portion of the building which is taller than 16 metres as set out in the HCD.

Amendments within the Queen Street West Heritage Conservation District

A report dated May 7, 2013 from the City Solicitor was submitted to Toronto and East York Community Council. That report contains a confidential attachment with legal advice with respect to the process for amending Heritage Conservation District plans.

Laneways

The proposal requires the closure and sale of a portion of Jack Cooper lane and a portion of the u-shaped lane abutting 375R Queen Street West (the "Lanes"). Transportation Services staff have determined that there is no municipal requirement for the Lanes provided that surface access is maintained. Real Estate staff will bring this matter to the Property Management Committee to declare the Lanes surplus and to determine the method of sale. The declaration of surplus and the sale of the Lanes can be completed through delegated authority.

Section 37

Should the application be approved, staff will use Section 37 of the *Planning Act* to secure matters of legal convenience as they relate to the proposed closure of the public laneways adjacent to the site. Staff will also secure an art feature which is proposed by the applicant at the corner as part of the Section 37 agreement.

CONTACT

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SIGNATURE

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