

## City Council

### Motion without Notice

MM39.32	ACTION			Ward:15
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**Proposed Revisions to the Zoning By-law - 1-29 and 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 and 15-45 Zachary Court and 215-251 Rane Avenue - by Councillor Joshe Colle, seconded by Councillor Ana Bailao**

*\* This Motion has been deemed urgent by the Chair.*

*\* This Motion has been added to the agenda.*

*\* This Motion is subject to a re-opening of Item NY20.34. A two-thirds vote is required to reopen the Item.*

*\* If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

### Recommendations

Councillor Josh Colle, seconded by Councillor Ana Bailão, recommends that:

1. City Council adopt the following recommendations contained in the report (October 1, 2013) from the Chief Planner and Executive Director, City Planning:
  - "1. City Council amend former City of North York Zoning By-law No. 7625, for the lands at 1-29 and 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Crescent, 1 Leila Lane, 1-11 and 15-45 Zachary Court and 215- 251 Rane Avenue, in accordance with the draft Zoning By-law attached as Attachment 1 to this report.
  2. City Council determine that the revisions made to the draft Zoning By-law previously approved by City Council are minor in nature and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the changes.
  3. City Council authorize the Zoning By-law Amendment bill to be enacted once the Section 37 Agreement has been executed by Toronto Community Housing

Corporation provided that the City has obtained an undertaking from Toronto Community Housing Corporation to the satisfaction of the City Solicitor that the Section 37 Agreement will be registered on title to the lands that are currently owned by Central Mortgage and Housing Corporation once they are transferred to Toronto Community Housing Corporation."

2. City Council direct Staff along with the Toronto Community Housing Corporation and its developer partner(s) to explore the feasibility of a cultural and/or arts centre in the first phase of revitalization within the Lawrence Heights lands, including redirecting a portion of the one percent Public Art contribution to support creation of this space if appropriate.
3. City Council authorize the City Solicitor, the Chief Planner and Executive Director, City Planning and other City staff to take any necessary steps to implement Council's decision.

### **Summary**

At its meeting on November 27, 28 and 29, 2012, City Council adopted the Final Report from City Planning recommending the amendment of former City of North York Zoning By-law No. 7625 to permit the comprehensive redevelopment of the subject site.

City Council also required the owner to enter into an Agreement pursuant to Section 37 of the Planning Act before introducing the necessary Bills to City Council.

The Section 37 Agreement has been negotiated and finalized between the City of Toronto and Toronto Community Housing ("TCHC"), the main owner of the subject lands.

Through this process, a number of minor revisions to the draft Zoning By-law were identified. The proposed revisions are agreeable to City staff and to TCHC, and will ensure that the By-law permits the intended development.

The purpose of this Motion is to allow introduction and consideration of the report (October 1, 2013) from the Chief Planner and Executive Director, City Planning to the October 8 and 9, 2013 meeting of City Council, and to direct staff to explore the feasibility of a cultural incubator.

While the changes to the zoning by-law outlined in the staff report are small and technical in nature, it is necessary to enact the zoning at this time in order to meet commitments and timelines with TCHC's third party development partners. Delaying the enactment of the by-law would also have implications for the future planning processes including site plan approvals and TCHC's budgeting and tenant consultation processes.

### **REQUIRES RE-OPENING:**

North York Community Council Item NY20.34 (November 27, 28 and 29, 2012), as it relates to the zoning by-law amendment for the subject lands.

(Submitted to City Council on October 8 and 9, 2013 as MM39.32)

**Background Information (City Council)**

Member Motion MM39.32

(October 1, 2013) Report from the Chief Planner and Executive Director, City Planning on 1 to 29 and 111 to 133 Bagot Court, 1 to 87 Bredonhill Court, 41 to 119 Varna Drive, 1 to 78 Cather Crescent, 1 Leila Lane, 1 to 11 and 15 to 45 Zachery Court and 215 to 251 Rance Avenue - Zoning By-law Amendment

<http://www.toronto.ca/legdocs/mmis/2013/mm/bgrd/backgroundfile-62450.pdf>