



## Tracking Status

- [City Council](#) considered this item on November 27, 2012 and referred this item to an official or another committee or body. Consult the text of the decision for further information on the referral.
- This item was considered by [Toronto and East York Community Council](#) on November 6, 2012. It is being forwarded to City Council without recommendations. It will be considered by City Council on November 27, 2012.

### City Council consideration on November 27, 2012

TE20.18	ACTION	Referred		Ward:20
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## Request for Direction Report - 24 Mercer Street - Zoning Amendment Application

### City Council Decision

City Council on November 27, 28 and 29, 2012, referred Item TE20.18 back to the January 22, 2012 meeting of the Toronto and East York Community Council for further consideration and directed the Chief Planner and Executive Director, City Planning, to report to the January 22, 2012 meeting of the Toronto and East York Community Council on further discussions with the applicant and on any potential settlement.

### Background Information (Community Council)

(August 8, 2012) Report from the Director, Community Planning, Toronto and East York District - 24 Mercer Street - Zoning Amendment Application - Request for Direction Request (<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-50121.pdf>)

### Background Information (City Council)

(November 26, 2012) Supplementary report from the Chief Planner and Executive Director, City Planning on 24 Mercer Street (TE20.18a) (<http://www.toronto.ca/legdocs/mmis/2012/cc/bgrd/backgroundfile-52571.pdf>)

### Motions (City Council)

#### *1 - Motion to Refer Item moved by Mayor Rob Ford (Carried)*

As recommended by the Chief Planner and Executive Director, City Planning in the supplementary report (November 26, 2012), City Council refer the Item back to the January 22, 2012 meeting of Toronto and East York Community Council for further consideration and direct that the Chief Planner and Executive Director, City Planning, to report to the January 22, 2012 meeting of the Toronto and East York Community Council on further discussions with the applicant and on any potential settlement.

### Vote (Refer Item)

Nov-29-2012 7:33 PM

<b>Result: Carried</b>	Majority Required - TE20.18 - Mayor Ford - motion 1
	Ana Bailão, Shelley Carroll, Raymond Cho, Josh Colle, Gary Crawford,

Yes: 29	Vincent Crisanti, Janet Davis, Glenn De Baeremaeker, Frank Di Giorgio, Sarah Doucette, John Fillion, Doug Ford, Rob Ford, Mary Fragedakis, Doug Holyday, Mike Layton, Chin Lee, Josh Matlow, Pam McConnell, Peter Milczyn, Denzil Minnan-Wong, Frances Nunziata, Cesar Palacio, John Parker (Chair), Gord Perks, Anthony Perruzza, David Shiner, Karen Stintz, Adam Vaughan
No: 0	
Absent: 16	Paul Ainslie, Maria Augimeri, Michelle Berardinetti, Mike Del Grande, Paula Fletcher, Mark Grimes, Norman Kelly, Gloria Lindsay Luby, Giorgio Mammoliti, Mary-Margaret McMahon, Joe Mihevc, Ron Moeser, James Pasternak, Jaye Robinson, Michael Thompson, Kristyn Wong-Tam

## ☐ Toronto and East York Community Council consideration on November 6, 2012

TE20.18	ACTION	Without Recs		Ward:20
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### Request for Direction Report - 24 Mercer Street - Zoning Amendment Application

#### Community Council Recommendations

The Toronto and East York Community Council submits this item to Council without recommendation.

#### Decision Advice and Other Information

The Toronto and East York Community Council:

1. Requested the Director, Community Planning, Toronto and East York District to continue to work with the applicant to address tower separation and heritage issues outlined in his Request for Directions Report on 24 Mercer Street (August 8, 2012) and on outstanding issues, as outlined in the Technical Services memorandum dated September 26, 2012.
2. Requested the Director, Community Planning, Toronto and East York District and/or the City Solicitor to report directly to City Council for its meeting on November 27 and 28, 2012, on any potential settlement.

#### Origin

(August 8, 2012) Report from the Director, Community Planning, Toronto and East York District

#### Summary

This application has been appealed by the Applicant to the Ontario Municipal Board. It proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the construction of a new 21-storey residential building. The façade of the listed heritage building on the site is proposed to be retained. The building would include 27 units and 4 levels of below-grade accessory use. No vehicular parking is proposed. Twenty-seven bicycle parking spaces are proposed on the ground floor.

The proposal represents over-development of the property contrary to the planning framework for King-Spadina. The small size of the property makes it an inappropriate location for a tall building. The proposed development would overwhelm the façade of the existing two and a half storey listed heritage building on the site which is proposed to be retained. Its approval would set a negative precedent for future development that undermines the vision for this area of the City.

The purpose of this report is to seek City Council's direction for the City Solicitor, together with Planning and other appropriate City staff, to attend any Ontario Municipal Board hearing of the appeal in opposition to such proposal at the OMB.

The application in its current form is not supportable. Of considerable concern to staff is the appropriateness of the massing of the proposed tall building built with no setback to the adjacent lot lines. Also of concern is the loss of a significant portion of the heritage building with minimal retention of the built form and no sense of the existing building's scale, form and mass. The absence of any vehicular parking is also an outstanding issue.

### **Background Information**

(August 8, 2012) Report from the Director, Community Planning, Toronto and East York District - 24 Mercer Street - Zoning Amendment Application - Request for Direction Request (<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-50121.pdf>)

### **Speakers**

Dawne Jubb

### **Motions**


*Motion to forward item Without Recommendations moved  
by Councillor Adam Vaughan (Carried)*

That the Toronto and East York Community Council:

1. Submit this item to Council without recommendation.
2. Request the Director, Community Planning, Toronto and East York District to continue to work with the applicant to address tower separation and heritage issues outlined in his Request for Directions Report on 24 Mercer Street (August 8, 2012) and on outstanding issues, as outlined in the Technical Services memorandum dated September 26, 2012.
3. Request the Director, Community Planning, Toronto and East York District and/or the City Solicitor to report directly to City Council for its meeting on November 27 and 28, 2012, on any potential settlement.

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Source: Toronto City Clerk at [www.toronto.ca/council](http://www.toronto.ca/council)

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