
City Council**Motion without Notice**

MM17.31	ACTION			Ward:30
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875-887 Queen Street East - Official Plan Amendment and Zoning By-law Amendment Appeals to the Ontario Municipal Board - Instructions to the City Solicitor - by Councillor Paula Fletcher, seconded by Councillor Ana Bailão

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.
* This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Ana Bailão, recommends that:

1. City Council direct the City Solicitor to make a request to the Ontario Municipal Board that, given the significant public benefit, community interest, and time sensitivity of the development application at 875-887 Queen Street East, the appeal of the Official Plan and Zoning By-law Amendments be heard at the earliest available date that can be accommodated by the Board's schedule.

Summary

At the February 3 and 4, 2016 meeting of City Council, Council adopted an Official Plan Amendment and Zoning By-law Amendments to permit the redevelopment of lands municipally known as 875-887 Queen Street East. In exchange for increased height and density above what is permitted by the zoning by-law, the owner entered into a Section 37 agreement to secure the construction and sale to the City of shelter space to replace the existing Red Door Shelter that operates out of the to-be-demolished building currently on the site. The new facility will contain approximately 94 beds to serve as emergency shelter for vulnerable families.

On March 4, 2016 the City Clerk received materials appealing Council's decision to the Ontario Municipal Board. The appeal does not challenge the rezoning or the shelter use, but takes issue with the built form of the building and the size and configuration of ground floor

commercial use. The approval of the rezoning and Official Plan amendment will not be final until the appeal is resolved.

No hearing has yet been scheduled. Given Council's adoption of the Official Plan and Zoning By-law Amendments, as well as the significant public benefit to be provided by the completed development, it is recommended that the City Solicitor take steps to request an expeditious and timely hearing of this appeal before the Ontario Municipal Board.

This Motion is urgent as it is in the interest of the City to obtain a Hearing date as early as possible.