

City Council**Motion without Notice**

MM18.36	ACTION			Ward:20
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Amendment to TE7.8 - Zoning Amendment Application - 602-622 King Street West, 499, 503 and 505 Adelaide Street West and 1 and 11 Adelaide Place - by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam

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

** This Motion is subject to a re-opening of Item TE7.8. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council amend Item TE 7.8 by deleting the following Part 6. c. as a requirement to be satisfied prior to the issuance of a preliminary approval for a Section 111 permit for the demolition of two rental units at 503 Adelaide Street West under Municipal Code Chapter 667:

6.c. The issuance of notice of Approval Conditions for Site Plan approval of the subject lands by the Chief Planner and Executive Director, City Planning or designate, pursuant to Section 114 of the City of Toronto Act, 2006.

Summary

At its meeting on July 7, 8 and 9, 2015, City Council adopted Item TE.7.8 approving the Zoning Amendment application for 602-622 King Street West. Concurrent with the zoning approval being considered by Council was the consideration of the demolition of two rental units at 503 Adelaide Street West, pursuant to Municipal Code Chapters 667 and 363. The Council decision required that a number of conditions be satisfied prior to the Chief Planner and Executive Director, City Planning issuing a preliminary approval for a Section 111 permit for the demolition of the two rental units. The conditions included the issuance of Notice of Approval Conditions for Site Plan approval. The applicant has requested that this condition be removed to allow them to move ahead with the demolition of the building at 503 Adelaide Street West so that they can proceed with their shoring and excavation work for this 41,750 square metres mixed-use office project.

The reason for the requested change in the conditions is to allow the applicant to meet a construction deadline for a major office tenant. The applicant's Site Plan application has been submitted and is under review by City staff. The City's interests are being secured through

other means, including a Section 111 Agreement, which will be required to be executed by the applicant prior to the issuance of the preliminary approval for a Section 111 Permit for the demolition by the Chief Planner and Executive Director, City Planning.

This Motion is deemed urgent as the applicant needs to begin shoring and excavation work to be able to meet the deadline imposed by a major office tenant. Notice of Approval Conditions for Site Plan approval are not typically required prior to shoring and excavation work. It is anticipated that Notice of Approval Conditions will be issued prior to the issuance of foundation permits.

REQUIRES RE-OPENING

Toronto and East York Community Council Item TE7.8 - July 7 to 9, 2015 City Council meeting, as it pertains to Part 6.c.

Background Information (City Council)

Member Motion MM18.36