

City Council**Motion without Notice**

MM19.27	ACTION			Ward:22
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151-177 Roehampton Avenue and 140-144 Redpath Avenue - Technical Amendment to By-law No. 1356-2015 - by Councillor Josh Matlow, seconded by Councillor Sarah Doucette

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.
* This Motion is subject to a re-opening of Item TE12.4. 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.
* This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Josh Matlow, seconded by Councillor Sarah Doucette, recommends that:

1. City Council amend By-law No. 1356-2015 by replacing the words "Diagram 2" with the words "Diagram 3" in Parts 4(a)(iii) and 4(a)(iv) as well as by adding Diagram 3 as attached to this Motion.
2. City Council direct the City Solicitor to bring forward to the June 7 and 8, 2016 meeting of City Council a bill to make the changes noted in Part 1 above to By-law No. 1356-2015.
3. City Council determine that, pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to By-law No. 1356-2015.

Summary

At its meeting held December 9 and 10, 2015, City Council adopted Toronto East York Community Council Item TE12.4 which amended Zoning By-law No. 569-2013, to permit a 38-storey mixed-use building at 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue.

It has come to City Planning's attention that an error was made in the resulting By-law No. 1356-2015. Diagram 3, concerning height limits, was inadvertently left out of the final version of the By-law. The diagram was always intended to apply to the site and is included in the

version of the Zoning By-law which was attached to the report (October 16, 2015) from the Director, Community Planning, Toronto and East York District.

As such, By-law No. 1356-2015 should be amended by replacing the words "Diagram 2" with the words "Diagram 3" in Parts 4(a)(iii) and 4(a)(iv) as well as by adding Diagram 3 attached to this Motion, which will result in the intended height limits for the site being in effect. It is appropriate that the technical amendments as set out in the Recommendations above be made to By-law No. 1356-2015, without the need for any further public notice. A copy of the correcting By-law as well as Diagram 3 are attached to this Motion.

This item is urgent as the City needs to ensure that the developer adheres to the height limit intended for the building at 151, 157, 161, 165, 167, 171, 173 and 177 Roehampton Avenue and 140, 142 and 144 Redpath Avenue as it proceeds with construction.

REQUIRES RE-OPENING

Toronto and East York Community Council Item TE12.4 - December 9 and 10, 2015 only as it pertains to the addition of Diagram 3.

Background Information (City Council)

Member Motion MM19.27

Draft Bill and Diagram 3

(<http://www.toronto.ca/legdocs/mmis/2016/mm/bgrd/backgroundfile-94029.pdf>)