TORONTO Member Motion

City Council

Notice of Motion

MM27.37	ACTION			Ward:32

1624 -1630 Queen Street East - Zoning Amendment Application - by Councillor Mary-Margaret McMahon, seconded by Councillor Mike Layton

**** Notice of this Motion has been given.***
**** This Motion is subject to a re-opening of Item TE21.3. A two-thirds vote is required to re-open that Item. If re-opened, the previous decision remains in force unless Council decides otherwise.***

Recommendations

Councillor Mary-Margaret McMahon, seconded by Councillor Mike Layton, recommends that:

1. City Council amend its decision on Item TE21.3 by amending the draft Zoning By-law Amendment attached as Attachment 1 to the supplementary report (January 11, 2017) from the Director, Community Planning, Toronto and East York District, by:

a. deleting Sections 2 (f) (i) and (ii) and replacing it with the following sections 2 (f) (i) and (ii):

"2(f)(i) parapets, guard rails, railings and dividers, screens, roof drainage, window washing equipment, lightning rods, architectural features, landscaping and elements of a green roof to a maximum height of 2.0 metres above the applicable maximum height limit;

(ii) the underground garage ramp, rooftop stairs enclosures and trellises, up to a maximum height of 3.0 metres above the applicable maximum height limit; and

b. deleting Section 2 (l) (iii) and replacing it with the following section 2 (l)(iii):

"2(l)(iii)"grade" means an elevation of 78.85 Canadian Geodetic Datum;"

Summary

Minor modifications to the draft by-law that was before the Toronto and East York Community Council (Item TE21.3) are required in order to meet Ontario Building Code clearance requirements for exit stairs and trellis heights. The previous version of the by-law limited these elements to 2 metres above the permitted height, where the Ontario Building Code requires a clearance of 3 metres.

In addition, in order to facilitate the future road narrowing (sidewalk widening) adjacent to the development as described in the report, the grading of the property needs to be adjusted slightly to ensure proper drainage on the sidewalk.

REQUIRES RE-OPENING

Toronto and East York Community Council Item TE21.3 - January 31, 2017 City Council Meeting as it pertains to the draft by-law.

Background Information (City Council)

Member Motion MM27.37