

**City Council****Motion without Notice**

MM29.42	ACTION			Ward:32
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**1624, 1628 and 1630 Queen Street East - Zoning By-law Amendment -  
by Councillor Mary-Margaret McMahon, seconded by Councillor  
Kristyn Wong-Tam**

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

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

**Recommendations**

Councillor Mary-Margaret McMahon, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council amend By-law 290-2017 for the lands at 1624, 1628 and 1630 Queen Street East in accordance with the draft Zoning By-law attached to this Motion.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendment as may be required.
3. City Council determine that pursuant to Section 34(17) of the Planning Act, as amended, no further notice is required in respect of the proposed Zoning By-law Amendment for 1624, 1628 and 1630 Queen Street East.

**Summary**

On January 31, 2017, City Council adopted a site specific zoning by-law, under By-law 290-2017, amending the lands at 1624, 1628 and 1630 Queen Street East to permit the construction of a 6-storey mixed-use building. Maps 1 and 2 attached to the by-law allowed for a reduced setback and additional height beyond that permitted by Section 12(2)284 of By-law 438-86. The Community Planning report includes lengthy discussion regarding the reasoning for the non-compliance. Public Notice as required by the Planning Act was provided prior to the adoption of the By-law.

By-law 290-2017 contains a typographical error in that exemption from Section 12(2)284 of By-law 438-86 was omitted in error.

This is an urgent matter since the by-law was enacted many months ago and further delay may cause hardship to the applicant.

## **Background Information (City Council)**

Member Motion MM29.42

Attachment 1 - Draft Zoning By-law Amendment

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-104236.pdf>)