

## City Council

### Motion Without Notice

MM34.29	ACTION			Ward:20
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**497, 505 and 511 Richmond Street West - Technical Amendments to Site Specific By-laws 848-2017 and 849-2017 - by Councillor Joe Cressy, seconded by Councillor Mike Layton**

*\* 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 Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council amend By-law 848-2017 by deleting the reference to "4,400 square metres" in Section 1.(b)(ii) and replacing it with "4,600 square metres" in reference to the minimum space to be used for a community centre calculated pursuant to By-law 438-86, as amended.
2. City Council amend By-law 849-2017 by deleting the reference to "4,600 square metres" in each of Section 4.B(ii) and Schedule "A" Clause (19) and replacing it with "4,400 square metres" in reference to the minimum space to be used for a community centre calculated pursuant to By-law 569-2013, as amended.
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 848-2017 and By-law 849-2017 set out in Parts 1 and 2 above respectively, and City Council direct the City Solicitor to bring forward the necessary bills to make these changes and for enactment by City Council at its meeting commencing November 7, 2017.

### Summary

At its meeting March 9, 2017, City Council adopted Item TE22.5. At its meeting July 4, 5, 6 and 7, 2017, Council adopted Item MM31.60. On July 7, 2017, City Council enacted site specific zoning amendments By-law 848-2017 (amendment to former City of Toronto By-law 438-86, as amended) and By-law 849-2017 (amendment to City of Toronto By-law 569-2013, as amended) permitting the proposed development at 497, 505 and 511 Richmond Street West.

Each of the site specific by-laws require a minimum specified amount of gross floor area to be used for a community centre. A YMCA is currently proposed as part of the project.

The gross floor area is calculated differently as between the parent By-law 438-86 and parent

By-law 569-2013, although the amount of actual space remains constant. It has recently come to City Planning's attention that the minimum required amount of gross floor area for the community centre as between the two site specific amending by-laws was inadvertently reversed. Accordingly, Council is requested to authorize technical amendment to the By-laws as follows:

- By-law 848-2017: reference to 4,400 m<sup>2</sup> in Section 1.(b)(ii) should be 4,600 m<sup>2</sup> as the minimum space to be used for a community centre.
- By-law 849-2017: reference to 4,600 m<sup>2</sup> in Section 4.(B)(ii) and in Schedule "A" Clause (19) should be 4,400 m<sup>2</sup> as the minimum space to be used for a community centre.

The amendments will not result in a change to the proposed plans and drawings but are required to accurately reflect the requirements of each of the parent by-laws. All required notices were given pursuant to the Planning Act prior to enactment of By-law 848-2017 and By-law 849-2017. The amendments are technical in nature and Council is being requested to determine that no further notice is required.

The links to each of the By-laws proposed to be amended are as follows:

<http://www.toronto.ca/legdocs/bylaws/2017/law0848.pdf>

<http://www.toronto.ca/legdocs/bylaws/2017/law0849.pdf>

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

Member Motion MM34.29