

## City Council

### Motion without Notice

MM41.31	ACTION			Ward:27
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**Removal of the Holding Symbol 'H' for 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street - Zoning By-law Amendment Application - by Councillor Kristyn Wong-Tam, seconded by Councillor Lucy Troisi**

*\* 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 Kristyn Wong-Tam, seconded by Councillor Lucy Troisi, recommends that City Council adopt the following recommendations in the report (May 16, 2018) from the Chief Planner and Executive Director, City Planning:

1. City Council delete Parts 1 and 2 of Item TE17.13, titled "Final Report - 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street - Zoning Amendment and Rental Housing Demolition Application under Municipal Code Chapter 667" to remove the holding provisions and replace them with the following:
  1. City Council amend Zoning By-law 438-86, for the lands at 628, 634, 636 and 638 Church Street and 68 and 70 Charles Street East substantially in accordance with the draft Zoning By-law Amendment, attached as Attachment 1 to the report (May 11, 2018) from the Chief Planner and Executive Director, City Planning.
  2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 628, 634, 636 and 638 and 68 and 70 Charles Street East substantially in accordance with the draft Zoning By-law Amendment, with the draft Zoning By-law Amendment, attached as Attachment 2 to the report (May 11, 2018) from the Chief Planner and Executive Director, City Planning.
2. City Council determine that the revisions made to the proposed Zoning By-law are minor in nature and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed zoning by-law.

### Summary

A Zoning By-law Amendment application was previously considered by City Council at its meeting on July 12, 13, 14 and 15, 2016 (Item TE17.13). The application proposed a 47-storey

mixed-use building containing 408 residential dwelling units and 20 rental replacement units and 349 square metres of retail space at 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street.

The City Council decision contained conditions relating to the introduction of the bills and implemented a holding symbol ('H'). The proposed holding provision in the Draft Zoning By-law provided that the 'H' be lifted at such time Toronto Water has identified improvements to the water system for implementation. Toronto Water and Engineering and Construction Services staff have confirmed that this condition has been fulfilled.

As the Bills have not yet been brought forward to City Council and there have been no changes to the application, City Planning is satisfied that the holding condition can be removed from the Bills prior to their enactment and that no further notice under the Planning Act is required.

This Motion recommends approval of the application to amend the Zoning By-law and remove the holding symbol from the subject lands.

This matter is urgent as the Zoning By-law Amendment Application was approved in July 2016, subject to a number of conditions. As it has been almost two years since approval and the applicant has now satisfied all of the conditions, including those required to remove the 'H', the Bills are required to move forward.

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

Member Motion MM41.31

(May 16, 2018) Report from the Chief Planner and Executive Director, City Planning on Removal of the Holding Symbol ('H') for 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street - Zoning By-law Amendment Application

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-115511.pdf>)