

## City Council

### Motion Without Notice

MM41.43	ACTION			Ward:27
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**126-128 Hazelton Avenue - Technical Amendments to By-laws 1264-2016 and 1265-2016 - by Councillor Kristyn Wong-Tam, seconded by Councillor Jonathan Tsao**

*\* 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.*

*Bill 657 has been submitted on this Item.*

### Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Jonathan Tso, recommends that:

1. City Council enact the attached by-laws amending By-laws 1264-2016 and 1265-2016, site specific amendments to Zoning By-laws 438-86 and 569-2013, for the lands located at 126-128 Hazelton Avenue.
2. City Council determine that the changes contained within the revised By-laws are minor, technical in nature, and reflective of the original proposal and plans considered by City Council, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the Zoning By-laws.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending By-laws as may be required.

### Summary

At its meeting on December 13, 14 and 15, 2016, City Council adopted Toronto and East York Community Council Item 20.10, headed "Final Report - 126-128 Hazelton Avenue - Official Plan Amendment and Zoning Amendment Applications", which recommended amendments to City of Toronto Zoning By-laws 438-86 and 569-2013 in order to permit the redevelopment of 126-128 Hazelton Avenue with a 9-storey mixed-use building. At the same meeting, Council enacted By-laws 1264-2016 and 1265-2016, which implemented the approved amendments.

Technical amendments are required to By-laws 1264-2016 and 1265-2016 in order to ensure that building permits can be issued for the development approved by Council. The amendments pertain primarily to exempting the site from the tall building zoning provisions as this building is a mid-rise building to which the tall building zoning provisions were not

intended to apply, and revising the wording of Section 4(M) of By-law 1265-2016 in order to clarify that floor height dimensions are to be measured between floor-to-floor and not floor-to-ceiling.

This Motion is urgent to ensure the orderly processing of the building permit for a development that has been approved by Council.

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

Member Motion MM41.43

Draft By-law to amend By-law 1264-2016

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-115619.pdf>)

Draft By-law to amend By-law 1265-2016

(<http://www.toronto.ca/legdocs/mmis/2018/mm/bgrd/backgroundfile-115631.pdf>)