

City Council**Motion without Notice**

MM43.43	ACTION			Ward:20
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Minor Amendment to Zoning By-law Amendments for 666 Spadina Avenue - by Councillor Joe Cressy, seconded by Councillor Mike Layton

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

** This Motion is subject to a re-opening of Item TE27.2. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

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

1. City Council amend its decision on Item TE27.2, adopted on November 7, 8 and 9, 2017 by deleting Part 9.p. and replacing it with the following::

9.p. prior to the issuance of the first above-grade building permit for the 11-storey rental apartment building (Building A), no less than 603 square metres of unencumbered parkland shall be satisfactorily conveyed to the City, located on the north-east corner of the site with frontage on both Spadina Avenue and Sussex Avenue, pursuant to section 42 of the Planning Act; and these lands shall meet Parks, Forestry and Recreation's environmental requirements and base park conditions, as set out in the Memorandum to Community Planning and City Legal provided by Planning, Design and Development Parks, Forestry and Recreation dated September 27, 2016 as well as have no remaining underground parking garage structure beneath the park, to the satisfaction of the General Manager, Parks Forestry and Recreation; and

Summary

On November 7, 8 and 9, 2017, City Council approved an application for amendments to Zoning By-laws 438-86 and 569-2013 for 666 Spadina Avenue in order to permit the development of an 11-storey rental apartment building ("Building A") to be located south of an existing 25-storey residential rental apartment building (to be retained), along with a new park at the corner of Spadina Avenue and Sussex Avenue (Item TE27.2).

As a precondition to enacting the Zoning By-law Amendments, Council required the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act satisfactory to the City Solicitor and in consultation with the Chief Planner and Executive Director, City Planning to secure, among other facilities, services and matters "no less than 603 square metres of

unencumbered parkland shall be satisfactorily conveyed to the City, located on the north-east corner of the site with frontage on both Spadina Avenue and Sussex Avenue, pursuant to section 42 of the Planning Act." Council decided that the conveyance of the unencumbered parkland was to occur prior to the issuance of the first above-grade building permit for the site.

As a result of the nature and amount of work to be done to remove the remaining underground parking garage structure from beneath the park, it will not be possible convey the unencumbered parkland prior to the issuance of the first above-grade building permit for the site, while still allowing the development to proceed in a timely and efficient manner. If the timing of this obligation is changed to allow for the parkland to be conveyed prior to the issuance of the first above-grade building permit for Building A, the development can proceed in a timely way, while still allowing the City's objectives for the development to be met.

REQUIRES RE-OPENING:

Toronto and East York Community Council Item TE27.2 – November 7, 8 and 9, 2017 City Council meeting , only as it pertains to Part 9.p. of City Council's decision.

Background Information (City Council)

Member Motion MM43.43