

**City Council****Notice of Motion**

MM12.17	ACTION			Ward: 13
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**56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West - Technical Amendment to Bills - by Councillor Kristyn Wong-Tam, seconded by Councillor Mike Layton**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to a re-opening of Item TE8.11. 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 Kristyn Wong-Tam, seconded by Councillor Mike Layton, recommends that:

1. City Council amend its decision on Item TE8.11 by:

a. amending subsection 2.d) (i) of the draft Zoning By-law to amend By-law 438-86 in Attachment 8 to the report (August 28, 2019) from the Director, Community Planning, Toronto and East York District to read as follows:

A maximum of 335,000.0 square metres of gross floor area may be occupied by office uses; and

b. amending subsection 4. (F) i. of the draft Zoning By-law to amend By-law 569-2013 in Attachment 9 to the report (August 28, 2019) from the Director, Community Planning, Toronto and East York District to read as follows:

A maximum 335,000 square metres of gross floor area may be occupied by office uses; and

c. amending subsection 2 h) (i) of the draft Zoning By-law to amend By-law 438-86 in Attachment 8 to the report (August 28, 2019) from the Director, Community Planning, Toronto and East York District to read as follows:

a minimum of 0.11 parking spaces per 100 square metres of gross floor area for office uses above ground;

d. amending subsection 4 (N) i. of the draft Zoning By-law to amend By-law 569-2013

in Attachment 9 to the report (August 28, 2019) from the Director, Community Planning, Toronto and East York District to read as follows:

A minimum of 0.11 parking spaces per 100 square metres of gross floor area used for office uses above ground;

2. 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 the amending By-laws adopted as Item TE8.11.

### **Summary**

At its meeting held on October 2 and 3, 2019, City Council adopted Item TE8.11, with amendments, which recommended amendments to Zoning By-laws 438-86 and 569-2013 to permit redevelopment of 56 Yonge Street, 21 Melinda Street, 18 to 30 Wellington Street West, 187 to 199 Bay Street and 25 King Street West for a 65-storey office building and a 3-storey glass pavilion. The Bills enacting the amending Zoning By-laws are prepared for this meeting of Council.

The applicant is requesting the maximum office gross floor area identified in the draft amending Zoning By-laws be increased from 315,000 square metres to 335,000 square metres based on recent survey of the existing office space below grade on the subject site. The increase in office gross floor area does not alter the building envelope or the overall 368,100 square metres of gross floor area provisions in the amending Zoning By-laws as part of Item TE8.11 adopted by City Council.

As part of the increase in maximum office gross floor area to accommodate the existing office space below grade, the corresponding vehicular parking ratio of 0.11 spaces per 100 square metres of office space identified in the draft amending Zoning By-laws is being requested by the applicant to be revised to apply to above grade office space only.

City Planning staff reviewed the requested changes and have no objections.

### **Requires Re-Opening:**

This Motion requires a reopening of Item TE8.11 (October 2 and 3, 2019) only as it relates to office gross floor area and vehicular parking ratio.

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

Member Motion MM12.17