

City Council

Notice of Motion

MM24.1	ACTION			Ward: 14
--------	--------	--	--	----------

1151 Queen Street East - Technical Amendments to By-law 234-2020 - by Councillor Paula Fletcher, seconded by Councillor Shelley Carroll

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Shelley Carroll, recommends that:

1. City Council enact the draft By-law attached to Motion MM24.1 amending By-law 234-2020, site specific amendments to Zoning By-law 569-2013, for the lands located at 1151 Queen Street East.
2. City Council determine that the changes contained within the revised By-law is 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-law.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft amending By-law as may be required.

Summary

At its meeting on January 29, 2020, City Council deferred Toronto and East York Community Council Item TE12.7, headed "Final Report – 1151 Queen Street East –Zoning Amendment Application", which recommended amendments to City of Toronto Zoning By-laws 438-86 and 569-2013 in order to permit the redevelopment of 1151 Queen Street East with a 6-storey mixed-use building. At its meeting on February 26, 2020, City Council adopted as amended, Item TE12.7, headed "Supplementary Report – 1151 Queen Street East – Zoning Amendment Application", by adopting the supplementary report which outlined minor changes required to achieve a geothermal energy system on site. At the same meeting, Council adopted enacted By-laws 233-2020 and 234-2020, which implemented the approved amendments.

Technical amendments are required to By-law 234-2020 in order to ensure that building permits can be issued for the development approved by Council. The amendments pertain to additional clarification in By-law 234-2020 in order to specify that floor height dimensions are less than the 4.5 metres required in the current by-law. This discrepancy is due to an

interpretation issue regarding measurements made between floor-to-floor (4.5 metres) and floor-to ceiling (4.35 metres). The 15 centimetre difference is considered minor and technical and no changes have been made to the plans approved by Council.

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 MM24.1

Attachment 1 - Draft Amending By-law

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-156985.pdf>)