

City Council

Notice of Motion

MM24.12	ACTION			Ward: 10
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96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West - Zoning Amendment - by Councillor Joe Cressy, seconded by Councillor Mike Layton

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

1. City Council amend Zoning By-law 438-86 for the lands at 96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West in accordance with the draft Zoning By-law Amendment in Attachment 1 to Motion MM24.12
2. City Council amend Zoning By-law 569-2013 for the lands at 96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West in accordance with the draft Zoning By-law Amendment in Attachment 2 to Motion MM24.12.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. 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.

Summary

At its meeting of October 29 and 30, 2019, Toronto City Council adopted Item TE9.9, adopting Draft Zoning By-law Amendments to Zoning By-laws 438-86 and 569-2013 for 96 Spadina Avenue and 379, 383, 385 and 391 Adelaide Street West, to permit a development of a 16-storey office building.

The adopted Draft Zoning By-laws prescribe a 6.5 metre stepback on the eight floor above the exiting heritage building along Adelaide Street, while the rest of the storeys above cantilever over this stepback. It has come to City Planning's attention that structural issues related to the retention of the heritage building and the proposed building's transfer columns require reducing

the eight floor setback to 5.5 metres. A 5.5 metre setback meets City Planning's heritage and built form policies, and would provide an acceptable building setback along the Adelaide Street West frontage.

The proposed revision to the Draft By-laws revises Diagram 7 and Map 2 to reflect the eighth floor 5.5 metre setback along Adelaide Street West. No other changes have been made to the proposal, as approved, and it is therefore the opinion of City Planning and Legal Staff that the required changes are minor and technical in nature. As such, the draft Zoning By-laws should be replaced with the attached draft Zoning By-law amendments.

As the proposed change is considered minor and technical in nature, it is appropriate for City Council to deem that no further notice be required pursuant to Section 34(17) of the Planning Act. This is an urgent matter since the Zoning By-laws were adopted in October, 2019, and further delay may cause hardship to the applicant.

Background Information (City Council)

Member Motion MM24.12

Attachment 1 - Draft Zoning By-law Amendment to By-law 438-86

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-156982.pdf>)

Attachment 2 - Draft Zoning By-law Amendment to By-law 569-2013

(<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-156983.pdf>)