

City Council

Motion without Notice

MM34.29	ACTION			Ward: 10
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495-517 Wellington Street West and 510-532 Front Street West - Technical Amendment to Site Specific By-law 593-2019 - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*

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

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

Recommendations

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

1. City Council amend By-law 593-2019 for the lands at 495-517 Wellington Street West and 510-532 Front Street West in accordance with the draft Zoning By-law Amendment attached to Motion MM34.29.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council determine that the changes contained within the revised By-law 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-law.

Summary

At its meeting of July 23, 24, 25, 26, 27 and 30, 2018, Toronto City Council adopted Item 2018.TE34.14, approving draft Zoning By-law Amendment to Zoning By-laws 438-86 and 569-2013 for 495-517 Wellington Street West and

510-532 Front Street West, to permit a 15 storey office development with retail at grade.

It has come to City Planning's attention that a minor omission did not make its way into the final By-law amending City-wide Zoning By-law 569-2013 adopted by City Council as Site Specific By-law 593-2019. As a result, a technical amendment to Zoning By-law 593-2019 is required to permit the development as reflected in the proposal approved by City Council. It should be noted that this amendment does not arise from any revisions to the development and no changes have been made to the proposal as approved by City Council. It is therefore the opinion of Planning and Legal staff that the required change is minor and technical in scope.

The proposed revision to Site Specific By-law 593-2019 (which amends City of Toronto Zoning By-law 569-2013) is to exempt the development from the requirement to provide a fence and 1.5 metre landscaping strip abutting the adjacent R zone. The proposal approved by City Council permits the new office building on the lot property abutting the R zone and an existing heritage property that is being retained is already located within the area where this landscaping strip would be required. The exception to the fence and landscaping strip was unintentionally omitted from the approved Site Specific By-law 593-2019. As such, the technical amendment proposes to add the needed exemption to Site Specific By-law 593-2019.

As there have been no changes to the design of the proposal, 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 Site Specific By-law 593-2019 was enacted in 2019 and further delay may cause hardship to the applicant.

Background Information (City Council)

Member Motion MM34.29

Draft Zoning By-law Amendment

(<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-167817.pdf>)