

City Council

Motion without Notice

MM35.49	ACTION			Ward: 11
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Approval of a Minor, Minor Variance to the Zoning By-Law for 2 Bloor Street West - by Councillor Mike Layton, seconded by Councillor Joe Cressy

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

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

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

1. City Council declare, pursuant to Subsection 45(1.4) of the Planning Act, an application for variances is permitted with respect to the property municipally known as 2 Bloor Street West and 820 Yonge Street for relief from the requirements of Former City of Toronto Zoning By-law 438-86, as amended by By-law 661-2020, to amend the associated development standards only as they relate to the phasing of loading spaces on the development site, and that the location of the office uses required by the by-laws are to be provided within Building A and Building B.
2. City Council declare, pursuant to Subsection 45(1.4) of the Planning Act, an application for variances is permitted with respect to the property municipally known as 2 Bloor Street West and 820 Yonge Street for relief from the requirements of City of Toronto Zoning By-law 569-2013, as amended by By-law 662-2020, to amend the associated development standards only as they relate to the phasing of loading spaces on the development site, and that the location of the office uses required by the by-laws are to be provided within Building A and Building B.
3. City Council declare that Recommendations 1 and 2 above shall not be construed to fetter City Council's or the Chief Planner and Executive Director,

City Planning's discretion with respect to any decision or opinion regarding the variance application related to 2 Bloor Street West and 820 Yonge Street.

Summary

In 2020, Zoning By-laws 438-86 and 569-2013 were amended to permit a mixed-use development on the property municipally known as 2 Bloor Street West and 820 Yonge Street, consisting of three towers on two development parcels, divided by a new public park. The applicant has since requested that the phasing of loading spaces on the development site, and the location of the office uses required by the by-laws within Building A and Building B be amended, and is seeking variances.

This Motion is urgent because construction is set to begin and this change is needed to be able to proceed to the next stage of the Site Plan Application process.

Background Information (City Council)

Member Motion MM35.49