



## Member Motion

### City Council

#### Motion without Notice

MM38.32	ACTION			Ward: 9
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#### **1200 Dundas Street West - Zoning By-law Amendment Application - Request for Direction - by Councillor Ana Bailão, seconded by Councillor Frances Nunziata**

*\* 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 Ana Bailão, seconded by Councillor Frances Nunziata, recommends that City Council adopt the following recommendation in the report (December 10, 2021) from the Chief Planner and Executive Director, City Planning:

1. City Council authorize the City Solicitor and appropriate City Staff to support the built form changes and increase in Gross Floor Area set out in this Report and as shown on the Revised Plans before the Ontario Land Tribunal ("OLT) on the matter of 1200 Dundas Street West (PL171337).

#### **Summary**

Dundas Ossington Developments Limited (the "Applicant") is the owner of the property municipally known as 1200 Dundas Street West (the "Subject Property"). In 2017, the Applicant applied for a Zoning By-law Amendment in order to facilitate a proposed redevelopment of the Subject Property to construct an eight-storey mixed use building (the "Application"). The Applicant appealed the Application to the Local Planning Appeal Tribunal due to City Council's failure to make a decision. The Applicant submitted a without prejudice settlement offer dated May 6, 2019 (the "Settlement Offer"), which was endorsed by City Council through its adoption of Item CC7.11 at its meeting held on May 14 and 15, 2019. On June 24, 2019, the Local Planning Appeal Tribunal issued an Order, approving the revised Application in principle, generally in accordance with the Settlement Offer dated May 6, 2019 and corresponding revised plans, but withheld the final Order subject to conditions, which include but are not limited to that a number of site plan matters are resolved to the satisfaction of Chief Planner and Executive Director, City Planning, and the City Solicitor, and that the Tribunal has been advised by the City Solicitor that the Zoning By-law Amendment is in a form satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.

Through the Site Plan Control process, modifications were made to the built form and design of the proposal, which satisfied City Staff, but that resulted in approximately 312 square metres of additional residential Gross Floor Area and 100 square metres less of non-residential Gross Floor Area than what was supported by Council through the adoption of Item CC7.11.

The Request for Directions Report from the Chief Planner recommends that City Council authorize the City Solicitor and appropriate City Staff to support the built form changes and increase in Gross Floor Area set out in the report (December 10, 2021) from the Chief Planner and Executive Director, City Planning, and as shown on the Revised Plans attached to the report (December 10, 2021) from the Chief Planner and Executive Director, City Planning on the matter of 1200 Dundas Street West (PL171337) before the Ontario Land Tribunal.

This Motion is urgent due to the need to advance the application.

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

Member Motion MM38.32

(December 10, 2021) Report from the Chief Planner and Executive Director, City Planning on 1200 Dundas Street West - Zoning By-law Amendment Application - Request for Directions (<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-174449.pdf>)

Attachment 1 - Architectural Plans

(<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-174451.pdf>)