

City Council**Motion Without Notice**

MM47.88	ACTION			Ward: 9
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1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street - by Councillor Ana Bailão, seconded by Councillor Paula Fletcher

** 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 Ana Bailão, seconded by Councillor Paula Fletcher, recommends that:

1. City Council declare, pursuant to subsection 45(1.4) of the Planning Act, R.S.O. 1990, c. P.13 for the purposes of subsection 45(1.3) of the Planning Act, R.S.O. 1990, c. P.13, that Fitzrovia Real Estate and Hazelview Investments (the owners) be permitted to apply for variances to Site Specific Zoning By-law 700-2021(OLT) in respect of the lands municipally known as 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street before the second anniversary of the first day on which Site Specific Zoning By-law 700-2021(OLT) came into effect.
2. City Council declare that Recommendation 1 above shall not be construed to fetter City Council's discretion with respect to its decision or direction regarding any development application related to 1141 Bloor Street West, 980 Dufferin Street and 90 Croatia Street.

Summary

In 2021, an Official Plan Amendment and Zoning By-law Amendment was approved by the Ontario Land Tribunal to permit a mixed use development of the former TDSB lands located at 90 Croatia Street, 980 Dufferin Street, and 1141 Bloor Street West. The approved redevelopment includes affordable and new market housing, retail, a new daycare, community space, a new park, a new public street, and conservation of heritage at 980 Dufferin Street.

This Motion responds to a request from the owner to seek changes to the gross floor area and height above and beyond what had been approved by the Ontario Land Tribunal. Other performance standards related to the site-specific by-law may also need amending. In accordance with the Planning Act, the applicant may not submit an application to Committee of Adjustment to vary the by-law within 2 years of the by-law coming into full force and effect unless City Council approval is granted. This Motion will grant that option to the owner. Nothing in this Motion shall fetter City Council's decision or staff review of any changes the applicant may submit. This Motion will grant that option to the owner. Nothing in this Motion shall fetter Council's decision or staff review of any changes the applicant may submit.

This Motion is urgent due to the Council break and the need to move forward with a Committee of Adjustment submission.

Background Information (City Council)

Member motion MM47.88