

City Council

Motion without Notice

MM13.22	ACTION			Ward: 13
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Amendment to By-law 438-86 Regarding 325 Gerrard Street East (Regent Park Phases 4 and 5) - by Councillor Chris Moise, 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 Chris Moise, seconded by Councillor Paula Fletcher, recommends that:

1. City Council amend the Zoning By-law amendment substantially in accordance with Attachment 1 to this Motion.
2. City Council determine that, 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 amendment.

Summary

At its meeting on July 19, 2023, City Council adopted recommendations in the report (June 6, 2023) from the Acting Director, Community Planning, Toronto and East York District approving an amendment to Zoning By-law 438-86 and Zoning By-law 141-2005 to amend the Zoning By-law for Phases 4 and 5 of the Regent Park revitalization by amending the permitted uses, building heights and tower locations, and other performance standards.

As the design for the first Toronto Community Housing Corporation building has progressed, a modification to Map 3 of the draft Zoning By-law amendment has been requested by Toronto Community Housing Corporation to allow for a building design that will better accommodate larger units and meet the needs of Toronto Community Housing Corporation tenant households.

The modification amends the Tower Locations Map to locate Tower D a minimum of 20 metres from the Gerrard Street East frontage instead of 30 metres as originally proposed. The permitted location for Tower D is also revised to provide a longer dimension in the north-south direction (45 metres instead of 40 metres) and a narrower dimension in the east-west direction (35 metres instead of 40 metres). The maximum permitted height (90 metres and 26 storeys) and floorplate (800 square metres gross floor area) of the tower remain unchanged.

The modification to Map 3 is in keeping with the vision of the development framework and Zoning By-law for Regent Park considered by City Council. The tower continues to be significantly set back from Gerrard Street East and would not result in substantially different

impacts than the original proposal. Accordingly, it would be appropriate for City Council to approve an amendment to the Zoning By-law amendment without the added necessity for further public notice.

The reason for urgency is that the Zoning was approved at the last meeting of City Council and these amendments are necessary to permit the development of the affordable housing to proceed without delay.

Background Information (City Council)

Member Motion MM13.22

Attachment 1 - Draft Zoning By-law Amendment

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-241556.pdf>)