

City Council**Motion without Notice**

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| MM13.25 | ACTION | | | Ward: 11 |
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300 Bloor Street West and 478 Huron Street - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Dianne Saxe, 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 Dianne Saxe, seconded by Councillor Paula Fletcher, recommends that:

1. City Council authorize the City Solicitor to attend at the Toronto Local Appeal Body in support of the appeal of the Committee of Adjustment's decision regarding Application Number A0592/23TEY respecting 300 Bloor Street West and 478 Huron Street.

2. City Council direct the City Solicitor to request the following conditions be imposed on the variance decision:

a. a cash contribution of \$450,000 for each increment of additional 1 to 745 square metres of additional gross floor area (representing additional height beyond the original approval) beyond the maximum permitted total gross floor area of 27,000 square metres permitted in Section 4(B), By-law 73- 2021, payable prior to building permit issuance, towards social services, community facilities, park improvements, road safety, active transportation, community and cultural facilities, and streetscape improvements in Ward 11, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor; and

b. the cash contribution referred to above shall be indexed upwardly in accordance with the Statistics Canada Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135- 01, or its successor, calculated from the date of this Committee of Adjustment decision to the date of payment.

Summary

On November 8, 2023, the Committee of Adjustment refused a variance application (Application Number A0592/23TEY) brought by the owners of 300 Bloor Street West and 478 Huron Drive which sought to permit the following:

- an increase in the maximum permitted gross floor area by 3,368 square metres;

- an increase in the maximum permitted residential gross floor area by 3,384 square metres;
- an increase in the maximum building height by 16.5 metres;
- a reduction in the minimum required amenity space provided per dwelling units by 0.68 square metres; and
- a reduction in the minimum required indoor amenity space provided per dwelling unit by 0.24 square metres. (Application Number A0592/23TEY).

In a Staff report dated November 1, 2023, City Planning outlined that it has no objections to the proposed variances, provided that certain conditions are imposed that would be secured through a Section 45(9) Agreement under the Planning Act.

This Motion will give the City Solicitor authority to attend the appeal of the Committee of Adjustment's decision at the Toronto Local Appeal Body in support of the appeal, and to request the imposition of the conditions set out in the Planning Report.

This Motion is urgent as the City needs instructions for a Toronto Local Appeal Body appearance which can be scheduled at any time.

Background Information (City Council)

Member Motion MM13.25

Committee of Adjustment Toronto and East York Panel Notice of Decision on application for Minor Variance/Permission/Consent for 300 Bloor Street West and 478 Huron Street

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-241586.pdf>)

(November 8, 2023) Report from the Acting Director, Community Planning on 300 Bloor Street West and 478 Huron Street

(<https://www.toronto.ca/legdocs/mmis/2023/mm/bgrd/backgroundfile-241587.pdf>)