

Tracking Status

- [City Council](#) adopted this item on July 16, 2019 with amendments.
- This item was considered by [Toronto and East York Community Council](#) on June 25, 2019 and was adopted with amendments. It will be considered by City Council on July 16, 2019.

City Council consideration on July 16, 2019

TE7.3	ACTION	Amended		Ward: 11
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300 Bloor Street West and 478 Huron Street - Zoning Amendment Application - Final Report

City Council Decision

City Council on July 16, 17 and 18, 2019, adopted the following:

1. City Council amend Zoning By-law 569-2013 for the lands at 300 Bloor Street West and 478 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report (June 11, 2019) from the Director, Community Planning, Toronto and East York District.
2. City Council amend City of Toronto Zoning By-law 438-86 for the lands at 300 Bloor Street West and 478 Huron Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to the report (June 11, 2019) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Heritage Easement Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning, the City Solicitor and the Senior Manager, Heritage Preservation Services respecting 300 Bloor Street West and 478 Huron Street in accordance with the plans and drawings prepared by KPMB Architects, dated March 6, 2019, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2019, and a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services, to be prepared by a qualified heritage consultant and that is consistent with the conservation strategy set out in the Heritage Impact Assessment and provides a detailed description with supporting documentation of the methods for restoration/replacement of the foundations of the retained building elevations at 300 Bloor Street West and 487 Huron Street.
5. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to provide a revised Functional Servicing Report to the satisfaction of the Chief

Engineer and Executive Director, Engineering and Construction Services, such report will determine, whether the municipal water, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

6. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into and to register on title an agreement with the City pursuant to Section 37 of the Planning Act, and any other necessary agreements, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services; the community benefits to be provided by the owner, at its expense and secured through the required Section 37 Agreement are as follows:

- a. the matters set forth in Parts 7.b.1., 7.b.2., and 7.b.3. in Item 2019.TE7.4; and
- b. the following community benefits are recommended to be secured in the Section 37 Agreement:
 - i. a financial contribution in the amount of \$2,344,000.00, 50 percent of which is payable to the City prior to issuance of the Notice of Approval Conditions, and 50 percent payable prior to the issuance of the first above grade building permit for the development, with such amount to be indexed upwardly in accordance with Statistics Canada Residential Building or Non-Residential Building Construction Price Index, as the case may be, for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 327-0058, or its successor, calculated from the date of the Section 37 Agreement to the date of payment; the funds shall be directed as follows:
 - ii. \$2,344,000.00 towards capital improvements for new or existing Toronto Community Housing and/or affordable housing in consultation with the Ward Councillor, and/or playground improvements to Huron Street Junior Public School and to allow public access for a fifteen (15) year period of time; and
 - iii. \$416,000.00 of benefit value in addition to Part 6.b.ii. above towards providing space during the week, for the Annex Seniors Adult Services (SAS) group for accommodation within the Bloor Street United Church building subject to the following conditions:
 - a minimum of 200 square metres of space;
 - available 2 half days per week (8 hours per week total);
 - a minimum of a 10 year term;
 - 50 percent discount over rental rate; and
 - not to be assignable/transferrable to any other group without the City's consent and the consent of the Bloor Street United Church not to be unreasonably withheld.

Public Notice Given

Statutory - Planning Act, RSO 1990

Background Information (Community Council)

(June 11, 2019) Report and Attachments 1-13 from the Director, Community Planning, Toronto

and East York District - 300 Bloor Street West and 478 Huron Street - Zoning By-law Amendment - Final Report

(<http://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-134883.pdf>)

(June 10, 2019) Report from the Director, Community Planning, Toronto and East York District - 300 Bloor Street West and 478 Huron Street - Zoning Amendment Application - Final Report-Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-134367.pdf>)

Communications (Community Council)

(June 9, 2019) E-mail from Mary Lou Dickinson (TE.Supp.TE7.3.1)

(June 24, 2019) Letter from David Harrison (TE.Supp.TE7.3.2)

(<http://www.toronto.ca/legdocs/mmis/2019/te/comm/communicationfile-95609.pdf>)

Motions (City Council)

1 - Motion to Amend Item moved by Councillor Mike Layton (Carried)

That City Council amend Toronto and East York Community Council Recommendation 6.b.iii. by adding the phrase "and the consent of the Bloor Street United Church not to be unreasonably withheld" after the words "without the City's consent" so that it now reads as follows:

iii. \$416,000.00 of benefit value in addition to Recommendation 6.b.ii. towards providing space during the week, for the Annex Seniors Adult Services (SAS) group for accommodation within the Bloor Street United Church building subject to the following conditions:

- A minimum of 200 square metres of space
- Available 2 half days per week (8 hours per week total)
- A minimum of a 10 year term
- 50 percent discount over rental rate
- Not to be assignable/transferrable to any other group without the City's consent and the consent of the Bloor Street United Church not to be unreasonably withheld.

Motion to Adopt Item as Amended (Carried)

Toronto and East York Community Council consideration on June 25, 2019

Source: Toronto City Clerk at www.toronto.ca/council