

SUMMARY AND RECOMMENDATION

6. CD-1 REZONING: 24 East Broadway and 2520 Ontario Street

Summary: To rezone 24 East Broadway and 2520 Ontario Street from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a 12-storey commercial office building with ground-floor retail. A height of 45.1 m (148 ft.) and a floor space ratio (FSR) of 7.5 are proposed.

Applicant: Formosis Architecture

Referral: This item was referred to Public Hearing at the Council Meeting of October 6, 2020.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by Formosis Architecture, on behalf of Brontario Properties Inc., to rezone the lands at 24 East Broadway [*PID 015-550-095; Lot 3, Except (A) Part in Reference Plan 3765 and (B) the South 20 Feet Now Lane, Block 27 District Lot 302 Plan 198*] and 2520 Ontario Street [*PID 015-550-044; Lot 1, Except Portions In Reference Plan 3765, Block 27 District Lot 302 Plan 198 and PID 015-550-087; Lot 2, Except (A) Part in Explanatory Plan 14863 and (B) the South 20 Feet Now Lane, Block 27 District Lot 302 Plan 198*] from C-3A (Commercial) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 3.0 to 7.5 and the building height from 9.2 m (30.2 ft.) to 45.1 m (148 ft.) to permit the development of one 12-storey commercial office building with ground-floor retail with a total floor area of 11,220.7 sq. m (120,779 sq. ft.), generally as presented in Appendix A of the Referral Report dated September 10, 2020, entitled "CD-1 Rezoning: 24 East Broadway and 2520 Ontario Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formosis Architecture and received on March 16, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Referral Report dated September 10, 2020, entitled "CD-1 Rezoning: 24 East Broadway and 2520 Ontario Street", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval amendments to the Noise Control

By-law, generally as set out in Appendix C of the Referral Report dated September 10, 2020, entitled "CD-1 Rezoning: 24 East Broadway and 2520 Ontario Street".

D. THAT A through C be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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