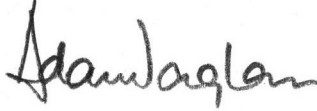


MOTION



Moved by: Councillor Vaughn

Seconded by: Councillor

"WHEREAS, the Toronto East York Committee of Adjustment refused an application by Concord Adex Development Corp. to reduce the number of visitor parking spaces at 2A-2H Spadina Ave., 1-17 Fort York Blvd., & 3-31 Brunel Crt (also known as Block 25 in the Railway Lands West) from the required 71 to 36;

"WHEREAS, Community Planning staff submitted a report to the Committee of Adjustment recommending refusal of the application due to the already reduced ratio of required visitor parking spaces to number of units that Concord Adex Development Corp. and the City agreed to as part of the development review process, the lack of on-street parking options, and the lack of long-term parking spaces in the vicinity of the block;

"WHEREAS, Transportation Services staff also submitted a report to the Committee of Adjustment recommending refusal of the application;

"WHEREAS, Concord Adex Development Corp. reduced the amount of visitor parking spaces on its other development sites in the Railway Lands Central, and city staff have received complaints about the lack of visitor parking in these developments; and

"WHEREAS, Concord Adex Development Corp. has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board;

"NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Toronto give authority for the City Solicitor, planning staff and any other required staff, to attend the Ontario Municipal Board hearing in support of the refusal of the application.

"AND BE IT FURTHER RESOLVED THAT the necessary provisions of Chapter 27 of the City of Toronto Municipal Code be waived to permit the introduction and debate of this Notice of Motion at the meeting of Council to be held on [insert date]."

Attachment: Committee of Adjustment Decision

Thursday, September 28, 2006

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A0582/06TEY	Zoning	CR
Owner(s):	CONCORD ADEX DEVELOPMENTS	Ward:	Trinity-Spadina (20)
Agent:	KIM KOVAR AIRD & BERLIS		
Property Address:	2A-2H SPADINA AVE, 1-17 FORT YORK BLVD & 3-31 BRUNEL CRT	Community:	
Legal Description:	PL D970 PT LT20 RP 66R16838 PT 12		

Notice was given and a Public Hearing was held on Wednesday, September 27, 2006, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

The applicant is seeking relief from the provisions of Site Specific By-law 1994-0805, as amended, to construct a mixed-use development comprising of two towers of 42 and 49 storeys, an 8-storey mid-rise loft style building, 8 townhouse units and retail at-grade. The proposed development will have a total gross floor area of 80,765.0 square metres. Note: An application for the above mixed-use development has been approved by the Committee of Adjustment on September 7, 2005 (File No. A0484/05TEY).

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW :

1. A total of 36 visitor parking spaces will be provided, whereas the By-law 1994-0805 requires 71 spaces.
2. One parking space will have dimensions of 2.3m by 5.9m, 2 parking spaces will have dimensions of 2.4m by 5.9m, 17 parking spaces will have dimensions of 2.6m by 5.3m, 1 parking space will have dimensions of 2.6m by 5.4m, 1 parking space will have dimensions of 2.6m by 5.5m, 5 parking spaces will have dimensions of 2.6m by 5.7m and 1 parking space will have dimensions of 2.6m by 5.75m, whereas By-law 1994-0805 defines a parking space as having minimum dimensions of 5.9m by 2.6m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

The Minor Variance Application is Approved on Condition

It is the decision of the Committee of Adjustment to approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is maintained.
- The general intent and purpose of the Zoning By-law is maintained.
- The variance(s) is considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is minor.

This decision is subject to the following condition(s):

1. That Variance #1 be refused.

SIGNATURE PAGE

File Number:	A0582/06TEY	Zoning	CR
Owner:	CONCORD ADEX DEVELOPMENTS	Ward:	Trinity-Spadina (20)
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Property Address:	2A-2H SPADINA AVE, 1-17 FORT YORK BLVD & 3-31 BRUNEL CRT	Community:	
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Abby Bushby (signed)

Fernando D Costa
(signed)

Kay Gardner (signed)