
City Council

**REVISED
MOTION WITHOUT NOTICE**

MM30.25	ACTION			Ward: 20
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Direction to Appear at the Ontario Municipal Board regarding 134 Peter Street & 364-370 Richmond Street West - Moved by Councillor Vaughan, seconded by Councillor Perks

•This Motion has been deemed urgent by the Chair. Council has added this Motion to the agenda for debate.

Recommendations

1. That City Council request the City Solicitor to appear at the Ontario Municipal Board with appropriate independent consultant(s), if necessary, in support of the application to develop 134 Peter Street and 364-370 Richmond Street West as a commercial office building.
2. That City Council provide the City Solicitor with direction to negotiate a settlement agreement for 134 Peter Street and 364-370 Richmond Street West based on the following parameters:
 - built in a form substantially in accordance with the plans considered by the Committee of Adjustment on December 3, 2008;
 - that any approvals granted at this property limit the use of the land and structure to commercial uses, not residential;
 - that the applicant makes a contribution of \$400,000 as a condition under Section 45(9) of the Planning Act, payable at the time of the first above-grade building permit and that the funds be directed as follows:
 - \$360,000 for sidewalks on Richmond St W; laneway improvements between Spadina and Peter St, south of Queen St W, and for parkette improvements at the north-east corner of Richmond St W and Peter Street (in an amount not to exceed \$50,000); and
 - \$40,000 for capital improvements in social housing in Ward 20;

- that the applicant make the atrium of the building available to the City of Toronto and its agencies, boards and commissions for a minimum of at least two events per year; and
- that the applicant and the City enter into an agreement under Section 45(9) of the Planning Act agrees to secure the foregoing conditions and any other agreement deemed advisable by the City Solicitor.

Summary

This is an urgent matter as the Ontario Municipal Board has set a hearing date for February 12, 2009.

On December 3, 2008 the Committee of Adjustment refused a proposal to develop a commercial office building at 134 Peter Street and 364-370 Richmond St W. The applicant has appealed this decision to the Ontario Municipal Board (OMB).

As the Ward Councillor representing the area where this proposal is located, I am seeking Council's support to request that the City Solicitor attend the OMB hearing in support of the application and/or negotiate a settlement based on the parameters identified.

This site is located in the heart of the City's Entertainment District and the proposal is for a 10-storey commercial office building which will bring new jobs into the City's core and help maintain the mix of commercial residential uses in this dynamic RA zone.

The local residents association and business improvement association are also in support of the application. The applicant has agreed in writing to seek approval at the OMB in accordance with recommendations above.

City Council - January 27, 2009
Attachments