



## STAFF REPORT ACTION REQUIRED

### 23, 25, 27 & 29 Stafford St – Rezoning Application – Supplementary Report

<b>Date:</b>	August 24, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	08 172749 STE 19 OZ

#### **COMMENTS**

---

A report from Community Planning dated May 22, 2009 recommending approval of the proposal to redevelop the properties at 23-29 Stafford Street with a terraced 10 storey condominium containing 104 residential units and three levels of underground parking was to have been considered by TEYCC on June 23, 2009. This meeting was cancelled as a result of the recent labour disruption.

On June 29, 2009 the applicant filed an appeal to the Ontario Municipal Board (OMB) for City Council's failure to make a decision within the statutory timelines for the Zoning By-law Amendment application. The OMB hearing has been scheduled for October 21, 2009.

The applicant intends to proceed with the scheduled October 21<sup>st</sup> hearing to request that the Ontario Municipal Board approve the draft Zoning By-law Amendment prepared by City staff. The amendment was included as part of the May 22, 2009 report to Community Council that recommended approval of the 10 storey building.

This report recommends that Council authorize staff to attend the Ontario Municipal Board in support of the rezoning application as outlined in the recommendations contained within the staff report dated May 22, 2009.

## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor and City Staff to appear before the Ontario Municipal Board in support of the proposed Zoning By-law Amendment as detailed in the Recommendations section contained in the staff report dated May 22, 2009, and request the Ontario Municipal Board to withhold its final Order approving such Zoning By-law Amendment pending execution by the Owner of the Section 37 Agreement as described in the staff report.

## **CONTACT**

Jeff Markowiak, Planner

Tel. No. (416) 397-4647

Fax No. (416) 392-1330

E-mail: [jmarkow@toronto.ca](mailto:jmarkow@toronto.ca)

## **SIGNATURE**

---

Raymond David, Director

Community Planning, Toronto and East York District

(P:\2009\Cluster B\pln\teycc\23029612081.doc) - cc