

217 Adelaide Street West – Zoning Amendment Appeal - Request for Direction

Date: December 3, 2018

To: City Council

From: City Solicitor

Wards: Ward 10 - Spadina-Fort York (New Ward)

SUMMARY

Direction is needed from City Council on an urgent basis for the Local Planning Appeal Tribunal hearing scheduled to commence April 23, 2019, for the zoning by-law amendment appeal regarding the most recent application for zoning by-law amendment for 217 Adelaide Street West. The Chief Planner and Executive Director, City Planning will be providing a supplementary Planning Report for Council's consideration for this matter.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council provide the City Solicitor and other appropriate staff with direction in respect of the upcoming Local Planning Appeal Tribunal hearing scheduled to commence April 23, 2019 regarding 217 Adelaide Street West.

FINANCIAL IMPACT

No Financial Impact

DECISION HISTORY

An application for zoning by-law amendment for these lands proposing a 56 storey residential building measuring 171.6 metres in height (179.6 metres to the top of the mechanical penthouse) was submitted on June 19, 2015. City Planning recommended such application be refused in a report dated October 22, 2015. The application was appealed on October 29, 2015. City Council refused the application at its meeting on December 9, 2015.

Prior to a July 25, 2016 Ontario Municipal Board prehearing conference, the applicant proposed a zoning by-law amendment for a 47 storey commercial building comprising commercial office space and hotel space.

On January 19, 2018 the applicant filed the current proposal for a 25 storey commercial building measuring 107.4 metres in height to the top of the mechanical penthouse, containing 13, 924 square metres of commercial office space and 7,603 square metres of hotel space, and at grade lobby and retail uses. Supporting materials were filed in April and May, 2018.

A 7 day hearing has been scheduled by the Local Planning Appeal Tribunal (LPAT) for the 25 storey commercial building proposal commencing April 23, 2019.

COMMENTS

Direction is needed by the City Solicitor and other staff for the upcoming LPAT hearing which commences April 23, 2019. The LPAT has scheduled a prehearing conference for January 22, 2019, for this matter at which time the parties are expected to provide their issues for the hearing and dates for the exchanges of witness lists, witness statements and other matters. As the 2019 meeting schedule of Council and its committees is not known at this time, it is urgent that the City Solicitor and other relevant staff obtain instruction from City Council at the December 13, 2018 meeting of City Council in order to prepare for the LPAT hearing and to make effective use of the January 22nd prehearing conference.

The Chief Planner and Executive Director, City Planning will be providing Council with advice regarding the current 25 storey application through provision of a supplementary planning report to City Council.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor