

NOTICE OF MOTION

Proposed 36 storey mixed-use building with a maximum total of 281 dwelling units at a height of 122.0 metres for the property municipally known as 288A, 290, 294 Adelaide Street West

Moved by: Councillor Vaughan

SUMMARY:

The applicant filed the Zoning By-law Amendment application on December 18, 2009 for a 36 storey mixed-use building containing 282 residential units and 17 live-work units at a height of 122.0 metres.

The applicant attended a community consultation meeting to review the proposed development on January 19, 2010.

Toronto and East York Community Council, at its meeting on August 17, 2010, adopted a motion to defer consideration of the Staff Report dated July 20, 2010 until its meeting to be held in January 2011.

Toronto and East York Community Council, at its meeting of January 18, 2011, will consider in respect of the application for Rezoning to permit the development of a 36 storey mixed-use building with a maximum total of 281 dwelling units.

Further to an extensive consultation process over the past year, which included input from the community and the local Councillor, the applicant made revisions to the design which included the work-loft units being replaced with office space, a wood canopy was added to differentiate the residential entry, the commercial elevator setback from the property line was increased by an additional 6.0 metres to 7.8 metres, the south setbacks were increased within the podium, 'notched-out' areas were included for the upper portions of the southeast and southwest corners to create localized setbacks from the south property line, the garage door providing access to the parking garage was setback from the property line to maximize views to the at-grade retail.

RECOMMENDATIONS:

1. City Staff are directed to provide public notice of a statutory public meeting as per the requirements of the *Planning Act*, which meeting will be scheduled for the January 18, 2011 Toronto and East York Community Council, at which meeting a Final Report will be brought forward which includes an implementing Zoning By-law and Section 37 Agreement securing both the proposed design, as well as the contribution of \$2 million towards John Street streetscape improvements and local parks.

Date December 10, 2010