

426-444 Adelaide St W - Zoning Amendment and Site Plan Amendment Applications - Request for Direction Report

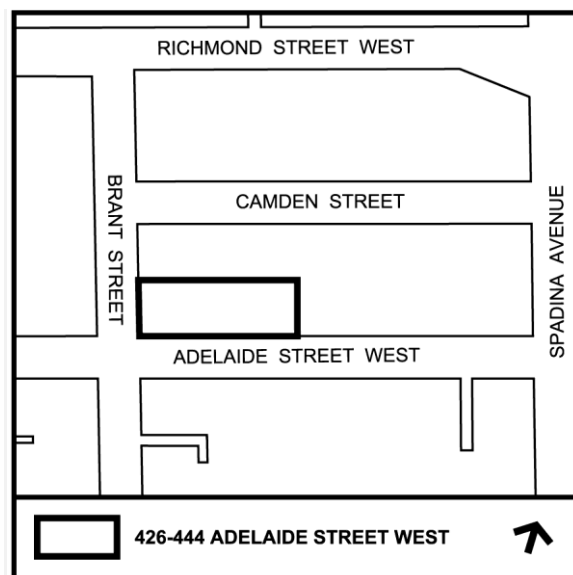
Date:	March 25, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	13 106910 STE 20 SA and 12 104040 STE 20 OZ

SUMMARY

These applications propose to construct an 11-storey (35.3 metres) mixed-use building at 426-444 Adelaide Street West, at the corner of Adelaide Street West and Brant Street. The proposed development consists of retail uses on the ground floor, 243 residential condominium units above, and 120 parking spaces in three levels of below-grade parking.

The applicant appealed to the Ontario Municipal Board on February 19, 2013 on the basis of the City's failure to approve the Site Plan amendment application within the timelines prescribed by the *Planning Act*. The applicant has also requested that this appeal be consolidated with the related rezoning application, which was appealed on January 23, 2013. A hearing date of June 4, 2013 has been set.

Staff will provide a report on the supplementary agenda for Toronto and East York Community Council for consideration at its meeting on April 9, 2013, to outline



the issues related to the appeal and staff's recommendation on the appeal.

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SIGNATURE

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