EX44.55.3
Submitted by Adam Brown

545 – 565 SHERBOURNE STREET

Chronology

Timeline

No.	Date	Details
1.	December 2008	Initial Filing of Complete Rezoning Application
2.	September 2009 – June 2010	10 months of community consultation – 2 Community Meetings + 4 Working Group Meetings
3.	July 13, 2011	7 months after submitting initial engineering reports, the City's Senior Engineer provided formal comments – applicant cooperated throughout
4.	September 13, 2011	City Staff Recommended Approval of the Zoning By-law – Community Council adopted the recommendation 3 conditions: 1. Execution of Section 37 Agreement; 2. Execution of Site Plan Agreement; and 3. Execution of Section 111 rental replacement Agreement
5.	October 25, 2011	City Council adopts Community Council's approval
6.	November 30, 2011	Despite prior "sign off", Senior Engineer requests additional engineering information re: water demand analysis
7.	January 5, 2012	Updated water demand analysis filed, which for the **second time**, was approved
8.	January 2012	Final Site Plan Submissions 12 months from the original submissions
9.	April 20, 2012	New Issue raised by Senior Engineer relating to Earl Street
10.	May 7, 2012	Applicant provided a response to fully satisfy the Senior Engineer's third review
11.	May - September 2012	Despite ongoing follow up with Senior Engineer, no response received for over 4 months

12.	January 2013	8 months following the May resubmission, a fourth new request from the Senior Engineer relating to water pressure for fire
13.	February 2013	After Applicant's engineer confirmed there is no issue re water pressure, the same approval from the Senior Engineer was now issued for the 3rd time
14.	February 2013	2nd 'Final' submission for Site Plan Approval filed 24 months after the initial submission
15.	June 2013	Yet another new request from the Senior engineer, now relating to water balance and a new requirement for a cistern...with the applicant again, following up to receive verbal confirmation of what would satisfy this new comment
16.	August 2013	Senior Engineer was replaced by a new engineer, after the applicant called for a further meeting, 32 months after the original application submission
17.	September 26, 2013	**The first draft of Section 37 and Section 111 Agreement was provided 24 months after Council's 2011 approval**
18.	October 2013	Various requests made for second draft of the Section 37 Agreement and Section 111 Agreement
19.	November 12, 2013	Building permit application submitted.
20.	November 20, 2013	Were advised that the demolition permit was ready to be issued, subject to payment of DCs, among other things. Attempted to remit payment and were advised that the notice was given in error
21.	Early December, 2013	Final approval of the SPA was provided. **Timeframe = 36 months from initial submission**
22.	December 17, 2013	3 months after the first draft of the Section 37 Agreement was provided, a second draft was provided, without an updated Section 111 Agreement
23.	December 20, 2013	Repeated requests to allow the Buildings Department to accept payment of the Development Charges – City Staff knew that without the passage of the by-law, the Buildings Department could not accept payment
24.	January 2014	City Legal Staff, despite repeated requests to place the by-laws on the January 2014 agenda, continued to refuse such request despite the delay in obtaining the necessary approvals over the past 2+ years relating totally to staff delay
25.	February 20, 2014	Bill 122 was passed, providing final approval of Medallion's zoning by-law

26.	February 21, 2014	Letter from City lawyer to Medallion's lawyer enclosing fully executed s. 37 and s. 111 Agreements