



**STAFF REPORT  
ACTION REQUIRED**  
with Confidential Attachment

**6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76  
and 100 Howard Street, and 603, 605, 607, 609 and 611  
Sherbourne Street – OMB Hearing - Request for  
Direction Report**

<b>Date:</b>	April 1, 2015
<b>To:</b>	City Council
<b>From:</b>	City Solicitor
<b>Reason for Confidential Information:</b>	This report contains advice/communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.
<b>Wards:</b>	Ward 28 - Toronto Centre - Rosedale
<b>Reference Number:</b>	10 247063 STE 28 OZ and 11 194035 STE 28 RH

**SUMMARY**

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At its meeting December 16, 17 & 18, 2013 City Council approved official plan and zoning amendment applications relating to 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street. The applicant subsequently made a pre-emptive "friendly" appeal of the applications to the Ontario Municipal Board in anticipation of an appeal by the South Rosedale Residents' Association at the time the bills were enacted. A 13-day hearing has been scheduled to commence May 12, 2015. The South Rosedale Residents' Association are a party in opposition to the applications as is St. James Town Family Literacy Services. Board assisted mediation discussions were initiated in January. The purpose of this report is to seek instruction for the Ontario Municipal Board hearing.

**RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council adopt the recommendations contained in Confidential Attachment 1 to this report;

2. The Recommendations in Confidential Attachment 1 to this report and Appendix "A" of Confidential Attachment 1, be made public if Council adopts Recommendation 1; and
3. Except as provided in Recommendation 2 above, all other information contained in Confidential Attachment 1 is to remain confidential.

## **Financial Impact**

There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

City Council approved the Official Plan and Zoning Amendment Applications relating to 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street at its meeting December 16, 17 and 18, 2013 together with related rental housing demolition applications (Item TE28.7):

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.7>

City Council also approved at its meeting December 16, 17 and 18, 2013, certain alterations to heritage property; demolition of heritage property; intention to designate under Part I, Section 29 of the *Ontario Heritage Act*; and authority to enter into Heritage Easement Agreements relating to 6, 8, 10, 12, 14 and 16 Glen Road, 4, 6, 58, 60, 62, 64, 76 and 100 Howard Street, and 603, 605, 607, 609 and 611 Sherbourne Street (Item TE28.8):

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.8>

## **COMMENTS**

The applications include three distinct development blocks within an area bounded by Bloor Street East, Parliament Street, Howard Street and Sherbourne Street. Block 1 is located at Sherbourne Street and Howard Street; Block 2 is midblock on Glen Road, south of Bloor Street and extends to Red Rocket Lane; Block 3 is easterly and fronts onto Bloor Street East, Parliament Street and Howard Street. Each of the Blocks include heritage resources.

The proposal originally approved by Council consists of four residential towers of 12, 37, 45 and 45 storeys; 3 storey townhouses, a low rise mixed use base building and retail along Howard Street. It included retention and conservation of 5 heritage buildings, the relocation of the heritage building at 76 Howard Street, a new public park and demolition/replacement of 8 rental dwelling units together with tenant relocation assistance.

The purpose of Confidential Attachment 1 is for the City Solicitor in conjunction with City Planning, to advise Council on certain matters that have arisen related to the appeals and to seek instruction for the hearing scheduled to commence May 12, 2015.

## **CONTACT**

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## **SIGNATURE**

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Anna Kinastowski, City Solicitor

## **ATTACHMENTS**

Attachment 1 – Confidential Information