



**STAFF REPORT
ACTION REQUIRED**
with Confidential Attachment

**283 Adelaide St W - Zoning Amendment Application -
Request for Direction Report**

Date:	November 3, 2015
To:	City Council
From:	City Solicitor
Wards:	Ward 20 – Trinity-Spadina
Reason for Confidential Information:	This report contains advice or communications that is subject to solicitor-client privilege. This report contains information regarding litigation.
Reference Number:	12 107447 STE 20 OZ

SUMMARY

The purpose of this report is to seek further instructions for the Ontario Municipal Board (OMB) hearing on the above-noted matter. Pre-hearing conferences were held on May 4, 2015 and September 8, 2015. A hearing is scheduled for December 7 to December 11, 2015.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the recommendations contained in the Confidential Attachment 1 to this report.
2. City Council authorize the public release, at the end of the Council meeting, of the Confidential Recommendations in Attachment 1 and the material in Appendix 1, if adopted by City Council. All other information contained in the Confidential Attachment 1 is to remain confidential.

Financial Impact

Adopting this report will have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

The application appealed to the OMB proposes a 48-storey (156.5 metres including the mechanical penthouse) mixed-use building at 283 Adelaide Street West. The proposed development consists of retail uses at grade, 372 residential units above, and 112 parking spaces in five levels of below-grade parking.

At its meeting on October 6, 2015 Toronto and East York Community Council adopted City Planning recommendations for City Council to amend the Official Plan to create a site and area specific policy for the block bounded by John Street to the west, Adelaide Street West to the north, Pearl Street to the south, and Duncan Street to the east. The proposed block plan states that the block would contain a maximum of three tall buildings, with a minimum separation distance of 20 metres between towers and maximum tower floorplates of 700 square metres.

This amendment will establish the maximum potential for tall buildings within the block and secure in the Official Plan the desired minimum 20 metre tower separation. Planning staff consider this to be an amendment that builds on the objectives of the ongoing King-Spadina East Precinct Built Form Study and the City of Toronto Tall Building Design Guidelines.

For more detailed Decision History, see the Request for Direction Report dated July 2, 2015 from the City Solicitor, at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CC8.7>

ISSUE BACKGROUND

Further information has been received from the applicant, which has resulted in the need for further direction from City Council prior to the December 7, 2015 OMB hearing.

COMMENTS

This report is about litigation before the OMB and contains advice or communications that are subject to solicitor-client privilege. The attachment to this report contains confidential information and should be considered by Council *in camera*.

CONTACT

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SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENT

Attachment 1 - Confidential Information and Recommendations – Request for Direction regarding the OMB hearing re: 283 Adelaide St. W.