



STAFF REPORT ACTION REQUIRED

99 Atlantic Avenue and 38-40 Hanna Avenue and 2-24A Liberty Street and 1 Snooker Street - Official Plan Amendment, Zoning Amendment, and Site Plan Applications - Request for Direction Report

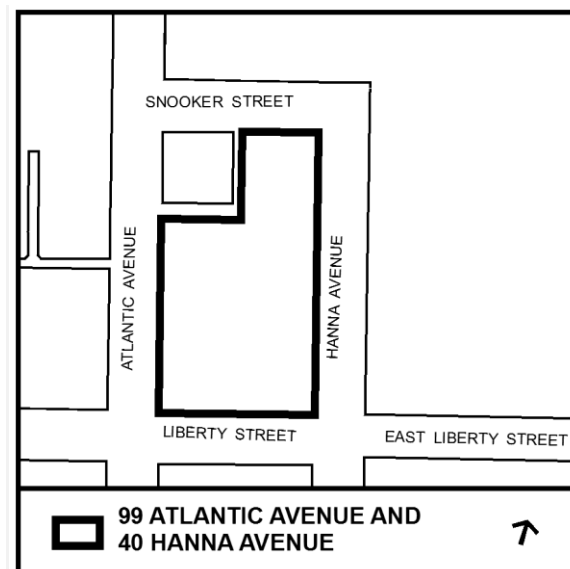
Date:	December 15, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	P:\2015\ClusterB\PLN\PGMC\PG15010

SUMMARY

This application proposes to amend the Official Plan and the former City of Toronto Zoning By-law 438-86 to permit the development of an 8-storey office building with retail and service commercial uses at grade and a 2-storey building with retail and service commercial uses. The existing office building and boiler house are proposed to be renovated for office uses with retail and service commercial uses at the lower levels. Included in the proposal are 212 below grade parking spaces.

On August 12, 2014, the applicant appealed to the Ontario Municipal Board for Council's failure to approve the Zoning By-law and Site Plan applications. On September 10th 2014 the applicant appealed Council's failure to approve the Official Plan Amendment application to the Ontario Municipal Board.

The applicant has also appealed to the Ontario Municipal Board on the Official Plan Amendment 231, as Area 3 Policy is applicable for the subject lands.



Staff have been in discussion with the applicant, require additional time with the applicant prior to putting forward a Request for Directions Report for consideration.

Staff will provide a Request for Directions report to either the Planning and Growth Management Committee on January 8, 2015 or directly to Council on February 10, 2015.

The report will seek instructions from Council on an upcoming Ontario Municipal Board pre-hearing scheduled for February 10th, 2015.

CONTACT

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SIGNATURE

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