



STAFF REPORT INFORMATION ONLY

33- 45 Avenue Road and 140-148 Yorkville Avenue Zoning Amendment Application – Supplementary Report

Date:	November 8, 2016
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\CC16142 (12-113502 STE 27 OZ and 16-126210 STE 27 SA)

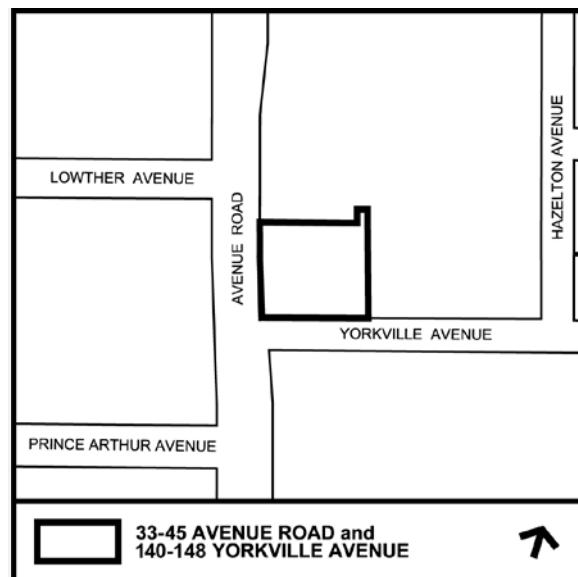
DECISION HISTORY

On October 12, 2016 The Toronto and East York Community Council requested the Director, Community Planning, City Planning to monitor the ongoing discussions between the applicant, the Bloor Yorkville Business Improvement Association, the ABC Residents' Association and the Greater Yorkville Residents' Association and to report the outcome of such discussions directly to the November 8 and 9, 2016 City Council meeting.

ISSUE BACKGROUND

On October 20, 2015, the owner of the property at 33-45 Avenue Road and 140-148 Yorkville Avenue appealed its application for Zoning By-law Amendment (File No. 12 113502 STE 27 OZ) to the Ontario Municipal Board due to Council's failure to make a decision within the time allotted by the *Planning Act*. On August 4, 2016 the owner filed a referral of its Site Plan Control application (File No. 16 126210 STE 27 SA) to the Ontario Municipal Board.

A Request for Direction Report (dated September 26, 2016) includes recommendations to continue discussions



with the applicant in an attempt to resolve the issues outlined in the Report. In the event that the outstanding issues contained in the Report are not adequately resolved, the Report recommends that City Council direct the City Solicitor, together with City Planning staff and other City staff, to attend the Ontario Municipal Board hearing to oppose the application.

The Ontario Municipal Board hearing regarding this matter is scheduled for January 9, 2017.

COMMENTS

City Planning Staff have been asked to monitor ongoing discussions between the applicant, the Bloor Yorkville Business Improvement Association, the ABC Residents' Association and the Greater Yorkville Residents' Association. Staff wrote to the groups identified above for an update. To date, City Planning staff has not been invited to attend any of these discussions. Staff have been advised that ongoing discussions are being held on a without prejudice basis and, thus there is nothing to report.

CONTACT

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SIGNATURE

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