

30 Widmer Street and 309-315 Adelaide Street West - Zoning Amendment Application- Request for Direction Report

Date: March 1, 2017
To: City Council
From: City Solicitor
Wards: Ward 20 Trinity-Spadina

REASON FOR CONFIDENTIAL INFORMATION

This report contains advice or communications that are subject to solicitor-client privilege.

SUMMARY

This application proposes to amend the zoning by-law to permit the redevelopment of 30 Widmer Street with a 48-storey mixed-use building with residential and retail uses. The project would contain 489 residential units, 500 square metres of non-residential gross floor area comprised of retail, and 151 vehicular parking spaces and 497 bicycle parking spaces. The proposed building height is 153.1 metres (157.9 metres to the top of the mechanical penthouse). The density would be 26.33 times the area of the lot.

The purpose of this report is to seek further instructions for the Ontario Municipal Board ("OMB") hearing which is scheduled to commence March 20, 2017.

City Planning has been involved in the preparation of this report.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council adopt the confidential recommendations in Confidential Attachment 1.

2. City Council authorize the public release of the confidential recommendations in Attachment 1 and Appendix A, if adopted by City Council.
3. City Council direct that all other information contained in Confidential Attachment 1 is to remain confidential as it contains advice which is subject to solicitor-client privilege.

FINANCIAL IMPACT

There is no financial impact.

DECISION HISTORY

At its meeting of July 12, 2016, City Council adopted the recommendations of the Direction Report dated May 20, 2016. The Direction Report is available on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-93527.pdf>

The owner appealed the zoning by-law amendment application to the OMB citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act. A hearing is scheduled to commence March 20, 2017.

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.

Further Council instruction is required for the purpose of attendance at the OMB.

CONTACT

Ray Kallio, Solicitor, Planning and Administrative Law, Legal Services
Tel: (416) 397-4063 Fax: (416) 397-5624 E-mail: Ray.Kallio@toronto.ca

SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment 1 - Confidential Recommendations