

## **316 Bloor Street West - Zoning Amendment Application- Request for Direction Report**

**Date:** April 19, 2017  
**To:** City Council  
**From:** City Solicitor  
**Wards:** Ward 20 Trinity-Spadina

### **REASON FOR CONFIDENTIAL INFORMATION**

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

### **SUMMARY**

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The application proposes a 42-storey, 132 metre high (excluding mechanical penthouse) mixed-use building with 535 residential units and 264 square metres of retail space. The proposed density is 22.8 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 June 5, 2017.

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

### **RECOMMENDATIONS**

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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 Confidential Attachment 1, Confidential Appendix A and Confidential Appendix B, if adopted by City Council; and

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**

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There is no financial impact.

## **DECISION HISTORY**

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At its meeting of June 16, 2015, Toronto and East York Community Council considered a preliminary report, a copy of which is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.49>

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 June 5, 2017.

## **COMMENTS**

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On January 26, 2015, the Zoning By-law amendment application for the subject site was submitted. A Community Consultation Meeting was held to discuss the application on April 2, 2015. A Preliminary Report was considered by Toronto and East York Community Council on June 16, 2015. On June 23, 2016, a Community Stakeholders Meeting was held to discuss the Bloor Corridor/Annex Block Planning Study that was undertaken to deal with development on the Bloor Corridor and to assist in informing City Planning's recommendations on the 316 Bloor Street West Zoning By-law amendment application. An associated Site Plan Approval application for 316 Bloor Street West was submitted on June 30, 2016.

A number of issues were identified in the Preliminary Planning Report, and the City Divisions' comments on the proposal. The key issues are: the height and massing of the proposed tower; the fit of the proposed development within the Spadina Node and the compliance with the Site and Area Specific Policy 334 and considerations set out in the Bloor Corridor Visioning Study: Toronto Urban Design Guidelines; as well as the potential impact on the Heritage Conservation District on Madison Avenue and the view of the Knox College spire.

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**

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## **SIGNATURE**

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Wendy Walberg  
City Solicitor

## **ATTACHMENTS**

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Confidential Attachment 1 - Confidential Recommendations