

350, 370 and 390 Queens Quay West - OMB Appeal - Potential Request for Direction Report to Council on December 5, 2017

Date: November 29, 2017

To: City Council

From: City Solicitor

Wards: Ward 20 - Trinity Spadina

SUMMARY

An application was submitted to amend the Official Plan and Zoning By-law for the lands at 350, 370 and 390 Queens Quay West in order to construct a new 29-storey tower including a 5-storey base building (105 metres, including mechanical penthouse) in place of an existing 3-storey mixed-use building at 370 Queens Quay West, and to construct an addition to the north side of each of the two existing 21-storey towers at 350 and 390 Queens Quay West. The application was appealed to the Ontario Municipal Board (OMB) for Council's failure to make a decision on the application within the prescribed timelines in the *Planning Act*, and a 13-day hearing is scheduled to commence on February 12, 2018 and as such the matter is urgent.

The parties to the hearing requested to mediate this appeal at the OMB and mediation sessions were held on November 10 and 21, 2017. As a result of the mediation the City Solicitor will be requiring further direction on this matter at the City Council meeting commencing on December 5, 2017. City staff is currently reviewing information received subsequent to the mediation. This report seeks authority for the City Solicitor to submit a report directly to Council for directions on this matter to City Council on December 5, 2017.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council consider a forthcoming report from the City Solicitor on a request for directions on this matter directly to City Council on December 5, 2017.

FINANCIAL IMPACT

There is no financial impact arising from the adoption of the recommendation.

DECISION HISTORY

At its meeting on March 9, 2017, Council adopted the Recommendations in a Request for Direction Report from the Director, Community Planning, Toronto and East York District (dated February 2, 2017), opposing the proposed Official Plan amendment and Zoning By-law amendment applications for 350, 370 and 390 Queens Quay West. A link to the Council direction and report can be found below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.13>

COMMENTS

Following mediation sessions held at the OMB on November 10 and 21, 2017, the City Solicitor will require further direction in this matter prior to the conclusion of the December 5, 2017 meeting of City Council. A Request for Direction Report will be submitted to Council in advance of the December 5, 2017 meeting of Council.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor