

City Council**Motion without Notice**

MM29.40	ACTION			Ward:20
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543-553 Richmond Street West - Ontario Municipal Board Appeal - Request for Direction regarding the Ontario Municipal Board Hearing - by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam

** This Motion has been deemed urgent by the Chair.*

** This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

Recommendations

Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council adopt the following recommendations in the report (May 23, 2017) from the City Solicitor:

1. Council adopt the recommendations contained in Confidential Attachment 1 to this report.
2. The recommendations contained in Confidential Attachment 1 to this report be made public at such time as Council adopts the recommendations. All other information contained in Confidential Attachment 1 and Confidential Appendix 1 remain confidential at the discretion of the City Solicitor.

Summary

The owners of the property at 543-553 Richmond Street West have appealed their Zoning By-Law amendment application to the Ontario Municipal Board due to Council's failure to make a decision within the time allotted by the Planning Act. A one-day pre-hearing conference took place in October 2016 and another was held on February 7, 2017. A five-day Ontario Municipal Board hearing is scheduled to begin on May 29, 2017.

This application proposes to redevelop the site at 543-553 Richmond Street West, currently containing a two-storey warehouse/office buildings and surface parking lot, with a 15-storey mixed-use building including a 7-storey podium containing residential units and commercial uses at grade.

A preliminary report by the Director, Community Planning, Toronto East York District, was considered by Toronto East York Community Council on May 12, 2015. The report listed several concerns with the proposal, including the proposed building height and massing, insufficient building setbacks and step backs as well as a lack of transition to the surrounding areas. A With Prejudice Settlement Offer was made to the City Solicitor on September 26, 2016, which was rejected by City Council at its meeting of December 13, 2016.

Further information has been received which has resulted in the need for further direction from City Council to the City Solicitor and appropriate City staff.

This matter is time sensitive and urgent as the Ontario Municipal Board hearing will commence on May 29, 2017, and the City Solicitor requires further direction.

Background Information (City Council)

Member Motion MM29.40

(May 23, 2017) Report from the City Solicitor on 543-553 Richmond Street West - Ontario Municipal Board Appeal - Request for Direction

(<http://www.toronto.ca/legdocs/mmis/2017/mm/bgrd/backgroundfile-104190.pdf>)

Confidential Attachment 1