



REPORT FOR ACTION

31 Parliament Street - LPAT Appeal - Further Direction Required

Date: April 17, 2018
To: City Council
From: City Solicitor
Wards: Ward 28 - Toronto Centre-Rosedale

SUMMARY

On January 31, 2017, City Council adopted TE21.8 and directed the City Solicitor to attend at the Ontario Municipal Board (now the Local Planning Appeal Tribunal) in opposition to a proposal respecting 31 Parliament for a 49 storey tower on the site. On March 15, 2018 the City received a With Prejudice submission and further direction is required.

RECOMMENDATIONS

The City Solicitor recommends that:

1. City Council consider a forthcoming report on a request for direction in this matter directly at City Council on April 24, 2018.

FINANCIAL IMPACT

Adopting this report will have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

On September 7, 2016, the Toronto and East York Community Council considered a preliminary report on the application for 31 Parliament Street. The report stated the proposal was over-development and does not conform to the emerging policy direction of Official Plan Amendment 304 (OPA 304) - an amendment to update the policy

framework for the Triangle Lands and Gooderham and Worts Special Identity Area in the King-Parliament Secondary Plan. The report and decision document can be accessed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE18.44>

On January 12, 2017, the applicant appealed the application to the Ontario Municipal Board (now the Local Planning Appeal Tribunal) pursuant to section 34(11) of the Planning Act due to non-decision by City Council.

On January 31, 2017, City Council refused the application and adopted the recommendations of the refusal report. The report stated the proposal was over-development, does not conform to the overall objectives of the Official Plan and the King-Parliament Secondary Plan and does not fit within the existing context and planned context expressed in the emerging policy direction of OPA 304. The report and decision document can be accessed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.8>

COMMENTS

The City Solicitor recommends that City Council consider a forthcoming report on this matter.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS
