

**288A, 290 and 294 Adelaide Street West Rezoning
Application - Supplementary Report**

Date:	January 17, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 198079 STE 20 OZ

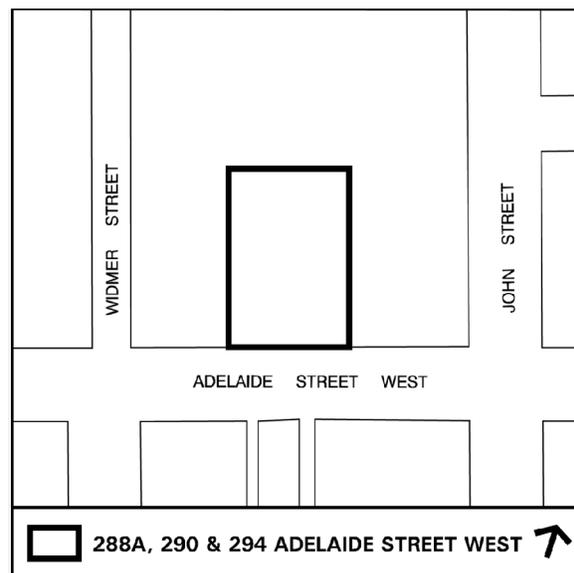
SUMMARY

This report includes draft Zoning By-law amendments and a draft Section 37 agreement in response to the request of Toronto and East York Community Council that a Final Report be brought forward with an implementing Zoning-By-law and Section 37 Agreement for the proposed 37 storey mixed use building at 288A, 290 and 294 Adelaide Street West.

RECOMMENDATIONS

If City Council approves Zoning Amendment Application 09 198079 STE 20 OZ for 288A, 290 and 294 Adelaide Street West then Council should replace the recommendations in Item TE 3.6 Final Report – 288A, 290 and 294 Adelaide Street West Zoning Amendment Application with the following and Council should:

1. Authorize an amendment to Zoning By-law 438-86 for the former City of Toronto for the lands at 288A, 290 and 294 Adelaide Street West, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to the report dated January 17, 2011, from the Director, Community Planning, Toronto and East



York District.

2. Authorize an amendment to Zoning By-law 1156-2010 for the City of Toronto for the lands at 288A, 290 and 294 Adelaide Street West, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2.
3. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act substantially in accordance with the draft Section 37 Agreement attached as Attachment No. 3, satisfactory to the Chief Planner and Executive Director, City Planning and City Solicitor. The agreement is to be registered on title to the lands in a manner satisfactory to the City Solicitor and to secure the following from the owner:
 - a. A cash contribution of \$2,000,000.00 to be used for John Street streetscape improvements and local parks;
 - b. The proposed design.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On August 10, 2010 Toronto and East York Community Council deferred consideration of a Refusal Report for the rezoning application at 288A, 290 and 294 Adelaide Street West until its meeting in January 2011.

On December 10, 2010, Toronto and East York Community Council, by motion, directed that staff provide notice of a statutory public meeting for the application, as per the requirements of the Planning Act, to be scheduled for the January 18, 2011 Toronto and East York Community Council and that a Final Report be brought forward which includes an implementing Zoning By-law and Section 37 Agreement securing both the proposed design, as well as the contribution of \$2,000,000.00 towards John Street streetscape improvements and local parks.

COMMENTS

Planning Staff in consultation with the City Solicitor and Buildings staff have prepared draft amendments to the former City of Toronto and new Toronto Zoning By-laws that implement the proposal. The draft Zoning By-law amendments are included as Attachments No. 1 and 2. A draft Section 37 agreement is included as Attachment No. 3.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP RPP
Director
Community Planning, Toronto and East York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment to By-law 438-86
Attachment 2: Draft Zoning By-law Amendment to By-law 1156-2010
Attachment 3: Draft Section 37 Agreement