

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: February 22, 2017

CASE NO(S): PL160263

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	543 Richmond Street West Holdings Inc.
Subject:	Application to amend Zoning By-law No. 438-86 - Refusal or neglect of the City of Toronto to make a decision
Existing Zoning:	Reinvestment Area (RA)
Proposed Zoning:	Site Specific (To be Determined)
Purpose:	To permit a 15-storey mixed use building development
Property Address/Description:	543-553 Richmond Street West
Municipality:	City of Toronto
Municipality File No.:	14 267424 STE 20 OZ
OMB Case No.:	PL160263
OMB File No.:	PL160263
OMB Case Name:	543 Richmond Street West Holdings Inc. v. Toronto (City)

Heard: February 7, 2017 in Toronto, Ontario

APPEARANCES:

Parties

Counsel

543 Richmond Street West Holdings Inc.

Joseph Hoffman

City of Toronto

Robert Robinson

**MEMORANDUM OF ORAL DECISION DELIVERED BY J. de P. SEABORN ON
FEBRUARY 7, 2017 AND ORDER OF THE BOARD**

[1] The matter before the Board was scheduled for a further pre-hearing conference (“PHC”), notice of which was given in the Board’s decision issued October 18, 2016.

[2] Mr. Hoffman explained that the purpose of the PHC was to either hear evidence in respect of a settlement or plan for the five-day hearing, set to commence in May, 2017 at the Board’s Offices. While discussions between the parties continue, no resolution has been achieved. However, issues have been narrowed and the parties and their respective witnesses are preparing for the hearing.

[3] Edward Peciulis appeared as a representative of the Portland Area Residents Association (“Residents Association”) and sought Participant status. There was no objection and Participant status is granted to the Residents Association. An outline of issues of interest to the Residents Association was filed (Exhibit 1) and that brief will form the basis for a Participant Statement. Mr. Peciulis advised that Emmerson Denney will attend the hearing as spokesperson for the Residents Association. In this regard, the Board directs that Mr. Denney should appear at the commencement of the hearing.

[4] Mr. Robinson and Mr. Hoffman indicated that they continue to refine the issues for the hearing. A Procedural Order (“PO”) should be filed with the Board no later than February 28, 2017. Thereafter, the Board will issue the PO. If any difficulties arise in this regard, Counsel should contact the Case Coordinator, Sandra Chan, and arrange a telephone conference call with the Board.

[5] There shall be no further notice of the hearing, which will commence at **10 a.m.** on **Monday, May 29, 2017 at:**

**Ontario Municipal Board
655 Bay Street,
16th Floor
Toronto, ON**

I am not seized.

"J. de P. Seaborn"

J. de P. SEABORN
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248