

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: October 18, 2016

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
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OMB Case Name:	543 Richmond Street West Holdings Inc. v. Toronto (City)

Board Rule 107 states:

107. Effective Date of Board Decision A Board decision is effective on the date that the decision or order is issued in hard copy, unless it states otherwise.

Pursuant to Board Rule 107, this decision takes effect on the date that it is e-mailed by Board administrative staff to the clerk of the municipality where the property is located.

Heard: October 12, 2016 in Toronto, Ontario

APPEARANCES:**Parties****Counsel**

543 Richmond Street West Holdings Inc. David Bronskill

City of Toronto Matthew Longo

**MEMORANDUM OF ORAL DECISION DELIVERED BY SYLVIA SUTHERLAND
ON OCTOBER 12, 2016 AND ORDER OF THE BOARD**

[1] This was the first Prehearing Conference (“PHC”) related to an application by 543 Richmond Street West Holdings Inc. (“Applicant/Appellant”) for a zoning by-law amendment to permit a proposed development of a property at 543-553 Richmond Street West (“subject property”) in the City of Toronto (“City”). The proposal would redevelop the subject property as a 15-storey mixed-use building, with approximately 534 residential units.

[2] The Applicant/Appellant has appealed to the Board pursuant to s. 34(11) of the *Planning Act*, the failure of the City to make a decision within the statutory time period.

[3] The primary purpose of the PHC was to set dates for a second PHC and for a five-day hearing.

[4] A second PHC has been scheduled to commence at **10 a.m. on Tuesday, February 7, 2017.**

[5] Five days commencing on **Monday, May 29, 2017** have been set aside for a hearing on this matter.

[6] Both hearings will be held at:

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

[7] No further notice will be given.

[8] This Member is not seized.

“Sylvia Sutherland”

SYLVIA SUTHERLAND
MEMBER

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