

**1201 Dundas St E – Rezoning and Site Plan Applications
Request for Direction Report**

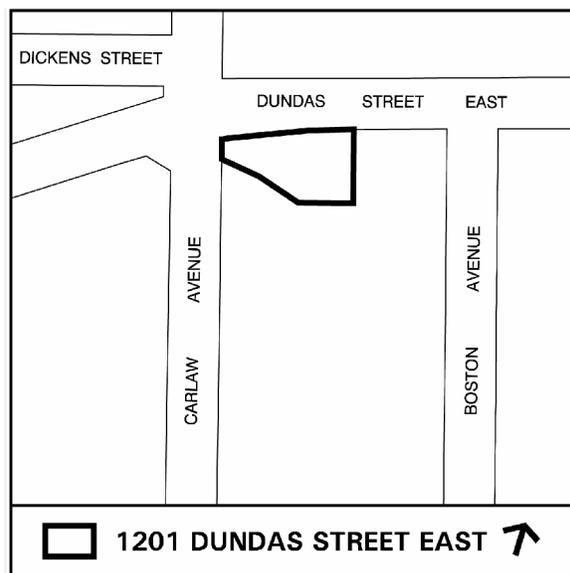
Date:	August 21, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	07 289556 STE 30 OZ and 07-289559 STE 30 SA

SUMMARY

On December 28, 2007 Aird and Berlis LLP, on behalf of Front and Sher Auto Repairs Ltd. applied for a Zoning By-law amendment to construct a 12 storey building containing employment uses on the first 2 floors, and 91 residential units above. Typical unit sizes included 1 bedroom units (62 square metres) and 2 bedroom units (111 square metres). The applicant revised their proposal on April 10, 2008, reducing the height of the building to 11 storeys including mechanical penthouse, and reducing the number of residential units to 85. Owners would be allowed to both live and work within these residential units.

The proposed total gross floor area is 7,926 square metres or 6.8 times the area of the lot and the proposed height is 34 metres inclusive of mechanical penthouse. A total of 62 parking spaces located in 3 levels of underground parking is proposed which includes 1 car share space.

The applicant appealed the zoning by-law amendment application to the Ontario Municipal Board on May 30, 2008, due to Council’s failure to make a decision respecting the application within 120 days. On August 20, 2008 the applicant appealed the site plan application to the OMB and is requesting a consolidation of both zoning



amendments and site plan. A hearing date has been set for October 21-24, 2008.

On August 20, 2008 the applicant submitted revised drawings. Staff have not had the opportunity to review the revised drawings. Staff would like to provide Toronto and East York Committee Council with a comprehensive review and appropriate recommendations for the scheduled OMB hearing. Therefore, staff are preparing a Directions Report which will be before Committee on September 9, 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

Toronto and East York Community Council consider the Request for Directions Report for 1201 Dundas Street East which will be submitted to the September 9, 2008 Toronto and East York Community Council Meeting.

CONTACT

Michael Mestyan, Senior Planner
Tel. No. 416-396-7026
Fax No. 416-396-4265
E-mail: mmestyan@toronto.ca

SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

(p:\2008\Cluster B\pln\teycc23290557093.doc)