

**1638 Bloor St W - Rezoning and Site Plan Applications
Request for Direction Report**

Date:	September 18, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park [or All]
Reference Number:	08 108093 STE 14 OZ

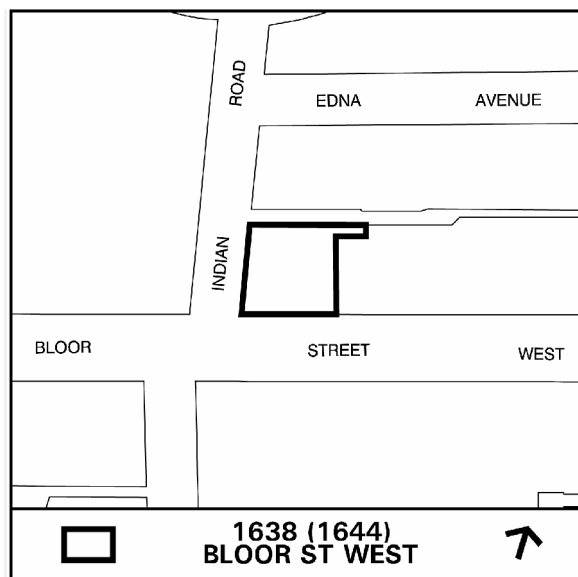
SUMMARY

On January 31, 2008 M. Behar Planning and Design Inc. on behalf of HP Bloor Street Ltd. applied for a Zoning By-law amendment to construct a 12 storey building containing retail uses on the ground floor and 108 residential units above.

The proposed total gross floor area is 10,886.9m² or 8.5 times the area of the lot and the proposed height is 43.55m inclusive of the mechanical penthouse. A total of 125 parking spaces would be provided in a five level underground parking garage that would be accessible from the rear lane to the north.

On June 26, 2008 HP Bloor Street Ltd. appealed the rezoning and site plan applications to the Ontario Municipal Board due to Council’s failure to make a decision within the time allotted by the Planning Act.

The OMB has set a hearing date of November 12, 2008. Staff would like to provide Toronto and East York Community Council with a comprehensive review and appropriate recommendations for the scheduled OMB hearing. Therefore, staff are preparing a Directions Report which will be before Community Council on October 7, 2008.



RECOMMENDATIONS

The City Planning Division recommends that:

Toronto and East York Community Council consider the Request for Directions Report for 1638 Bloor Street West which will be submitted to the October 7, 2008 Toronto and East York Community Council meeting.

CONTACT

Kevin Edwards, Planner
Tel. No. (416) 392-1306
Fax No. (416) 392-1330
E-mail: kedward@toronto.ca

SIGNATURE

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

(P:2008\Cluster B\pln\teycc\25727016041.doc) -cc