

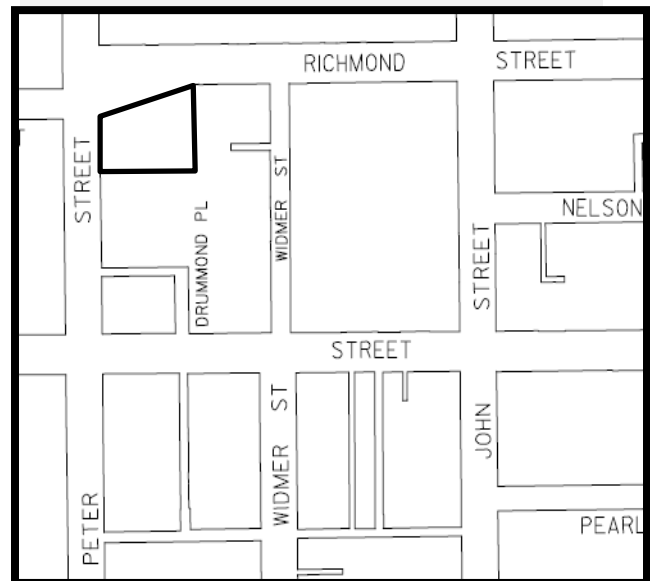
**117 Peter Street and 287 Richmond Street West -
Rezoning Application
Refusal Report**

Date:	August 4, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and east York District
Wards:	Ward 20 – Trinity Spadina
Reference Number:	09 154905 STE 20 OZ

SUMMARY

An application has been made by McCarthy Tetrault LLP for the site at the southeast corner of Richmond and Peter Streets. The site currently contains two existing buildings: a three storey warehouse commercial building at 117 Peter Street and a two-to-three-storey wedge-shaped commercial building at 287 Richmond St W.

This application proposes a 36-storey mixed use building containing retail and office uses in a 4 storey podium occupying the majority of the site and 32 storey residential tower above, with an overall height of 124 including mechanical elements. The proposal includes approximately 446 residential units. Parking for vehicles and bicycles is proposed to be provided in five below-grade levels.



A detailed report is being prepared and will be submitted directly to Toronto and East York Community Council on August 17, 2010.

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SIGNATURE

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

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