

422-436 Roncesvalles Avenue and 76 Howard Park Avenue - Zoning Amendment – Notice of Pending Report

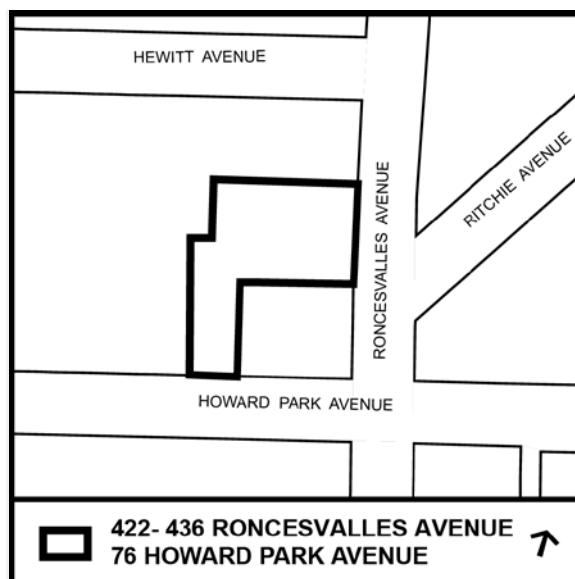
Date:	October 26, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	15 215438 STE 14 OZ

SUMMARY

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and the Harmonized Zoning By-law 569-2013 to permit the redevelopment of 422-436 Roncesvalles Avenue and 76 Howard Park Avenue, with an 8-storey mixed use building on Roncesvalles Avenue and six 4-storey townhouses fronting a private driveway accessible via Howard Park Avenue.

The project is proposed to contain a total of 99 residential dwelling units and 675 square metres of commercial space with 77 parking spaces and 99 bicycle parking spaces. The proposed mixed-use building has a height of 29.5 metres including the mechanical penthouse), and the townhouses are at a height of 15.28 metres. The total gross floor area is 9093 square metres.

The owner of the site at 422-423 Roncesvalles Avenue and 76 Howard Park Avenue has appealed its Zoning By-law Amendment application to the Ontario Municipal Board (OMB), due to Council's failure to make a decision within the time period prescribed under the *Planning Act*. A hearing date has been scheduled for January 24 to 27, 2017



Staff will submit a report to the supplementary agenda for Toronto and East York Community Council for consideration at its meeting on November 15, 2016.

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SIGNATURE

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