

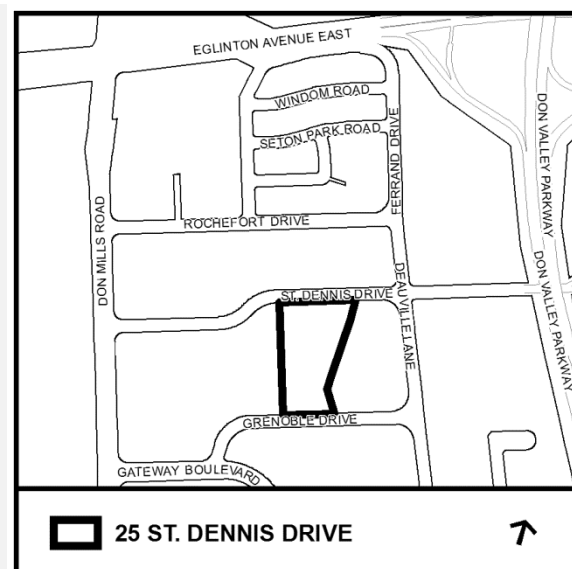
**25 St Dennis Drive – Official Plan and Zoning By-Law Amendment and Site Plan Control Applications - Request for Direction Report**

<b>Date:</b>	September 28, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 26 – Don Valley West
<b>Reference Number:</b>	15 261823 NNY 26 OZ and 15 261828 NNY 26 SA

**SUMMARY**

This application proposes to amend the City of Toronto Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 for the lands at 25 St. Dennis Drive to permit a 44-storey (127.3 metre) residential apartment building on the southern portion of the site and a 10-storey residential apartment building (28.5 metres) on the northern portion of the subject site. The existing 17-storey, 297-unit rental apartment building (approximately 46 metres in height) would remain.

A total of 724 new dwelling units are proposed, including 592 units in the 44-storey south building and 132 units in the 10-storey north building. The total new gross floor area proposed is 54,469 square metres, including 648 square metres of commercial gross floor area, and a 656 square metre child care in the south building. An overall floor space index of 4.28 times the lot area is proposed. A total of 667 vehicle parking spaces are being proposed with 318 existing and 349 new spaces.



## **COMMENTS**

Currently, Planning staff are finalizing a Request for Directions Report and recommendations for consideration by North York Community Council at its meeting of October 17, 2017.

## **CONTACT**

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## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District