



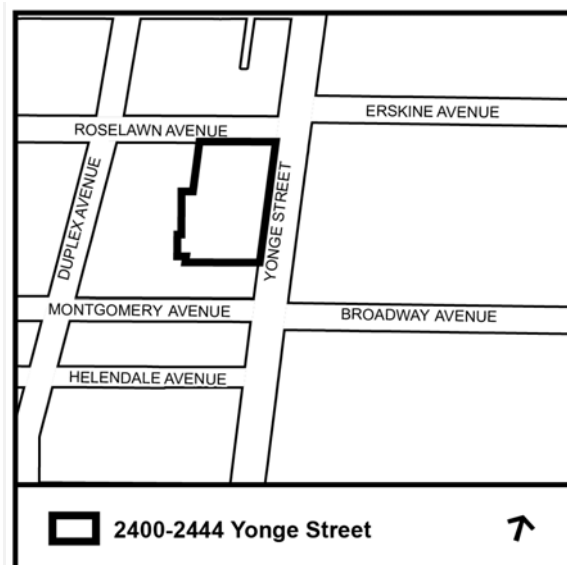
STAFF REPORT ACTION REQUIRED 2400, 2430, 2440 and 2444 Yonge Street – Official Plan and Zoning Amendment Application – Refusal Report

Date:	October 25, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	17 190823 NNY 16 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "2400, 2430, 2440 and 2444 Yonge Street – Official Plan and Zoning By-law Amendment application – Refusal Report" will be finalized and made available for consideration in advance of the November 14, 2017 North York Community Council meeting.

This application proposes to construct a mixed-use residential and commercial development with a 27-storey (90.85 metre high plus 7 metre high mechanical penthouse) south tower and a 23-storey (80.95 metre high plus 7 metre high mechanical penthouse) north tower fronting on Yonge Street, connected by a 2 to 9-storey (13 to 26.1 metre high) base building, and six, 3-storey (13 metre high) townhouses at the west end of the property fronting onto Roselawn Avenue. The proposal includes 637 residential units and a total residential and commercial gross floor area of 52,496 square metres. The proposed density is 6.34 times the area of the lot. A common three level underground parking garage would accommodate a total of 438 vehicular spaces along with 720 of bicycle parking spaces.



COMMENTS

Currently, Planning staff are finalizing a Refusal Report and recommendations for consideration by North York Community Council at its meeting of November 14, 2017.

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SIGNATURE

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