

## **555 The West Mall - Zoning By-law Amendment Application – Request for Directions Report**

Date: May 30, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 – Etobicoke Centre

**Planning Application Number:** 16 247312 WET 03 OZ

### **SUMMARY**

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The purpose of this report is to advise that a staff report entitled "555 The West Mall – Zoning By-law Amendment Application – Request for Directions Report" will be finalized and made available for consideration in advance of the June 25, 2019 Etobicoke York Community Council meeting. The applicant filed an appeal of the Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT), formerly the Ontario Municipal Board, citing City Council's failure to make a decision within the prescribed time frames set out in the *Planning Act*. The appeal was filed on November 9, 2017. A Pre-Hearing Conference was held at the LPAT on May 6, 2019.

The original application submitted on November 4, 2016, proposed to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit a 24-storey (69 m in height, excluding the mechanical penthouse) rental apartment building with 293 dwelling units to the north of an existing 14-storey residential rental apartment building on the site. The proposed development (including the existing building to be retained) had a proposed total gross floor area of 34,591 m<sup>2</sup> and a total Floor Space Index of 4.02 times the area of the lot. The existing and proposed building would be served by a shared 4-level underground parking garage.

The applicant submitted revised plans on April 29, 2019 which modified the proposed development by reducing the height of the apartment building to 22 storeys (61.4 m in height, excluding the mechanical penthouse), reducing the number of dwelling units to 256 and decreasing the total gross floor area (including the existing building on the site) to 30,458 m<sup>2</sup> for a total Floor Space Index of 3.5 times the area of the lot. Other minor modifications to the built form, site layout and access were also proposed. The revised application will be assessed in the forthcoming Request for Directions Report which will also seek City Council's direction on the position for the City Solicitor and other appropriate City staff to take at the LPAT.

## **CONTACT**

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## **SIGNATURE**

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