

**625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9
Isabella Street – Zoning Amendment Application –
Request for Directions Report**

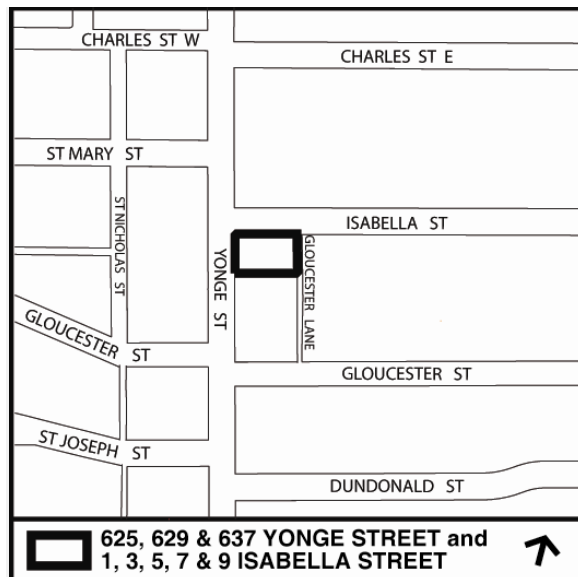
Date:	December 3, 2013
To:	City Council
From:	Chief Planner and Executive Director
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2013\Cluster B\PLN\City Council\CC13102 (12 260124 STE 27 OZ)

SUMMARY

The applicant has referred the Zoning By-law Amendment to the Ontario Municipal Board due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A pre-hearing conference was held on November 18, 2013 and a further pre-hearing is scheduled for February 19, 2014. A hearing date is scheduled for July 14 to July 25, 2014.

The application proposes to amend the Zoning By-law to permit a mixed-use development consisting of a 40-storey building, including a 4-storey base building. The proposed density is approximately 20 times the lot area.

A placeholder report was submitted to the October 17, 2013 meeting of Toronto and East York Community Council indicating that a detailed report was being prepared by staff and would be submitted to Toronto and East York Community Council on October 17, 2013 or directly to City Council on November 13 and 14, 2013.



As the application was still under review by staff a detailed report was not submitted to the October 17, 2013 Toronto and East York Community Council meeting or to the November 13 and 14, 2013 meeting of City Council.

At its meeting in November City Council passed a motion requesting that the Chief Planner and Executive Director report directly to the December 16-17, 2013 meeting of City Council with a Request for Directions Report regarding the Zoning By-law Amendment application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street.

This application continues to be under review by staff and discussions are continuing on a without prejudice basis with the applicant. In this regard, staff are not yet able to report, and are recommending that a report be brought forward directly to the City Council meeting to be held in February.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council request the Chief Planner and Executive Director to report directly to the February meeting of City Council with a Request for Directions Report regarding the Zoning By-law Amendment application for 625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9 Isabella Street.

CONTACT

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SIGNATURE

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