

**2376 and 2388 Dundas Street West - Zoning Amendment Application - Request for Direction Report**

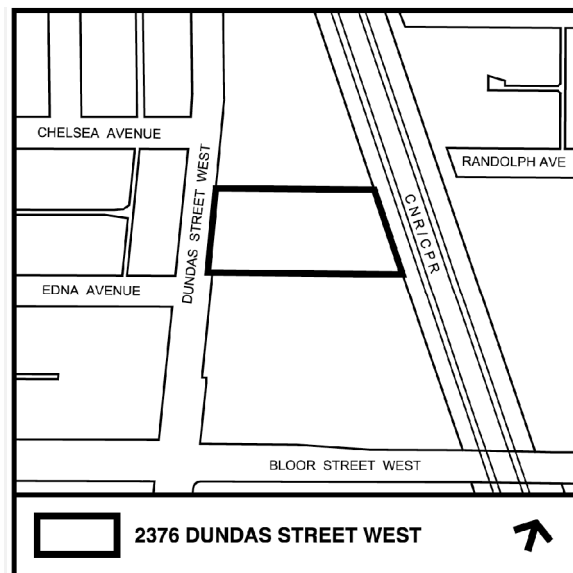
<b>Date:</b>	November 29, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	11 317575 STE 14 OZ

**SUMMARY**

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the construction of a new 8-storey mixed-use building fronting on Dundas Street West and a 23-storey tower on the eastern portion of the site adjacent the rail corridor. The proposed development would include a total of 375 residential units and 466 square metres of retail uses. Two levels of below-grade parking are proposed with 242 parking spaces. Two hundred and eighty-eight bicycle parking spaces are proposed. Vehicular access will be provided from a driveway off Dundas Street West along the northern boundary of the site.

The proposal also includes a pedestrian walkway at the southern edge of the site to provide a connection to the Bloor GO Transit / Air Link Station.

The purpose of this report is to seek City Council's direction for the City Solicitor to oppose the proposed development in its current form at the OMB and to support the recently approved planning framework established through the amendments to the Zoning By-law (By-law 1222-2009) which resulted from the City-initiated Bloor-Dundas Avenue Study.



The approval of the development in its current form would set a negative precedent for future development that undermines the vision for this area of the City.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council authorize the City Solicitor, together with City Planning staff and any other appropriate staff, to oppose the applicant's appeal respecting the Zoning By-law Amendment application for 2376 and 2388 Dundas Street West (File No. 11 317575 STE 14 OZ), and attend any Ontario Municipal Board hearings in opposition to such appeal, and retain such experts as the City Solicitor may determine are needed in support of the position recommended in this report.
2. City Council authorize the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.
3. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement the foregoing.

Staff will provide a report on the supplementary agenda for Toronto and East York Community Council for consideration at its meeting on January 22, 2013, in response to the appeal of the application to the Ontario Municipal Board.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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