

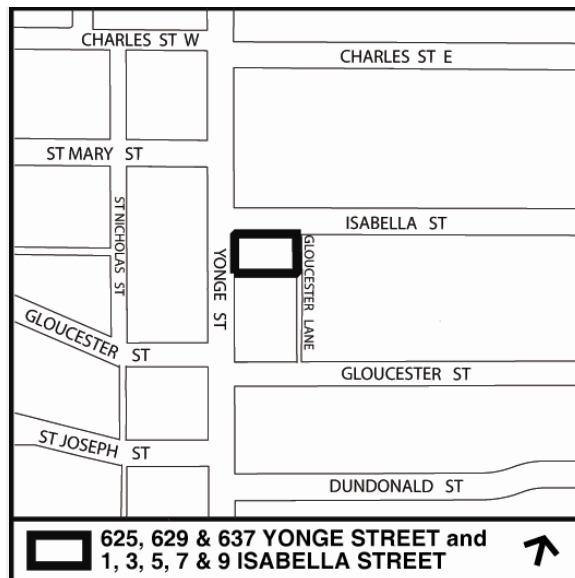
**625, 629 and 637 Yonge Street and 1, 3, 5, 7 and 9  
Isabella Street – Zoning Amendment Application –  
Request for Directions Report**

<b>Date:</b>	September 24, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	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 is scheduled for November 18, 2013. A hearing date has not been set but is expected to be scheduled for early 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 development would have a total gross floor area of approximately 25,965 sq.m. with 326 residential units on the upper thirty six floors and 1,400 sq.m. of retail space and 1,630 sq.m. of office space within the base building portion. The proposed density is 20.1 times the lot area.



A detailed report is being prepared and will be submitted to Toronto and East York Community Council on October 17, 2013 or directly to City Council on November 13 and 14, 2013.

## **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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