

2265-2279 Bloor Street West and 116 and 240 Durie Street - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Request for Direction Report

Date:	July 24, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale High Park
Reference Number:	13 271048 WET 13 OZ and 13 271055 WET 13 RH

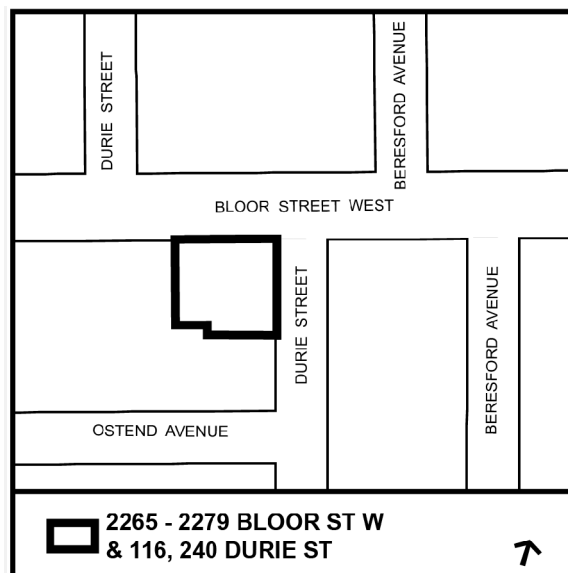
RECOMMENDATIONS

The purpose of this report is to advise that a staff report entitled “2265-2279 Bloor Street West and 116 and 240 Durie Street - Official Plan Amendment, Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Request for Direction Report” will be finalized and available for consideration at the August 12, 2014 meeting of the Etobicoke York Community Council.

COMMENTS

On May 25, 2013, the Zoning By-law Amendment application was appealed by the applicant to the Ontario Municipal Board, citing lack of decision by City Council within the time period prescribed by the *Planning Act*.

Similarly, on July 14, 2014, the applicant appealed the Official Plan Amendment application to the OMB, citing lack of decision by City Council within the time period prescribed by the *Planning Act*.



These applications propose to demolish the existing buildings on 2265-2279 Bloor Street West and 116 and 240 Durie Street, and redevelop the lands with a 9-storey mixed use building, comprised of 83 residential dwelling units, 19 of which would be replacement rental units, as well as 1,200 m² of office and retail floor area.

The proposed demolition includes two multi-unit rental buildings and a single detached house that contains 2 rental units. As the proposal involves a related group of buildings with 6 or more rental units, the applicant has also submitted a rental housing demolition application under Section 111 of the *City of Toronto Act*.

The staff report will outline staff's issues with the proposed development from an Official Plan policy and built form perspective and seek City Council's direction for attendance at the Ontario Municipal Board hearing.

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SIGNATURE

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