

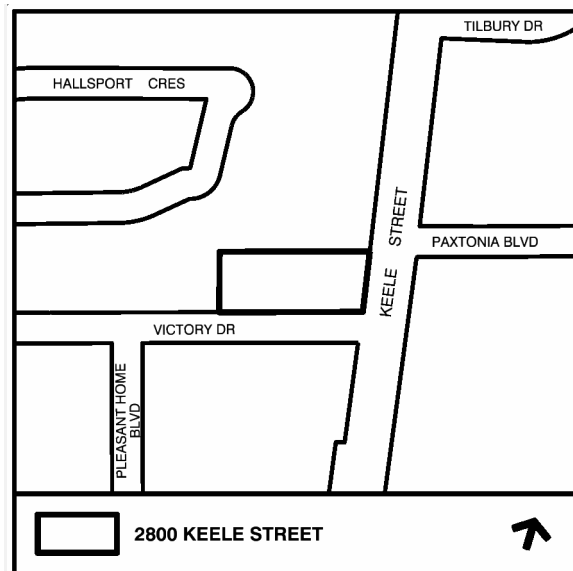
2800 Keele Street – Zoning By-law Amendment and Site Plan Control Applications – Request for Direction Report

Date:	May 30, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	12 268121 NNY 09 OZ & 12 268129 NNY 09 SA

SUMMARY

The applicant has referred the Zoning By-law Amendment and Site Plan Control Approval applications 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 hearing is being scheduled for July 16, 2014.

The application proposes to amend former City of North York Zoning By-law No. 7625 to permit an eleven (11) storey mixed-use building containing 216 residential units and 375 m² of ground floor commercial space. A three (3) level underground parking structure containing 214 parking spaces is proposed to accommodate resident, visitor and commercial parking. With a total gross floor area of 17,030 square metres, the application proposes a Floor Space Index of 4.33 times the lot area.



A report is being prepared and will be submitted to North York Community Council on June 17, 2014 seeking direction for the upcoming Ontario Municipal Board hearing.

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SIGNATURE

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