



**STAFF REPORT  
ACTION REQUIRED**

**70-72 Carlton Street – Appeals of Zoning Amendment  
and Site Plan Approval Applications – Potential Request  
for Directions Report to Council on March 31, 2015**

<b>Date:</b>	March 24, 2015
<b>To:</b>	City Council
<b>From:</b>	City Solicitor
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	Zoning Amendment Application 13 135076 STE 27 OZ Site Plan Application 13 135070 STE 27 SA Rental Housing Demolition Application 13 135082 27 RH

**SUMMARY**

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This application proposes to redevelop the lands at 70-72 Carlton Street, at the northwest corner of Carlton and Church Streets, for a 41-storey mixed use building consisting of approximately 496 residential units and 13 residential rental replacement units, plus commercial area in the lower floors of a 7-storey podium. Following mediation at the Ontario Municipal Board, discussions have continued between the City and the applicant. The purpose of this report is to advise that the City Solicitor may be reporting to the March 31, 2015 meeting of City Council to seek further instructions.

**RECOMMENDATIONS**

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The City Solicitor recommends that:

1. City Council consider a possible forthcoming report on a request for direction on this matter.

**Financial Impact**

The recommendations in this report have no financial impact.

**DECISION HISTORY**

On May 14, 2013, Toronto and East York Community Council considered the Preliminary Report of the Director, Community Planning, Toronto and East York

District, dated April 19, 2013 and authorized a community consultation meeting on the development proposal. Concerns raised by the public included shadow impact on the Church Street Public School. Subsequently, the applicant appealed its proposed zoning and site plan approval applications. The Ontario Municipal Board facilitated a mediation of the dispute on January 16 and 20, 2015. The parties and neighbourhood participants were unable to resolve their concerns.

The Preliminary Report and Community Council Decision under Item TE24.40 is available via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE24.40>

## **ISSUE BACKGROUND**

The development proposal has been revised from 45-storeys as originally proposed to the 41-storeys currently proposed. There would be approximately 496 residential units plus 13 residential rental replacement units. The overall development would have a total gross floor area of 34,249 square metres (33,441 square metres of residential gfa, 808 square metres of ground floor retail and a commercial lobby area in the lower floors of a 7-storey podium for a total floor space index of 19.34).

Ongoing discussions with the applicant could potentially create a circumstance where it would be appropriate for the City Solicitor to report directly to Council on March 31, 2015.

## **CONCLUSION**

The City Solicitor seeks authority to report directly to City Council on March 31, 2015 should that be considered necessary.

## **CONTACT**

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## **SIGNATURE**

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Anna Kinastowski, City Solicitor