

**2114 - 2130 Bloor Street West - Zoning By-law
Amendment Application - Request for Direction Report**

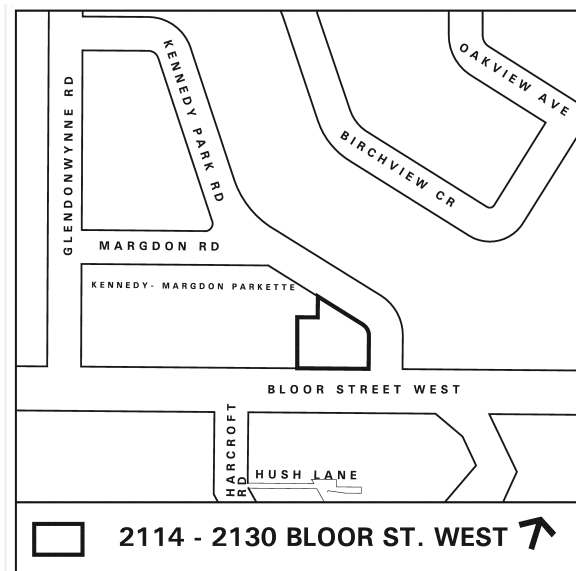
Date:	March 23, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 13 – Parkdale-High Park
Reference Number:	12 144991 WET 13 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "2114 - 2130 Bloor Street West – Zoning By-law Amendment Application - Request for Direction Report" will be finalized and available for consideration at the April 14, 2015 meeting of the Etobicoke York Community Council. The applicant filed an appeal of the Zoning By-law Amendment application to the Ontario Municipal Board on February 13, 2015. A Pre-hearing Conference has been scheduled for June 5, 2015.

The original application proposed to amend the former City of Toronto Zoning By-law to permit the development of a 10 storey mixed use building, comprised of 110 residential dwelling units and 359 m² of at-grade commercial floor area at 2114-2130 Bloor Street West.

The original application was submitted on March 28, 2012. Although there has been extensive discussion with the proponent and a Working Group comprised of area residents formed to address concerns raised with the proposal, the application remained unmodified until the February 13, 2015 appeal. The last communication between the proponent and staff occurred on January 23, 2015.



Since the appeal, the applicant submitted revised plans as a formal settlement offer on March 12, 2015. The proposed development was modified to reduce the building height to nine floors and the number of dwelling units from 110 to 78. Modifications to the built form of the building were introduced by the revised proposal that will be assessed in the forthcoming Request for Direction report. The settlement offer was made conditional on City Council acceptance; otherwise the appeal of the application would revert back to the original proposal.

CONTACT

Philip Carvalino, Senior Planner

Tel. No. 416-394-8233

Fax No. 416-394-6063

E-mail: pcarval@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District