

33 Holly Street, 44 Dunfield Avenue, 86 & 88 Soudan Avenue – Zoning Amendment Application - Request for Directions Report

Date:	March 25, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	13 211324 STE 22 OZ & 14 153097 STE 22 RH

SUMMARY

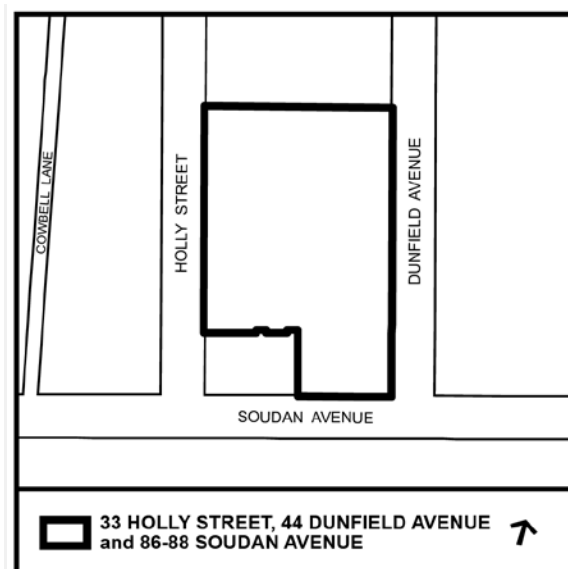
This application proposes to permit the development of: two condominium apartment buildings of 32 and 24 storeys to be attached to the north and south ends of two existing 14-storey rental apartment buildings at 44 Dunfield Avenue and 33 Holly Street; 5-storey additions of condominium apartment units on top of the two existing apartment buildings at 33 Holly Street and 44 Dunfield Avenue; and, a 6-storey rental apartment building at 86 & 88 Soudan Avenue.

A Rental Housing Demolition application has been submitted to demolish two single-detached, rental houses where the 6-storey rental apartment building is proposed.

492 condominium and 46 rental units are proposed, in addition to 324 existing rental units on the site, for a total of 862 residential units.

The application proposes a total of 600 parking spaces for existing and proposed residential units.

The Zoning Amendment application has been referred to the Ontario Municipal Board (OMB) by the applicant due to



Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. An initial pre-hearing conference was held on January 30, 2015 where City Staff attended without direction from City Council. A second pre-hearing conference is scheduled for May 22, 2015, with a full hearing scheduled to commence on October 20, 2015.

This is to advise that a report will be provided to Community Council with recommendations on the application for City Council's consideration.

CONTACT

Giulio Cescato, Senior Planner
Tel. No. 416-392-0459
Fax No. 416-392-1330
E-mail: gcescat@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2015\Cluster B\pln\TEYCC\10230478004.doc) - vc