

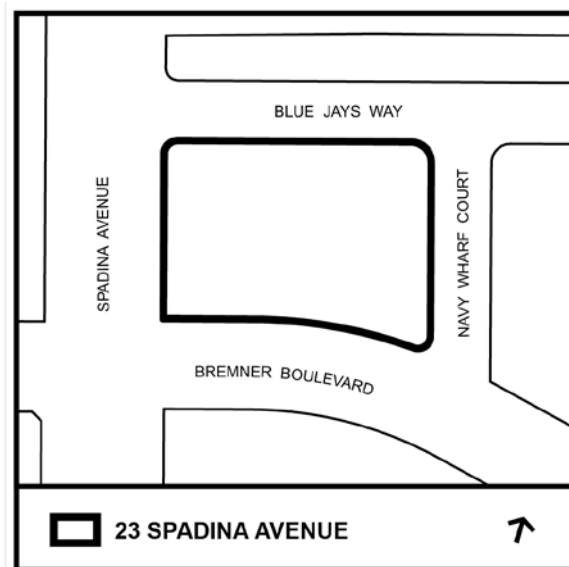
**23 Spadina Avenue - Zoning By-law Amendment,  
Request for Direction Report**

<b>Date:</b>	December 16, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	14 204219 STE 20 OZ

**SUMMARY**

The applicant has appealed the zoning by-law amendment application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision within the time period prescribed under the *Planning Act*. A prehearing conference has been scheduled by the OMB for February 18, 2016. A full hearing date has not yet been scheduled by the OMB.

The application proposes a mixed-use building with two towers 79 storeys (248 metres) and 68 storeys (216 metres) in height, at 23 Spadina Avenue. A total of 1,536 dwelling units are proposed and 724 parking spaces. The overall gross floor area proposed is 126,277 square metres, representing a density of 21.83 times the area of the lot.



A Request for Direction Report is required on the Zoning By-law Amendment application and will be submitted to Toronto and East York Community Council for consideration at its meeting on January 19, 2016.

**CONTACT**

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**SIGNATURE**

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

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