



# STAFF REPORT ACTION REQUIRED

## 587 to 599 Yonge Street, 2 to 4 Dundonald Street, 7 to 9 Gloucester Street – Zoning Amendment Application – Request for Direction

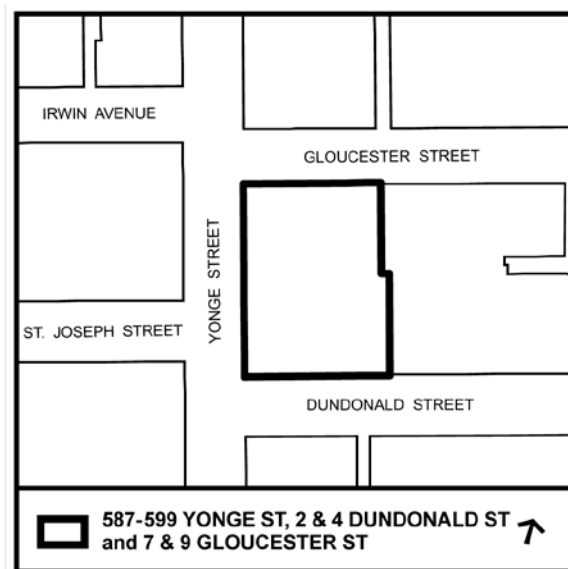
<b>Date:</b>	December 17, 2015
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	12 235622 STE 27 OZ

### SUMMARY

The applicant proposes to redevelop the site with a 44-storey residential tower (148 metres including mechanical penthouse) on a 4-storey base containing retail commercial uses with 420 residential condominium units.

Staff will be bringing forward a Request for Directions Report regarding the application at 587 to 599 Yonge Street, 2 to 4 Dundonald Street, 7 to 9 Gloucester Street to the January 19, 2016 meeting of Toronto and East York Community Council or directly to the February 3 and 4, 2016 City Council meeting.

In April 2013, the applicants appealed the rezoning application to the Ontario Municipal Board (OMB) as a result of Council's failure to make a decision on the application within the statutory timeframe. On August 5, 2015 the OMB was notified that City staff and the applicant had reached a settlement. The Board withheld its order until being notified by the city solicitor that a section 37 agreement had been executed and that site servicing was satisfactory to the City. The section 37 agreement has been executed however site



servicing issues are still being resolved. The Board has not issued an Order to date.

In the summer of 2015, the applicant approached Planning staff with amendments and revisions to the proposed built form. The applicant submitted a Site Plan application in November 2015 which reflects these revisions to the built form.

Staff are currently reviewing the revisions as part of the Site Plan application review. Based on this review, the Request for Directions Report will detail any changes to the zoning by-law not previously considered by City Council and provide appropriate recommendations.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
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Toronto and East York District

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