

**401- 415 King Street West Zoning By-law Amendment –  
Request for Directions Report**

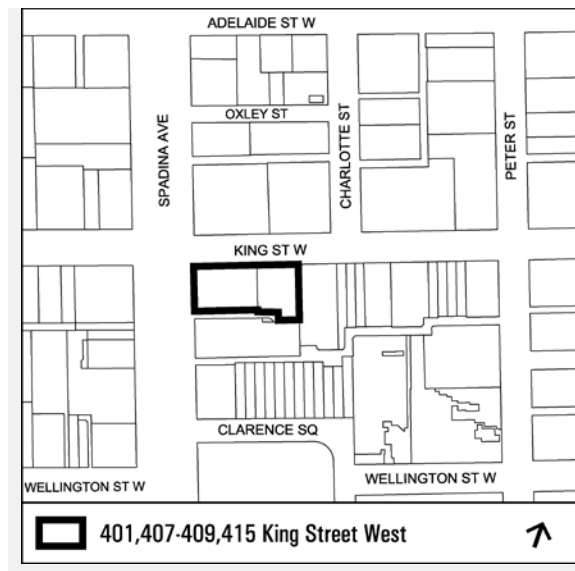
<b>Date:</b>	April 22, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	10 197695 STE 20 OZ

**SUMMARY**

This application proposes to amend the former City of Toronto Zoning By-law 438-86 to permit the redevelopment of 401-415 King Street West, with a 56-storey mixed use building including a 12-storey and 13-storey base building with two floors of retail uses and residential above. The facades of the buildings at 401, 407 and 409 King Street West, which are listed on the City's Register of Heritage Resources, would be incorporated into the façade of the building facing King Street West.

The project is proposed to contain 615 dwelling units and 2,452 square metres of commercial space with 221 parking spaces and 656 bicycle parking spaces. The proposed building height is 181 metres (187 metres including the mechanical penthouse). The total gross floor area would be 48,214 square metres.

The owner of the site at 401-415 King Street West has appealed its Zoning By-law Amendment application to the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time required by the *Planning Act*. A pre-hearing conference has been scheduled for July 14, 2016. A full hearing has not yet been scheduled.



Staff will submit a report to the supplementary agenda for Toronto and East York Community Council for consideration at its meeting on May 10, 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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