

**411 Church Street – Zoning Amendment Application–  
Request for Directions Report**

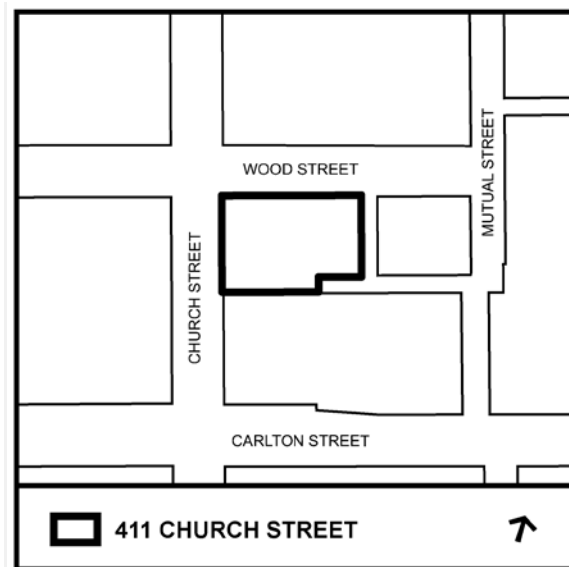
<b>Date:</b>	May 24, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto and East York District
<b>Reference Number:</b>	15 205116 STE 27 OZ

**SUMMARY**

The applicant has referred the Zoning By-law Amendment application to the Ontario Municipal Board due to Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. A pre-hearing conference is scheduled for August 22, 2016. A hearing date has not been set but is expected to be scheduled for late 2016 or early 2017.

A revised Zoning By-law Amendment application has been submitted to permit a 38-storey residential building, including a 6-storey base building with ground floor retail space fronting Church Street. The original submission was to permit a 45-storey residential building, including a 7-storey base with commercial and retail uses. Parking would be provided in an underground parking garage.

The revised 38-storey proposal has been shared with representatives of the Church Wellesley Neighbourhood Association, Toronto District School Board, and the parents of the Church Street Junior Public School. City staff will be available for additional consultation, as necessary, prior to forwarding a Request for Directions Report to City Council.



A Request for Directions report is being prepared and will be submitted to City Council on July 12 and 13, 2016.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Community Council request the Director, Community Planning, Toronto and East York District to bring a Directions Report directly to City Council at its meeting on July 12 and 13, 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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