

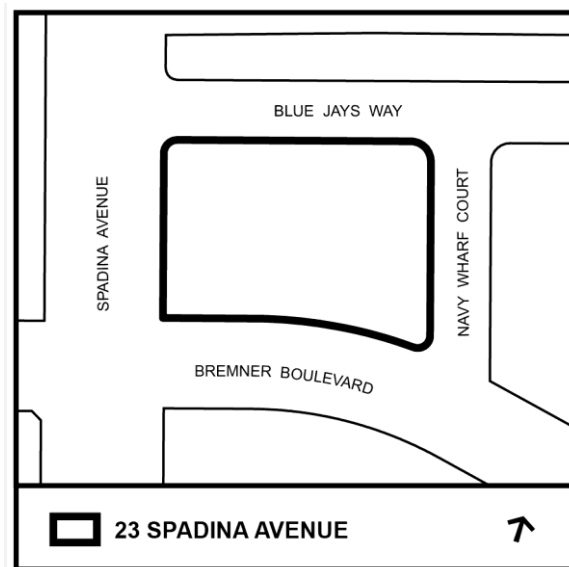
**23 Spadina Avenue - Zoning By-law Amendment,
Request for Direction Report**

Date:	August 19, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	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*. Prehearing conferences were held by the OMB on February 18, 2016 and July 27, 2016. A further prehearing conference is scheduled by the OMB for September 1, 2016. A full hearing date has been scheduled for October 31 to November 10, 2016.

The application has been revised and proposes a mixed-use building with two towers 59 storeys (182.74 metres) and 69 storeys (211.9 metres) in height, at 23 Spadina Avenue. The overall gross floor area proposed is 120,468.3 square metres.



A Request for Direction Report on the revised proposal will be submitted to Toronto and East York Community Council for consideration at its meeting on September 7, 2016.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
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