



STAFF REPORT ACTION REQUIRED

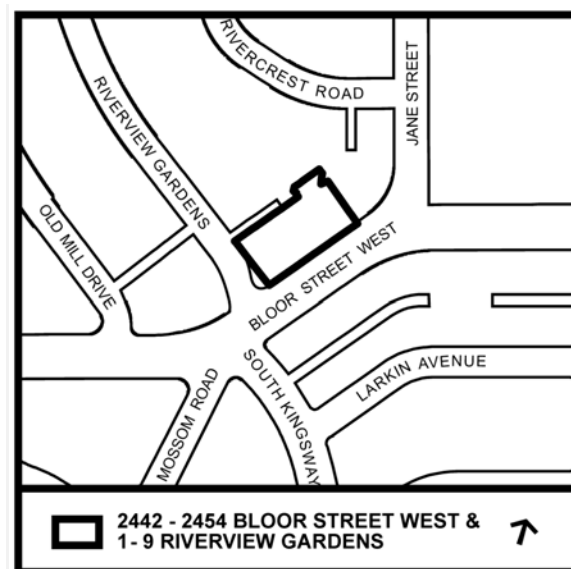
2442-2454 Bloor Street West and 1-9 Riverview Gardens- Official Plan and Zoning By-law Amendment Application – Request for Direction Report

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| Date: | October 27, 2017 |
| To: | Etobicoke York Community Council |
| From: | Director, Community Planning, Etobicoke York District |
| Ward: | Ward 13 – Parkdale-High Park |
| Reference Number: | 16 148149 WET 13 OZ |

SUMMARY

The applicant is proposing to redevelop the lands at 2442-2454 Bloor Street West and 1-9 Riverview Gardens with a fourteen storey mixed-use building comprised of 244 dwelling units and 4,991m² of retail floor area. As proposed, the building would have a height of approximately 54 metres and contain approximately 28,600 m² of total gross floor area. This would result in a floor space index of 8.24 times the area of the land. A total of 331 vehicle parking spaces are proposed.

The applicant has appealed the Official Plan and Zoning By-law Amendment application to the Ontario Municipal Board citing Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A Pre-Hearing Conference (PHC) was held on September 28, 2017, and a second PHC has been scheduled for Feb.7, 2018, with a request for Board Assisted Mediation to be conducted in the interim, subject to the Board's availability. A hearing date has not been confirmed, but is expected to be scheduled at the February 7th PHC, likely for late 2018.



A detailed report is being prepared requesting that Council provide direction to the City Solicitor and City staff to attend the OMB hearing. The report will be finalized and made available for consideration in advance of the November 14, 2017 meeting of Etobicoke York Community Council.

CONTACT

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SIGNATURE

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