

2306 St. Clair Avenue West – Zoning By-law Amendment Application – Notice of Pending Report

Date: June 14, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 11 - York South-Weston

Planning Application Number: 17 181466 WET 11 OZ

SUMMARY

The owner of the site at 2306 St. Clair Avenue West has appealed this Zoning By-law Amendment application to the Local Planning Appeal Tribunal (LPAT) due to Council's failure to make a decision on the application within the time prescribed by the *Planning Act*. A Pre-Hearing Conference of the LPAT has not been scheduled.

This application proposes to amend former City of Toronto Zoning By-law No. 438-86 to permit the construction of a 10-storey (30.3 metre, not including a 5 metre mechanical penthouse) mixed used building on a vacant site, formerly occupied by New York Pork, at 2306 St. Clair Avenue West. A total of 235 residential units are proposed with 384 m² of commercial space. Vehicular access is proposed from the public laneway to the north to the below grade parking. The tallest portion of the building would be located at the approximate centre of the site and the building would step down to four storeys to the north, adjacent to the public laneway, four storeys to the south adjacent to St. Clair Avenue West, and four and three storeys to the east adjacent to Symes Road. The proposed building would front both St. Clair Avenue West and Symes Road.

Staff will be submitting a Request for Direction Report to the supplementary agenda for Etobicoke York Community Council for consideration at its meeting of July 4, 2018.

CONTACT

Elisabeth Silva Stewart, Planner, Tel. No.416-394-6006, Fax No. 416-394-6063,
E-mail: Elisabeth.SilvaStewart@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District