



STAFF REPORT ACTION REQUIRED

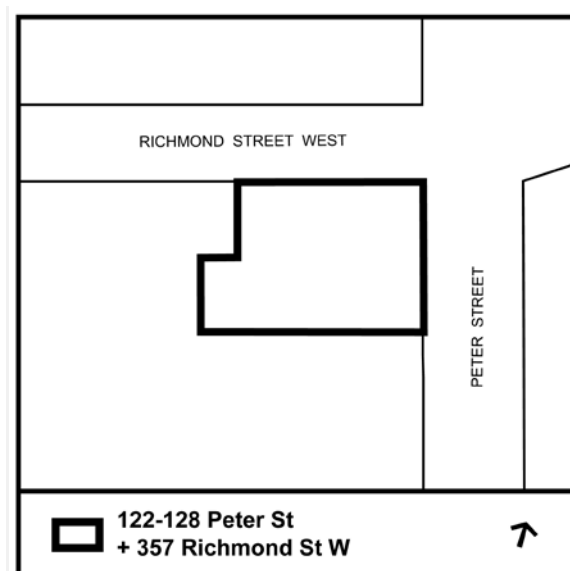
122 - 128 Peter Street and 357 and 359 Richmond Street West– Zoning By-law Amendment Application - Request for Direction Report

Date:	December 15, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15 255425 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 on May 23, 2017 and November 1, 2017. A mediation meeting has been scheduled by the OMB for February 12 and 13, 2018.

The application proposes a 38-storey mixed-use building at 122 to 128 Peter Street and 357 and 359 Richmond Street West. A total of 246 dwelling units are proposed and 73 parking spaces. The overall gross floor area proposed is 18,563 square metres, representing a density of 13.3 times the area of the lot.



A Request for Direction Report is required on the Zoning By-law Amendment application and will be submitted to Toronto and East York Community Council for consideration at its meeting on January 16, 2018.

CONTACT

Sue McAlpine, Senior Planner
Tel. No. (416) 392-7622
E-mail: smcalpine@toronto.ca

SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

(P:\2018\Cluster B\pln\TEYCC\33428222020.doc) – lm