



## STAFF REPORT ACTION REQUIRED

### 220 and 234 Simcoe Street and 121 St. Patrick Street - Zoning By-law Amendment Application – Final Report

<b>Date:</b>	March 16, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	15 218429 STE 20 OZ

#### **SUMMARY**

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This application proposes a mixed-use development including residential, office and retail uses in three buildings: 39-storeys, 35-storeys and 17-storeys as well as, a public park at 234 Simcoe Street, a part of 220 Simcoe Street and 121 St. Patrick Street. A total of 902 dwelling units are proposed as well as approximately 7,146 square metres of office and retail floor area. The total gross floor area of the proposed development is 73,063 square metres, representing a density of 10.83 times the area of the site. A Final Report on the Zoning By-law Amendment application will be submitted to Toronto and East York Community Council for consideration at its meeting on April 4, 2018.

#### **CONTACT**

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#### **SIGNATURE**

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Toronto and East York District

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