



**STAFF REPORT  
ACTION REQUIRED  
Confidential Attachment**

<b>Date:</b>	April 24, 2007
<b>To:</b>	Executive Committee
<b>From:</b>	Chief Planner & Executive Director, City Planning Division City Solicitor
<b>Wards:</b>	Ward No. 28 – Toronto-Centre Rosedale
<b>Reason for Confidential Information:</b>	This report relates to a litigation matter before the Ontario Municipal Board on the East Bayfront-West Precinct Zoning By-law (By-law No. 1049-2006).
<b>Reference Number:</b>	(p:\2007\Cluster B\pln\cc070039.doc) – pmw\tn

## SUMMARY

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This report deals with Item Ex. 8.16 to be considered by Executive Committee. Staff seek further direction with respect to the Ontario Municipal Board hearing commencing June 5, 2007 on partial settlement of appeals of By-law 1049-2006 as they relate to First Waterfront Place.

## RECOMMENDATIONS

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**The Chief Planner and Executive Director, City Planning Division and the City Solicitor recommend that:**

1. Council adopt the confidential instructions to staff in Attachment 1; and
2. Council authorize the public release of the confidential recommendations, together with attachments 2 and 3 at the conclusion of the Council meeting.

## Financial Impact

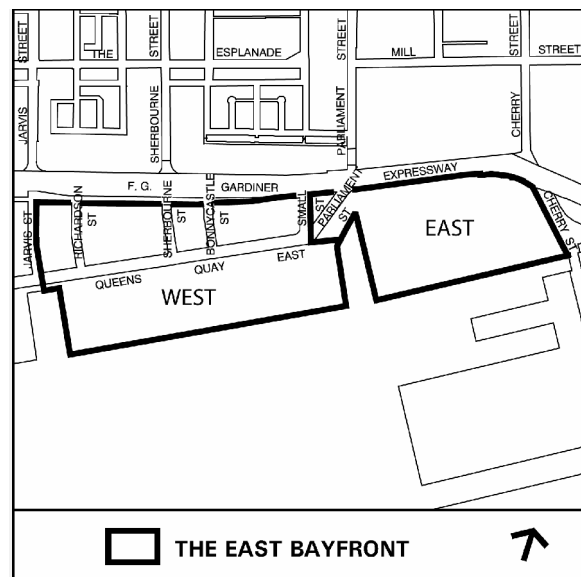
The adoption of this report will eliminate costs associated with the need for a hearing on the matters dealt with herein.

## DECISION HISTORY

At its September 25, 26 and 27, 2006 meeting, Toronto City Council adopted Zoning By-law 1049-2006, a new zoning bylaw applying to both private and publicly-owned lands in the East Bayfront – West Precinct. Subsequently, a number of OMB appeals were received from landowners within the precinct as well as from Tate and Lyle Ltd., owner of Redpath Sugars (Redpath).

## ISSUE BACKGROUND

The East Bayfront West Precinct Zoning By-law is part of the overall Central Waterfront Secondary Plan OMB approval process which will be completed in 2008. An early focus of the various parties involved at a pre-hearing level was the resolution of issues of land use compatibility as between the Redpath industrial use and the mixed use with potential residential redevelopment for the lands both north and south of Queens Quay East. The parties will continue to negotiate and study the issues



through an MOE - led process over the next 2-3 month period. At this time, however, there is an opportunity to seek an OMB order on a consent basis for a commercial use on the east side of the Jarvis Street slip, opposite Redpath. The establishment of a commercial use in this location will act as

an important buffer with regard to environmental impact, particularly noise, for the lands to the east which are primarily owned by TEDCO and are to be revitalized by the Toronto Waterfront Revitalization Corporation.

## CONTACT

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## SIGNATURE

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Ted Tyndorf  
Chief Planner & Executive Director  
City Planning Division

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Anna Kinastowski  
City Solicitor

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## ATTACHMENTS

Attachment 1: East Bayfront – West Precinct Report on Partial Settlement of Appeals to By-law 1049-2006 – First Waterfront Place  
Attachment 2: Map 5: Jarvis Slip Special Use Site  
Attachment 3: Context Map