

Toronto and East York Community Council

TE22.12		Referred		Ward:20
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400 Front Street West - Zoning Amendment Application - Request for Direction Report

City Council Decision

City Council on March 9, 2017, referred Item TE22.12 back to the Toronto and East York Community Council for further consideration.

Community Council Recommendations

The Toronto and East York Community Council submits the Item to City Council without recommendation.

Community Council Decision Advice and Other Information

The Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning to report to the March 9, 2017 City Council meeting to seek Council's direction regarding the Ontario Municipal Board appeal for 400 Front Street West.

Origin

(February 13, 2017) Report from the Director, Community Planning, Toronto and East York District

Summary

This application proposes to amend the former City of Toronto Zoning By-law 438-86 and the City's Comprehensive Zoning By-law 569-2013 to permit the development of four mixed-use towers, ranging from 24 to 60-stories, including 2,291 residential units and 8,738 square metres of retail uses with 649 underground parking spaces at 400 Front Street West.

The owner of the site at 400 Front Street West has appealed its Zoning By-law Amendment application to the Ontario Municipal Board (OMB) citing Council's failure to make a decision within the time required by the Planning Act.

Staff will submit a report directly to the City Council meeting on March 9, 2017.

Background Information (Community Council)

(February 3, 2017) Report from the Director, Community Planning, Toronto and East York District - 400 Front Street West - Zoning Amendment Application - Request for Directions Report

<http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-101217.pdf>

Report from the Director, Community Planning, Toronto and East York District - 400 Front Street West - Zoning Amendment Application - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-101424.pdf>