

**400 Front Street West – Zoning Amendment Application
– Request for Directions Report**

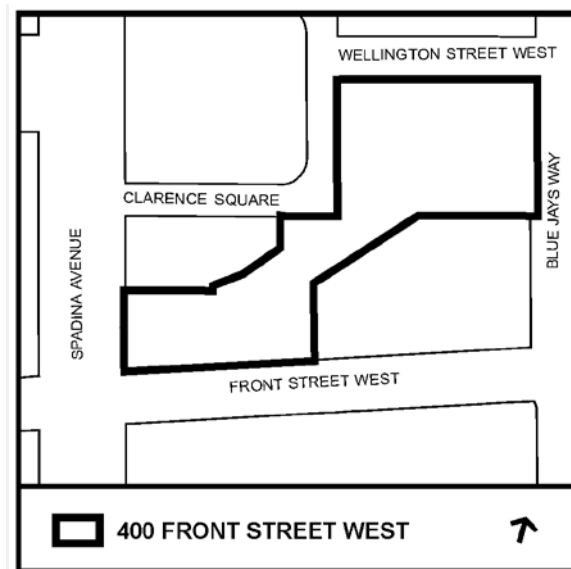
Date:	February 13, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15 136961 STE 20 OZ

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-storeys, 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.



RECOMMENDATIONS

The City Planning Division recommends that:

1. The Chief Planner and Executive Director, City Planning Division, report to the City Council meeting on March 9, 2017 seeking Council's direction regarding the OMB appeal for 400 Front Street West.

CONTACT

Dan Nicholson, Senior Planner
Tel. No. (416) 397-4077
E-mail: dnichol2@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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