TORONTO

MM23.21

MOTION WITHOUT NOTICE

Final Report – Rezoning Application -1 Front Street East, 5 - 7 The Esplanade

Moved by: **Councillor Lindsay Luby**

Seconded by: **Councillor Feldman**

SUMMARY:

City Council, at its meeting of May 26 and 27, 2008, adopted, with amendment, Toronto and East York Community Council Item TE15.6, headed "Final Report – Rezoning Application – 1 Front Street East, 5 – 7 The Esplanade.

The owner is required, amongst other things, to enter into an Agreement pursuant to Section 37 of the Planning Act to secure certain benefits, prior to the bill for the zoning by-law amendment being introduced.

There is an urgent need to commence the renovation work on the Sony Centre site. The renovations must begin by no later than September 30, 2008, in order to complete this work and reopen the theatre before the 2009 theatre season begins. The City Solicitor has received confirmation in writing from Castlepoint Realty Partners Limited (the developer) that it:

1. agrees to provide those benefits adopted by Council, negotiated by the local Councillor pursuant to Council's instructions and as set out in the report and the bill which is otherwise ready for introduction; and

2. will work expeditiously and in good faith to complete and register the section 37 agreement.

The City Solicitor has confirmed that the draft zoning by-law amendment provides that the by-law does not come into force until the Section 37 Agreement has been executed and registered.

RECOMMENDATION:

1. That City Council authorize the enactment of the by-law to amend Zoning By-law 438-86 related to this site.

July 15, 2008

According to Chapter 27, Council Procedures:

Fiscal Impact Statement provided	
Should have Fiscal Impact Statement prior to debate Requires two-thirds to waive requirement if Council wishes to debate	*
Is before Council for debate	(√)
Chair agrees that the Motion Recommendations are **Urgent**	(√)

* Deputy City Manager and Chief Financial Officer to advise.