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**City Council****Motion without Notice**

<b>MM16.4</b>	<b>ACTION</b>			Ward:28
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**154 Front Street East - Appeal of Committee of Adjustment Decision - by Councillor Pam McConnell, seconded by Councillor Kristyn Wong-Tam**

- \* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
- \* This Motion is subject to referral to the Toronto and East York Community Council. A two thirds vote is required to waive referral.*
- \* This Motion relates to an Ontario Municipal Board Hearing and has been deemed urgent.*

**Recommendations**

Councillor Pam McConnell, seconded by Councillor Kristyn Wong-Tam, recommends that:

- 1 City Council authorize the City Solicitor to appeal the Committee of Adjustment Toronto East York Panel decision dated January 25, 2012, File No. A0792/11TEY, to approve a temporary surface commercial parking lot at 154 Front Street East, to the Ontario Municipal Board and that the City Solicitor and appropriate City staff appear at the hearing to have the said decision set aside.

**Summary**

By decision dated January 25, 2012, the Committee of Adjustment Toronto East York Panel granted a minor variance to FMC Front Street Developments Inc. (“Applicant”) to establish a temporary surface commercial parking lot at 154 Front Street East (“Site”), the former location of the Greyhound bus depot. The last day for appeal is February 14, 2012.

City Planning staff recommended denial of the application as the King-Parliament official plan prohibits commercial parking lots. As well, the zoning by-law does not permit a commercial parking lot on the Site. The Applicant has also appealed rezoning and site plan applications to the Ontario Municipal Board to permit a mixed-use development on the Site with two 26-storey residential condominium towers and retail at grade.

(Submitted to City Council on February 6 and 7, 2012 as MM16.4)