



**STAFF REPORT
ACTION REQUIRED**

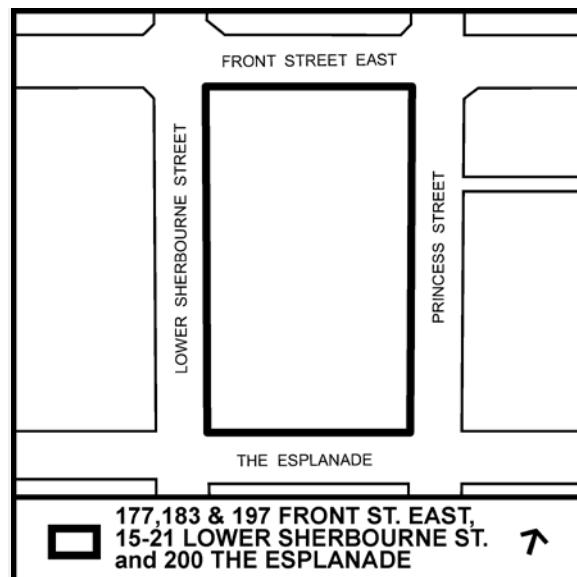
177, 183, and 197 Front Street East and 15-21 Lower Sherbourne Street and 200 The Esplanade – Zoning Amendment Application - Request for Direction Report

Date:	August 14, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	12 141911 STE 28 OZ

SUMMARY

On March 23, 2012, a Zoning By-law amendment application for the subject lands was submitted. A revised proposal was submitted in October 2013 for three 34-storey residential towers, including the base building portion which ranges from 8 to 10-storeys in height. The total proposed gross floor area was 118,013 square metres or 10.42 times the area with a total of 9,523 square metres of retail space and 1,349 residential units. A Preliminary Report dated December 2, 2013, was sent to Toronto and East York Community Council meeting on January 15, 2014.

The applicant appealed the Zoning By-law amendment application to the Ontario Municipal Board (OMB) on April 10, 2014 due to Council's failure to make a decision with respect to the applications within the time prescribed by the *Planning Act*. A pre-hearing was held at the OMB on March 17, 2015 and the OMB has scheduled a second pre-hearing for October 14, 2015 and a hearing for February 1-10, 2016. The OMB file number is PL140323.



RECOMMENDATION

The City Planning Division recommends that:

1. City Council direct the Chief Planner to submit a Request for Direction Report directly to the City Council meeting of September 30 and October 1, 2015, for the lands at 177, 183 and 197 Front Street East and 15-21 Lower Sherbourne Street and 200 The Esplanade.

ISSUE BACKGROUND

Proposal

On July 13, 2015, the applicant formally submitted additional revised plans to the City. This revised application proposes 4 towers (inclusive of 10 storey podium elements), with total tower heights of 33 storeys (110 metres) for the northwest tower (tower #1), 29 storeys (98.2 metres) for the northeast tower (tower #2), 27 storeys (93.45 metres) for the southwest tower (tower #3) and 25 storeys (87.55 metres) for the southeast tower (tower #4) on the 1.13 hectare block. There is a total of 1,679 residential units, and 1,913 square metres of ground floor retail along Front Street. On-site parking is located in a 1-level below-grade garage together with 10 levels of above-grade parking located within the podium structure of the north towers 1 and 2.

The 2015 revised proposal also includes a large privately owned publicly-accessible space (POPS) between the south towers 3 and 4 at ground level, which is approximately 4,548 square metres or 40% of the site. It includes an enhanced Lower Sherbourne Promenade, a mid-block east-west pedestrian connection through the site between Lower Sherbourne and Princess, a significant north-south court and pedestrian area, and expanded sidewalk spaces along Front Street and along Princess Street.

Comments

The 2015 revised proposal is currently being reviewed by staff and negotiations with the applicant are on-going. Staff recommend that a detailed report be prepared and submitted directly to City Council on September 30 and October 1, 2015, to establish a City position before the OMB pre-hearing on October 14, 2015.

CONTACT

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SIGNATURE

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