

# 176 -178 Front Street East & 33 Sherbourne Street



Toronto and East York Community Council Meeting  
September 16, 2020  
Zoning Bylaw Amendment  
City File No. 19 124407 STE 13 OZ

# SITE CONTEXT



**A** KING EAST CENTER  
200 FRONT ST E.  
PROPOSED - 25 STOREY

**B** GLOBE AND MAIL CENTRE  
251 KING ST E.  
COMPLETED - 17 STOREY

**C** ST LAWRENCE CONDOS  
158 FRONT ST E.  
APPROVED - 26 STOREY

**D** TIME AND SPACE CONDOS  
177 FRONT ST E.  
APPROVED - 29 STOREY



**E** RESIDENTIAL  
187 KING ST E.  
PROPOSED - 17 STOREY

**F** MIXED USE  
254 KING STREET E  
CONDO. APPROVED - 34/36 STOREY

**G** OFFICE  
25 ONTARIO STREET  
APPROVED - 25 STOREY

**H** BAUHAUS CONDOS  
284 KING ST E.  
PROPOSED - 30 STOREY



**I** IVORY CONDOS  
400 ADELAIDE ST E.  
COMPLETED - 22 STOREY

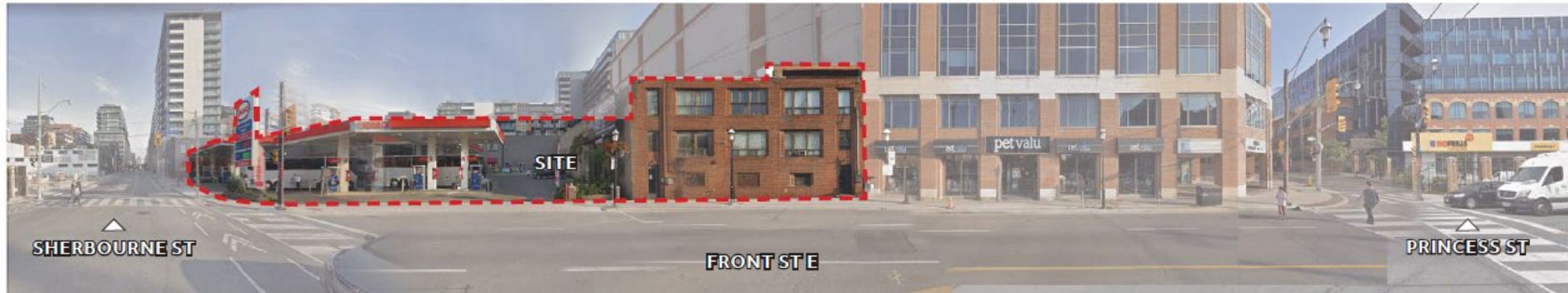
**J** AXIOM CONDOS  
242 ADELAIDE ST E.  
COMPLETED - 19/21 STOREY

**K** POST HOUSE CONDOS  
105 GEORGE ST E.  
COMPLETED - 22 STOREY



■ Completed   
 ■ Approved   
 ■ Proposed





1- Front Street, North Elevation

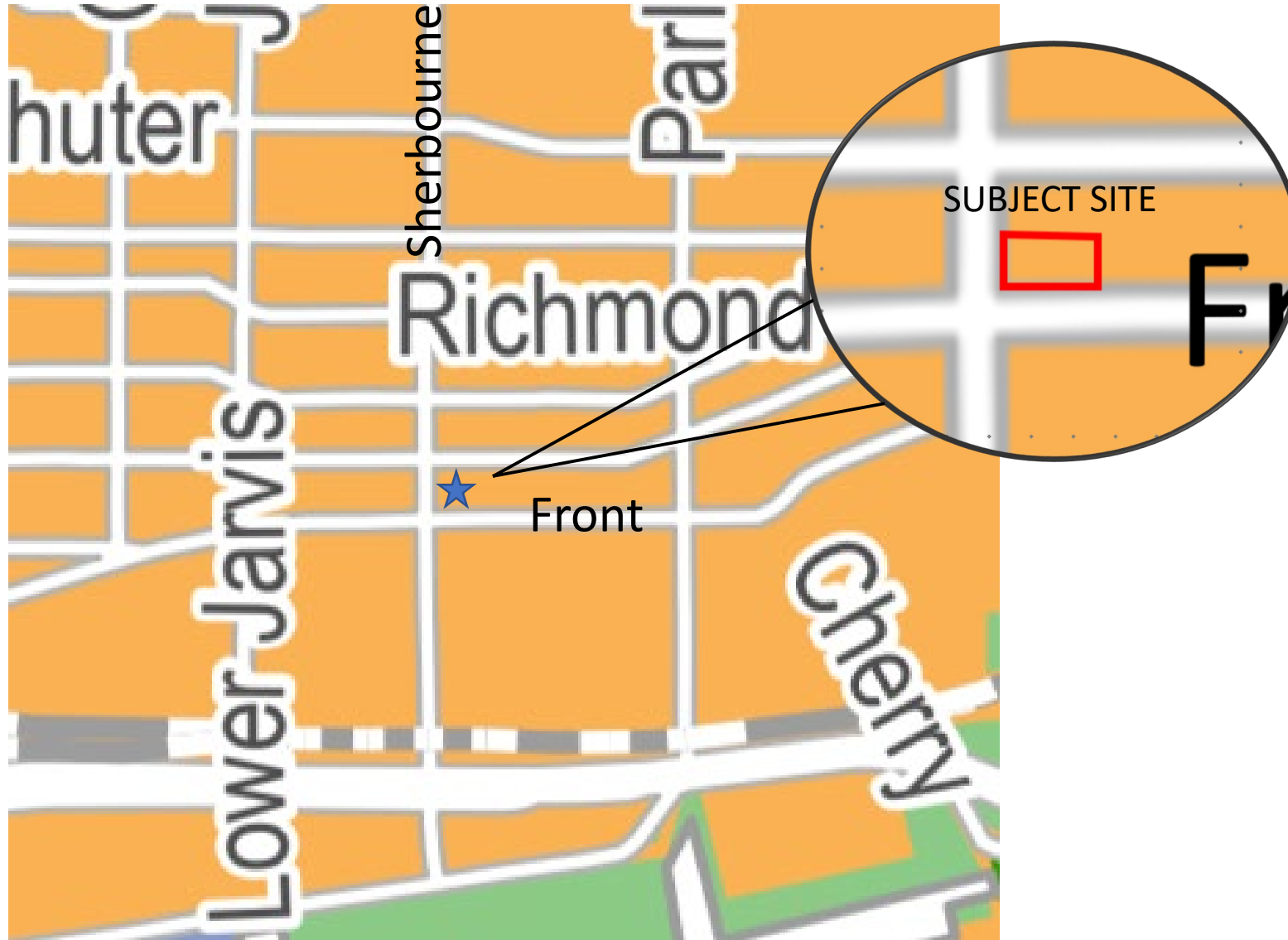



2- Sherbourne Street, East Elevation

**2019**





# TORONTO OFFICIAL PLAN

## MAP 2: URBAN STRUCTURE – Downtown and Central Waterfront



 **TORONTO**

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-  Avenues
-  Centres
-  Employment Areas
-  Downtown and Central Waterfront

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**Toronto Official Plan**

**Map 2**  
Urban Structure

February 2019

# TORONTO OFFICIAL PLAN

## MAP 18: LAND USE PLAN – Regeneration Area



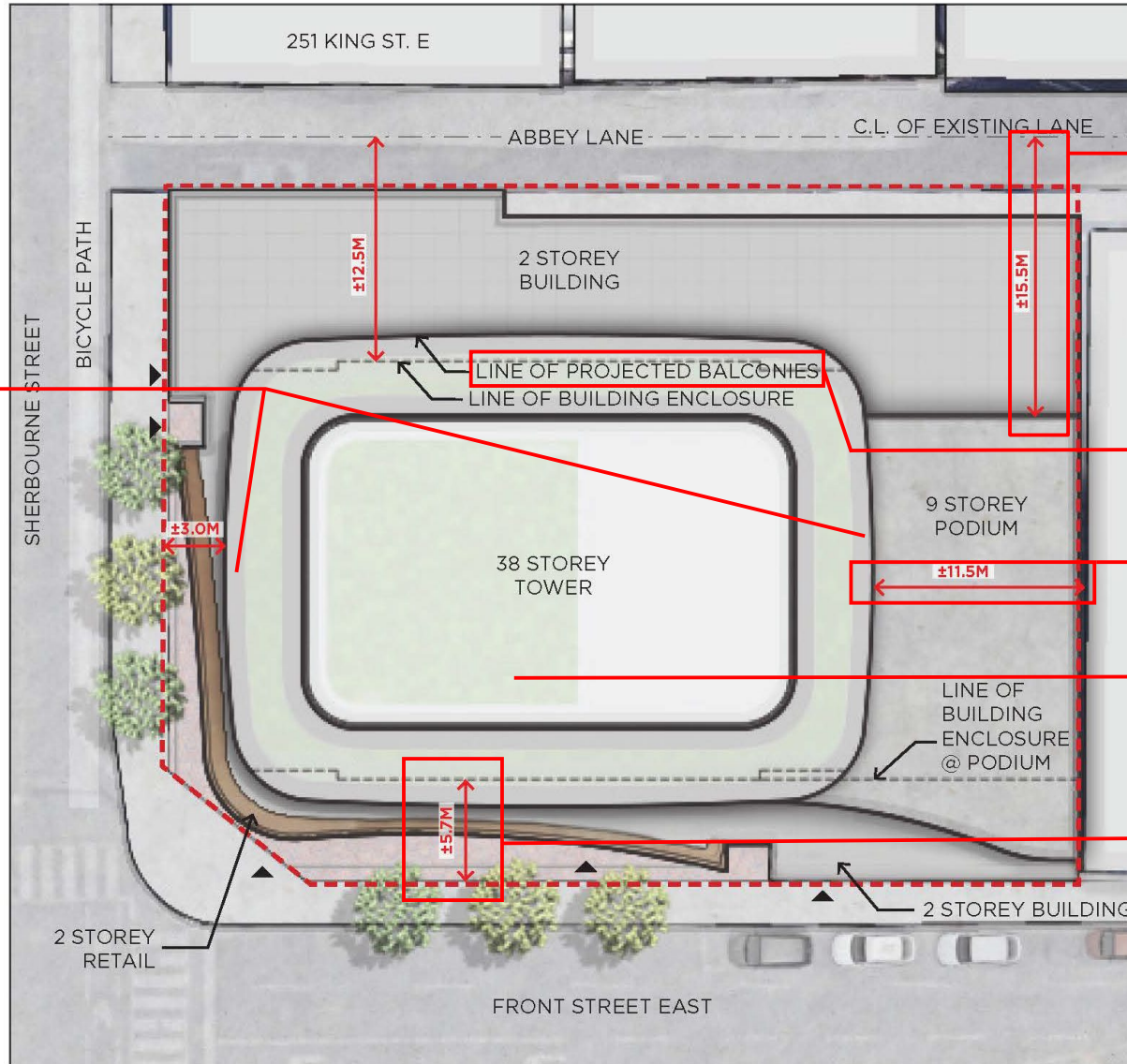
**Toronto Official Plan**  
Map 18  
Land Use Plan  
February 2019

■ Regeneration Areas

**Key Map**

13	16	19	22
14	17	20	23
15	18	21	

Not to Scale



BALCONIES REMOVED FROM EAST AND WEST

SETBACK TO 9-STOREY PODIUM: INCREASED FROM 12.5M TO 15.5M

BALCONIES REDUCED IN WIDTH FROM 2M TO 1.5M

INCREASED FROM 10.0M TO 11.5M  
TOWER FLOORPLATE: REDUCED FROM 787SQ.M TO 750SQ.M

INCREASED FROM 5.0M TO 5.7M



AERIAL VIEW FROM SOUTHWEST





VIEW FROM FRONT STREET LOOKING NORTHEAST



VIEW FROM FRONT STREET LOOKING NORTH



VIEW FROM SHERBOURNE STREET LOOKING SOUTHEAST

**THANK YOU**