

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

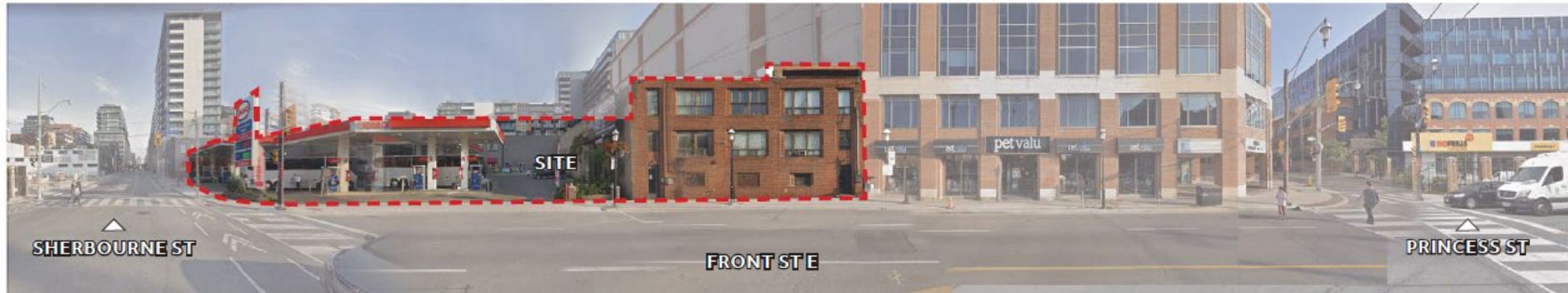
J AXIOM CONDOS
242 ADELAIDE ST E.
COMPLETED - 19/21 STOREY

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



■ Completed
 ■ Approved
 ■ Proposed



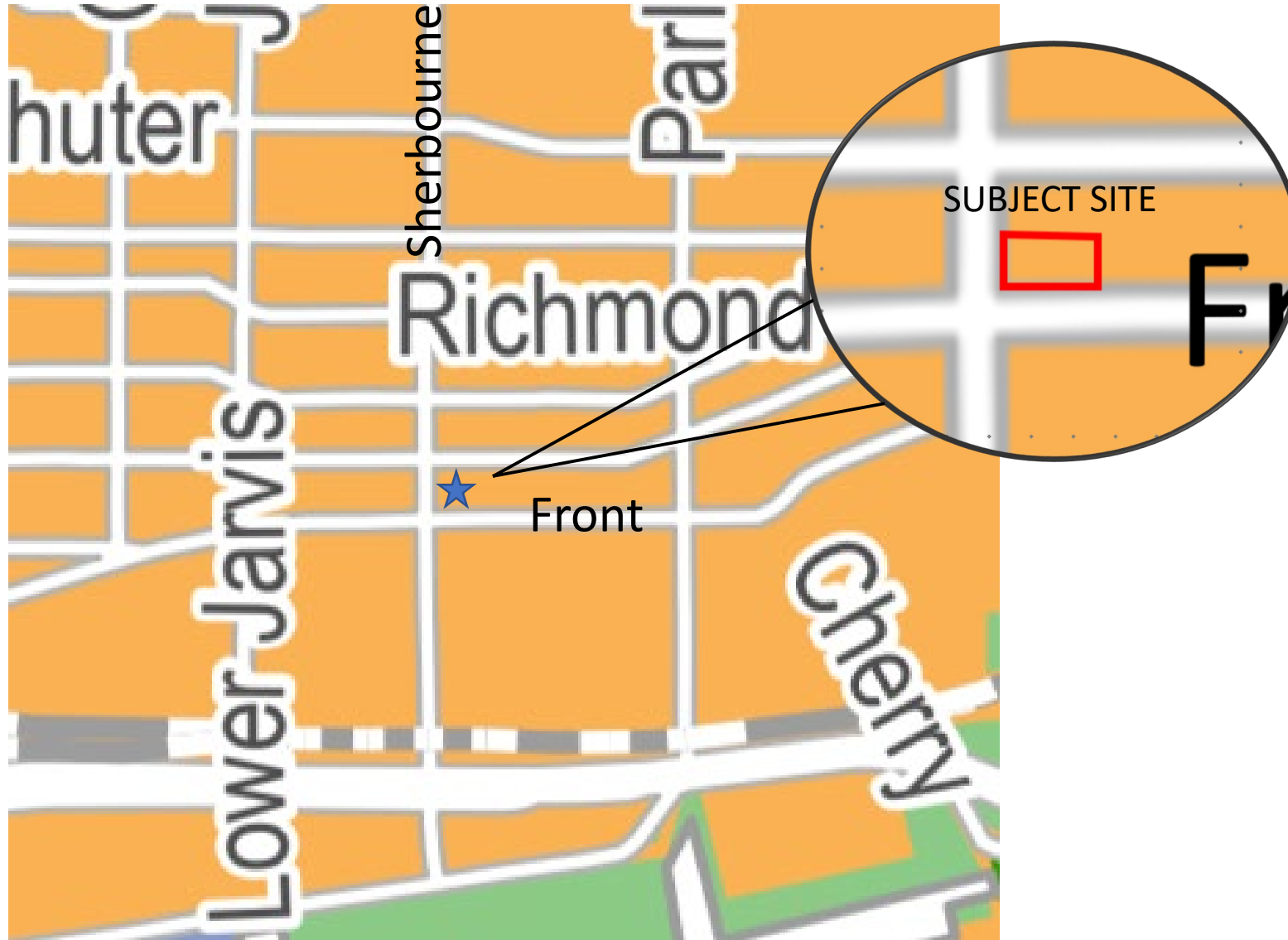






1- Front Street, North Elevation



2- Sherbourne Street, East Elevation

2019



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

Toronto Official Plan

Map 2
Urban Structure

February 2019

TORONTO OFFICIAL PLAN

MAP 18: LAND USE PLAN – Regeneration Area



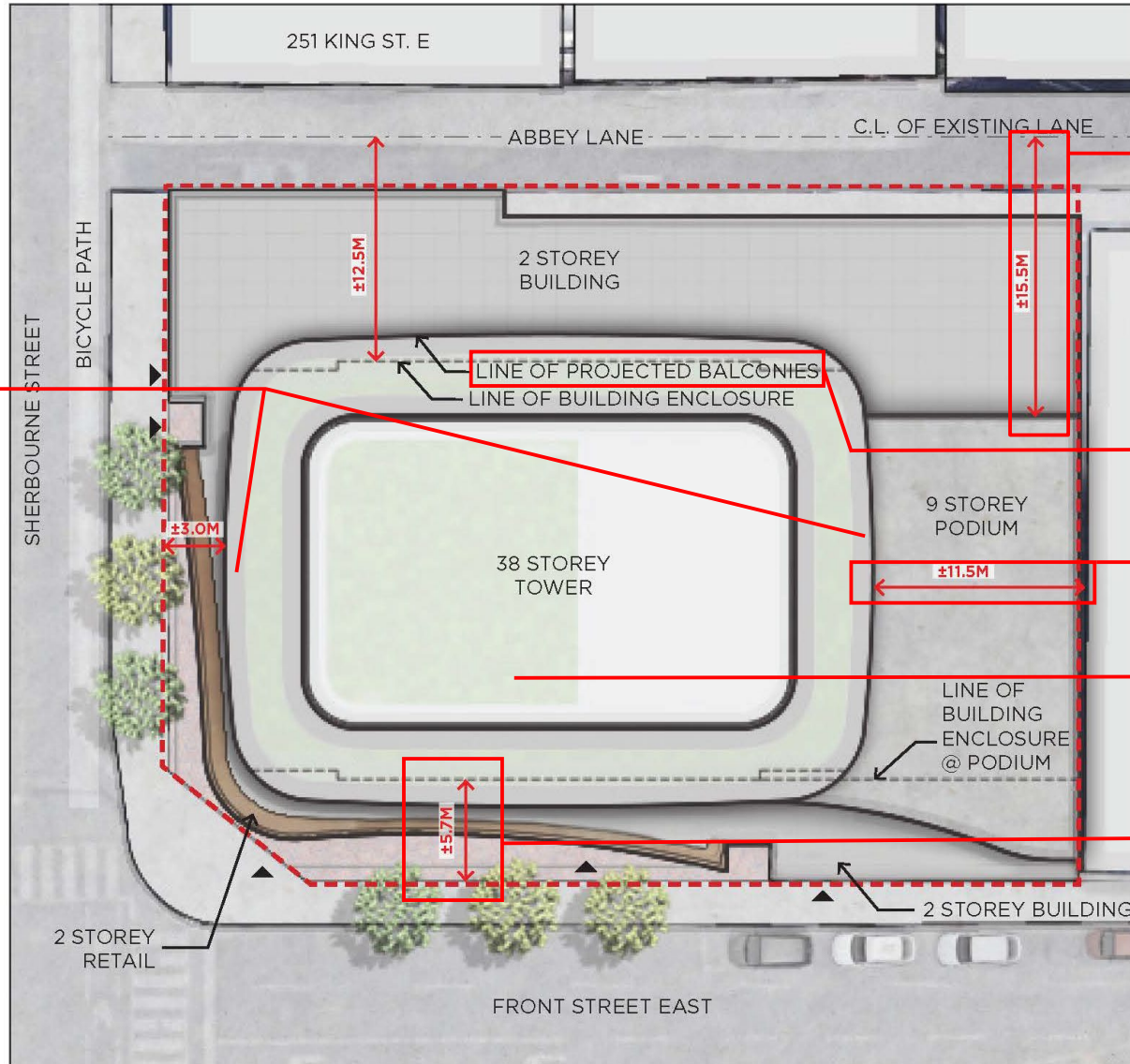
Toronto Official Plan
Map 18
Land Use Plan
February 2019

■ 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