

310-330 Front Street West – Zoning By-law Amendment – Supplementary Report

Date: June 19, 2023

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 21 146121 STE 10 OZ

SUMMARY

The purpose of this Supplementary Report is to modify the recommendations of the Decision Report dated June 5, 2023, from the Director, Community Planning, Toronto and East York District, by deleting Recommendations 3 and 4. Recommendations 3 and 4 were required for the applicant to address various site servicing and transportation matters prior to introducing the necessary Bills to City Council for enactment. Instead, a Holding provision is proposed in the draft Zoning By-law Amendment (attached as Attachment 5 of the Decision Report) to address the outstanding servicing and transportation matters.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Recommendations No. 3 and 4 of the Decision Report dated June 5, 2023, from the Director, Community Planning, Toronto and East York District, be deleted in their entirety.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMENTS

The Decision Report dated June 5, 2023, from the Director, Community Planning, Toronto and East York District, included Recommendations 3 and 4 requiring the

applicant to address various site servicing and transportation matters prior to introducing the necessary Bills to City Council for enactment. The applicant has requested that in place of Recommendations 3 and 4, a Holding provision be included in the draft Zoning By-law Amendment containing the same obligations to be satisfied by the applicant, but allowing the Bills to proceed to the next meeting of City Council for enactment without delay.

The Holding provision would remain on the Zoning By-law Amendment until such time as the applicant satisfies the following conditions:

- All outstanding comments in Section A.1.1 to 1.8 of the Memorandum from Engineering and Construction Services dated June 22, 2021, in relation to transportation matters, and any subsequent memorandums prepared in response to applicant resubmission(s), are addressed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and,
- All outstanding comments in Section A.4.1. of the Memorandum from Engineering and Construction Services dated June 22, 2021, in relation servicing matters, and any subsequent memorandums prepared in response to applicant resubmission(s), are addressed to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

City Planning and City Legal staff do not have any concerns with this requested change.

CONTACT

Joanna Kimont, Senior Planner, Community Planning
Tel. No. 416-392-7216
E-mail: Joanna.Kimont@toronto.ca

SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning, Toronto and East York District