



Motion without Notice

Reopening and Amending Item TE21.7 – 315-325 Front Street West - Zoning By-law Amendment Application – Decision Report - Approval

Moved by: Deputy Mayor Ausma Malik

Seconded by: Councillor Chris Moise

SUMMARY:

Since the approval of 315-325 Front Street West was adopted by Council on April 23 and 24, 2025 (Item 2025.TE21.7), the applicant has worked with the City to refine the draft Zoning By-law Appendix 1 provisions regarding Section 37. The revisions include updated direction of cash contribution funds for parkland; updated indexing obligations around public art; clarification of language around the child care centre obligations; and clarification of easement and indemnification obligations related to the transmission watermain. Minor technical amendments to the Zoning By-law also address inconsistencies between the draft by-law and the architectural drawings. Lastly, the August 15, 2025 decision of the Ministry of Municipal Affairs and Housing approving the Protected Major Transit Station Area (PTMSA) boundaries and policies requires changes to the parking provisions of the draft by-law to align with the PMTSA parking policies.

This motion is urgent in order to advance permission for housing and community infrastructure.

REQUIRES RE-OPENING:

2025.TE21.7 (April 23 and 24, 2025), as it relates to Part 1.

RECOMMENDATIONS:

1. City Council amend it previous decision on Item 2025.TE21.7 by:
 - a. amending Part 1 by deleting the words “Attachment 16 to the revised report (April 1, 2025) from the Director, Community Planning, Toronto and East York District” and replacing them with the words “Attachment 1 to this Motion” so that Part 1 now reads as follows:
 1. City Council amend City of Toronto Zoning By-law 1994-0806, as amended by Zoning By-law 1014-2022 for the lands at 315-325 Front

Street West, substantially in accordance with the draft Zoning By-law included as Attachment 1 to this Motion.

2. City Council determine that pursuant to Section 34(17) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law attached as Attachment 1 to this motion.

ATTACHMENTS:

1. Draft Zoning By-law Amendment

Date : November 4, 2025