

City Clerk's Office  
Registrar Secretariat  
2<sup>nd</sup> Floor, West Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Tel: 416-394-8101  
Fax: 416-392-2980  
E-mail: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

**NOTICE OF PUBLIC MEETING**  
To be held by the Toronto and East York Community Council  
(Under the Planning Act)

**Request to Amend the Official Plan and Zoning By-law Application Number 25 183122 STE 10 OZ**

**Location of Application:** 1 Front Street West  
**Applicant:** Urban Strategies Inc.  
**Date:** November 27, 2025  
**Time:** 10:00 a.m., or as soon as possible thereafter  
**Place:** Council Chambers, Toronto City Hall and by Video Conference

**PROPOSAL**

The application to amend the Official Plan and Zoning By-law proposes an increase in residential gross floor area and a reduction in non-residential gross floor area within the development previously approved at 1 Front Street West. A reduction in vehicle parking is also proposed. No modifications are proposed to the previously approved tower heights or locations.

The site was the subject of a previous Official Plan and Zoning By-law Amendment application approved by the Ontario Land Tribunal (OLT) in 2020. The final order was issued by the OLT in 2022 bringing the amending Zoning By-law into force and effect (By-law 1251-2022).

**Detailed information regarding the proposal, including background information and material and a copy of the proposed Official Plan Amendment may be obtained by contacting Susan McAlpine, Senior Planner, Community Planning at 416-392-7622, or by e-mail at [Susan.Mcalpine@toronto.ca](mailto:Susan.Mcalpine@toronto.ca).**

Further information can be found at <http://www.toronto.ca/1FrontStW>

**PURPOSE OF PUBLIC MEETING**

Toronto and East York Community Council will receive input and review the proposal and any other material placed before it, in order to make recommendations on the application. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive)

**MAKE YOUR VIEWS KNOWN**

You may send written comments by e-mail to [teycc@toronto.ca](mailto:teycc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

You are also invited to address the Toronto and East York Community Council, in person, by video conference or by telephone, to make your views known regarding the proposal.

If you wish to address the Toronto and East York Community Council directly, please register by e-mail to [teycc@toronto.ca](mailto:teycc@toronto.ca) or by phone at 416-392-7033, no later than **12:00 p.m. on November 26, 2025**. If you register, we will contact you with instructions on how to participate in the meeting.

The Toronto and East York Community Council may request you to file an outline of your presentation with the Clerk.

For more information about the matter, including information about appeal rights, please contact: **City Clerk, Attention: Cathrine Regan, Administrator, Toronto and East York Community Council, 100 Queen Street West, 2nd Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-392-7033, Fax: 416-392-2980, e-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca).**

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-392-7033, TTY 416-338-0889 or e-mail [teycc@toronto.ca](mailto:teycc@toronto.ca).

## FURTHER INFORMATION

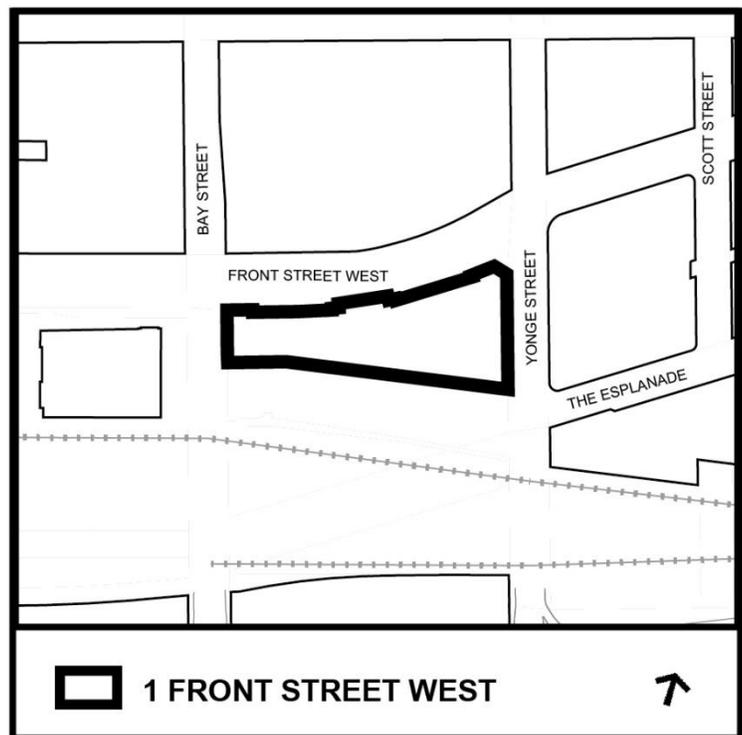
**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment and passing of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk attention: Cathrine Regan, City Clerks Planning Registrar, at the address, fax number or e-mail set out above.

### Official Plan and Zoning By-law

**Amendment Appeal:** If a specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Ontario Land Tribunal, but the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan or by-law would apply does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed Official Plan Amendment is adopted or Zoning By-law Amendment is passed, the specified person or public body as defined under the Planning Act or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to adopt the proposed Official Plan Amendment or the by-law. The Decision of the Minister of Municipal Affairs and Housing on the proposed Official Plan Amendments are not appealable to the Ontario Land Tribunal, pursuant to section 17(36.1.4) and 17(36.5) of the Planning Act.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations, or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and



will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to City Clerk's Office at the telephone number or email address set out above.

An online version of this Notice is available at <https://www.toronto.ca/city-government/public-notices-bylaws/>

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on October 24, 2025.

John D. Elvidge  
City Clerk