

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: June 05, 2014

CASE NO(S): PL111300

Referred By: FMC Front Street Developments Inc.
Subject: Site Plan
Legislative Authority: Subsection 114(15) of the *City of Toronto Act*,
2006 S.O. 2006, c. 11, Sched. A
Property Address/Description: 154 Front Street East
Municipality(ies): City of Toronto
OMB Case No.(s): PL111300
OMB File No.(s): PL111300

FMC Front Street Developments Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's neglect to enact a proposed amendment to Zoning By-law 438-86 of the City of Toronto to rezone lands respecting 154 Front Street East to permit the development of a mixed-use residential building comprised of two towers
OMB File No.: PL111314

APPEARANCES:

Parties

Counsel

FMC Front Street Developments Inc.	D. Bronskill
City of Toronto	R. Kallio

HEARING EVENT INFORMATION:

Hearing: Held in Toronto, Ontario on May 15 and 16,
2014

MEMORANDUM OF ORAL DECISION DELIVERED BY JASON CHEE-HING

[1] The outstanding matters with respect to payment of s. 37 *Planning Act* ("Act") contributions and the provision of vehicular parking spaces have now been settled by

the parties. At the second day of the scheduled two day hearing, the parties with this panel of the Board's guidance were able to reach a settlement as follows:

1. FMC Front Street Developments Inc. ("FMC") will make a s. 37 financial contribution of \$550,000.00 to the City of Toronto ("City") to be used for community improvements.
2. The provision of 202 parking spaces for the proposed development is acceptable to the City.

[2] The parties have agreed to finalize the Zoning By-law Amendment ("ZBA") to include the terms of settlement on these issues. The site plan will also be finalized in accordance with the settlement.

[3] The Board will withhold its Order pending receipt of the final form of the ZBA and confirmation by the City that the site plan agreement has been executed and registered. Sworn affidavit planning evidence attesting that the ZBA represents good planning is to be submitted to the Board.

"Jason Chee-Hing"

JASON CHEE-HING
MEMBER

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elfto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248