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Adopted by Council: July 31, 1998

**CITY OF TORONTO**

**BY-LAW No. 608 -1998**

**To adopt an amendment to Section 19.19 of the Official Plan for the  
former City of Toronto respecting Parcel YQ-4.**

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** The text annexed hereto as Schedule "A" is hereby adopted as an amendment to Section 19.19 of the Official Plan for Harbourfront Part II.

**2.** This is Official Plan Amendment No. 127.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 19.19 of the Official Plan, being the Harbourfront Part II Plan, is amended by:
  - (a) deleting from Section 5.3.2 the word "workplace" where it appears in the second line following the term "non-profit";
  - (b) adding to Section 5 a new paragraph 5.2.3 as follows:

"5.2.3 It is the policy of Council that a financial contribution should be made by the owner of Parcel YQ-4 to the Toronto School Boards on a per unit basis in respect of the provision of public and separate schools in connection with any residential development on Parcel YQ-4.";
  - (c) deleting the first complete paragraph of Section 8.1.2 and replacing it with the following:

"8.1.2 With regard to Parcel YQ-4, Council may pass by-laws to permit buildings containing residential uses, offices, retail and service shops, *institutional* uses and the existing parking garage provided:

    - (i) the combined *residential gross floor area* and *non-residential gross floor area* including the floor area of any above *grade* parking structure does not exceed 116 000 square metres;
    - (ii) the *residential gross floor area* does not exceed 111 935 square metres;
    - (iii) any *non-residential gross floor area* used for the purpose of *community services and facilities* shall be exempt from the calculation of density;
    - (iv) the owner is required:
      - (a) to provide a daycare facility in accordance with Section 5.3.2 of this Plan and the existing Harbourfront Implementation Agreement;
      - (b) to submit additional plans and information addressing matters contained in and in accordance with Section 8.1.2.1 of this Part II Plan;
      - (c) to adhere in any site plan application to Design Guidelines as adopted by City Council and the Development Concept Plan referred to in Section 8.1.2.1;
      - (d) to undertake improvements to the existing parking garage in accordance with the aforesaid Development Concept Plan;

- (e) to give consideration to any proposal made by the Toronto District Heating Corporation in respect of the development of the buildings;
- (f) to provide for access, parking and servicing matters relating to Parcel YQ-4 and the abutting streets;

and that the owner enter into one or more Agreements to secure the matters referred to in paragraphs (a) to (f) above inclusive, and the agreement is registered on title to Parcel YQ-4;

- (v) the owner is additionally required in any by-law permitting buildings containing *residential gross floor area*:
  - (a) to contribute \$403.00 per *dwelling unit* to the City in respect of the provision of *community services and facilities*;
  - (b) to contribute \$277.00 per *dwelling unit* to the City in respect of the provision of a public library; and
  - (c) to submit for the approval of the City a noise impact statement and a material recovery and waste reduction plan and to design and operate the buildings in accordance therewith;

and the owner enters into one or more agreements pursuant to Section 37 of the Planning Act to secure the facilities, services and matters required under subsection (v), and the agreement is registered on title to Parcel YQ-4; and

- (vi) notwithstanding Sections 7.7 and 7.10, Council may also pass by-laws to permit surface parking lots on a temporary basis pending the redevelopment of Parcel YQ-4."

- (d) adding a new Section 8.1.2.1 as follows:

**"8.1.2.1 Development Concept Plan**

Council recognizes that residential and non-residential uses are appropriate on YQ-4 and may be combined in a mixed-use development, and that the future urban design and built form of development on the site is an issue that should be addressed when actual development applications are made. Accordingly, and to ensure that Council's general objectives for Harbourfront and that site-specific built form policies for YQ-4 are appropriately addressed, it is a policy of Council that:

- a. The owner submit to the satisfaction of the City a Development Concept Plan for the entire YQ-4 parcel as part of, or prior to, the first site plan application. The purpose of the Development Concept Plan shall be to:

- i. Provide a context for coordinated, phased development of the uses and density permitted by this Part II Plan and in relation to adjacent site conditions;
  - ii. Demonstrate how the York Quay Parking Garage, if retained, is appropriately screened from public view and integrated into the objectives for development of this Site; and
  - iii. Assist Council in evaluating the conformity of the proposed development with the relevant provisions of this Part II Plan, including site plan applications submitted for review under Section 41 of the Planning Act.
- b. The Development Concept Plan submitted in accordance with Section 8.1.2.1(a) above, shall illustrate and describe the following:
  - i. setback and/or build-to lines including minimum and maximum vertical dimensions for building walls which are sufficient to establish the continuity and scale of building frontages;
  - ii. built form envelopes, demonstrating how the development potential permitted on the block is to be generally distributed on the block sufficient to indicate how potential building massings achieve the objectives set out in detail in Section 2.7 to 2.15, inclusive of this Part II Plan; including the feasibility of development on or over the York Quay Parking Garage;
  - iii. the location, dimension and character of interior and exterior publicly accessible private open spaces showing their continuity and complimentary relationship to adjacent public spaces and their pedestrian amenity including seating, lighting and weather protection;
  - iv. the location and dimension of any arcades, canopies and other weather-protected routes and their relationship to the public pedestrian system;
  - v. the general location of parking facilities and service access areas and their relationship with other access areas which are of sufficient detail to assess the overall impact of such areas on the public sidewalks; including the potential consolidation of access from Simcoe Street to one access point;
  - vi. the general locations of principal pedestrian entrances and their relationship to street frontages to ensure that such entrances reinforce the role of the street;

- vii. the general location of public pedestrian routes including the primary system of public street and alternative secondary routes and their relationship;
- viii. the location of public street-related uses; including the base of the York Quay Parking Garage along Simcoe Street and in the event the Gardiner Expressway is dismantled in this vicinity, along Harbour Street;
- ix. the manner in which linkages to adjacent planning areas could be accomplished and treated; and
- x. the general location of community services and facilities to ensure:
  - a) exterior play-space which is suitably weather protected and landscaped to facilitate year-round use and is located adjacent to the interior play space;
  - b) acceptable wind and sunlight conditions; and
  - c) acceptable noise and air quality levels."