

Authority: Toronto and East York Community Council Item 35.3,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: July 8, 2010

CITY OF TORONTO

BY-LAW No. 862-2010

To adopt Amendment No. 131 to the Official Plan of the City of Toronto with respect to the lands municipally known as 301 Front Street West and 280 Bremner Boulevard.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The text and maps attached hereto as Schedule 'A' are hereby adopted as Official Plan Amendment No. 131 to the Official Plan of the City of Toronto.

ENACTED AND PASSED this 8th day of July, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE 'A'

**AMENDMENT NO. 131 TO THE OFFICIAL PLAN
LANDS BOUNDED BY BREMNER BOULEVARD, THE CN/GO RAIL CORRIDOR
AND THE SOUTHERN EXTENSION OF THE JOHN STREET CORRIDOR AND
LOCATED WEST OF SIMCOE STREET, MUNICIPALLY KNOWN IN THE YEAR
2009 AS 301 FRONT STREET WEST AND 280 BREMNER BOULEVARD**

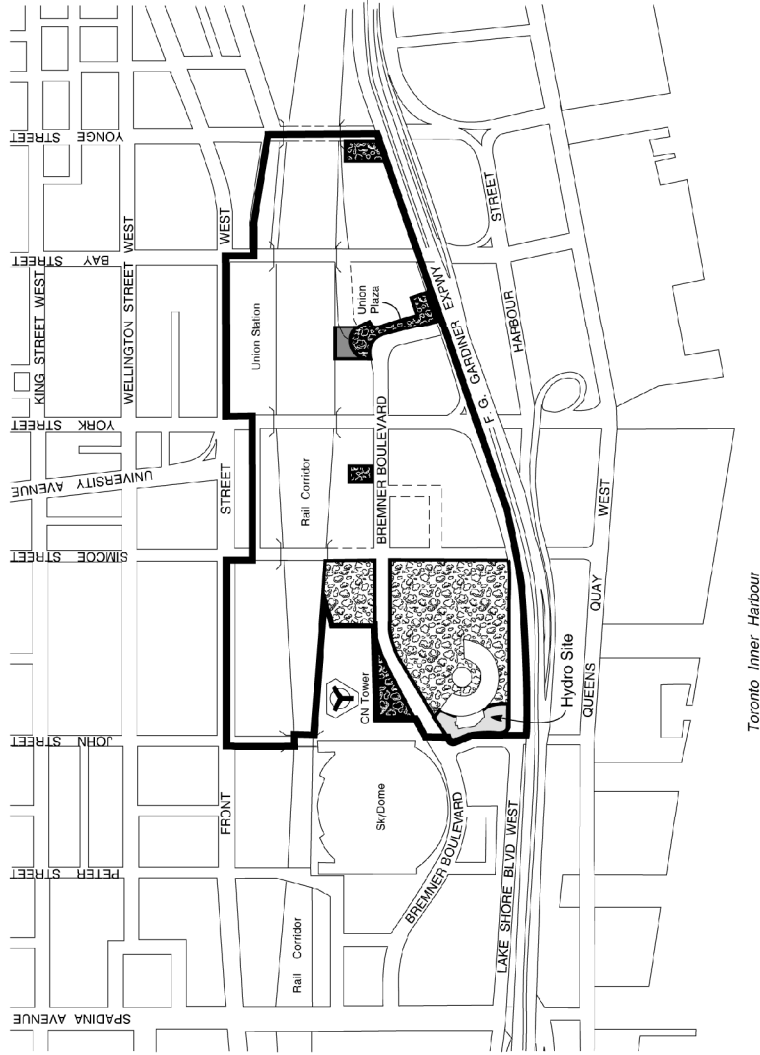
OFFICIAL PLAN AMENDMENT:

Section 17 of Chapter 6 of the Official Plan, the Railway Lands East Secondary Plan, is amended as follows:

1. Section 10.8 is amended by deleting the existing text and replacing it with the following:

Section 10.8 of the Railway Lands Central Secondary Plan allows Council to pass by-laws to permit the CN Tower Ancillary Commercial Development and Aquarium on the CN Tower Site provided that certain conditions are met. A portion of the CN Tower Site is located, as shown on Map 18-5 to the Railway Lands Central Secondary Plan, within the Railway Lands East. Notwithstanding Sections 6.1 and 6.2 and the designations on Maps 17-2 and 17-3 of this Secondary Plan, Council may pass by-laws pertaining to that portion of the CN Tower Site located within the Railway Lands East to permit the CN Tower Ancillary Commercial Development and Aquarium provided the conditions contained in Section 10.8 of the Railway Lands Central Secondary Plan are satisfied. Council acknowledges that notwithstanding Sections 7.1 and 7.1.1 of this Secondary Plan, Council's objectives with respect to securing rail access from the CP Roundhouse to the main line tracks, cannot be achieved in the event of development of the CN Tower Ancillary Commercial Development and Aquarium on the CN Tower Site. For the purposes of this Section "CN Tower Ancillary Commercial Development", "Aquarium" and "CN Tower Site" have the same meaning as defined in the Railway Lands Central Secondary Plan.

2. Map 17-3 is amended as shown on the map attached hereto.



Official Plan Amendment #131

Railway Lands East Secondary Plan

MAP 17-3 Parks and Open Space

HYDRO SITE: Parts 2, 3, 4, 5, 6, 7, 8 and 9 on the Plan Registered in the Lands Registry Division of Toronto as No. 64R-13541

- Secondary Plan Boundary
- Lands to be Leased or Conveyed to the City for Parks Purposes
- Publicly Accessible Open Space
- Public Building

July 2010

Section 18 of Chapter 6 of the Official Plan, the Railway Lands Central Secondary Plan, is hereby amended as follows:

1. Section 6.1 is amended by deleting the existing text and replacing it with the following:

6.1 Within the Railway Lands there will be a linked system of parks and publicly accessible open space. Accordingly, it will be a policy of the City to secure and retain a linked system of parks and publicly accessible open space within the Railway Lands Central, generally as shown on Map 18-4.

These parks and publicly accessible open spaces will be located and formed in a manner which will help to integrate the Railway Lands Central with the Railway Lands West, Railway Lands East, the Downtown and the Central Waterfront, and provide a variety of outdoor active and passive recreational opportunities for workers, residents and visitors.

2. Section 6.2 is amended by deleting the existing text and replacing it with the following:

6.2 The delineation of Parks and Open Spaces on Map 18-3 and of the parks and publicly accessible open spaces on Map 18-4 are approximate. Minor adjustments to such boundaries will not require amendment to this Secondary Plan.

The location, form and design of parks and publicly accessible open space will help to ensure:

- a. visual and physical connections between the Downtown and Central Waterfront;
- b. the safety of users;
- c. the perception of these open spaces as public places, easily viewed and entered from the public street, and accessible to all members of the public; and
- d. the comfortable and flexible use of these spaces in all seasons of the year.

3. Section 6.4 is amended by deleting the existing text and replacing it with the following:

6.4 In addition to the City parks on Map 18-4, the City will secure the provision of other publicly accessible open spaces in conjunction with the development of buildings within the Railway Lands Central Secondary Plan Area.

4. Section 10.8 is amended by deleting the existing text and replacing it with the following:

10.8 CN Tower Ancillary Commercial Development and Aquarium

10.8.1 Notwithstanding the designation shown on Map 18-3, By-laws may be passed to permit the CN Tower Ancillary Commercial Development and Aquarium on the CN Tower Site provided that:

- (a) not less than 1.09 hectares of publicly accessible open space is provided and maintained on the CN Tower Site, which will:

- (i) provide pedestrian connections between Front Street, the John Street Pedestrian Bridge, the John Street Corridor, the Skywalk, the Convention Centre Expansion, and Bremner Boulevard, the John Street Roundhouse and the surrounding parkland area;
 - (ii) be fully accessible to the public;
 - (iii) be landscaped;
 - (iv) be attractive, inviting, comfortable and safe;
 - (v) provide comfortable dimensions to allow ease of pedestrian movement;
 - (vi) provide public amenities such as seating, maps, waste receptacles, and lighting;
 - (vii) provide sightlines to adjacent streets, sidewalks, buildings and open spaces;
 - (viii) create visual interest through design and use of materials, colours and finishes;
 - (ix) provide opportunities for public art; and
 - (x) be generally bordered by the CN Tower Ancillary Commercial Development's street-related retail and service uses and Aquarium uses which are directly accessible from the publicly accessible open space;
- (b) public art is provided for the CN Tower Ancillary Commercial Development and Aquarium in accordance with Sections 3.3(f) and 7.5 of this Secondary Plan, including the integration of the existing public art piece entitled "Salmon Run and Upstream into the CN Tower Ancillary Commercial Development;
- (c) regard is had for the relationship of the CN Tower Ancillary Commercial Development and Aquarium to the Convention Centre Expansion and to the SkyDome by providing appropriate connections between and to these facilities and by providing appropriate setbacks, building mass, design and scale;
- (d) the massing, height and design of the CN Tower Ancillary Commercial Development and Aquarium are acceptable, having regard for, amongst other things, the microclimatic impacts of wind, sun and shade;

- (e) the CN Tower Ancillary Commercial Development and Aquarium provide weather protected pedestrian connections;
- (f) the location and design of servicing areas and heating and ventilation equipment do not detract from the streetscape and amenities of the area;
- (g) there is adequate separation of cars and trucks from areas of pedestrian activity;
- (h) the design of the CN Tower Ancillary Commercial Development and Aquarium and their relationship to the pedestrian environment along and south of Bremner Boulevard enhances and supports the character of the pedestrian environment and the perception of the area as part of an open space system which is visually and physically accessible from the Bremner Boulevard right-of-way;
- (i) an effective charter bus strategy is secured that will ensure the proper functioning of Bremner Boulevard in keeping with the objectives of Section 8.2.3 of this Secondary Plan;
- (j) the CN Tower Ancillary Commercial Development and Aquarium parking facilities and the pedestrian linkages with local and regional transit systems are provided in a manner which is consistent with Council's auto minimization strategies;
- (k) appropriate legal agreements between the City and the owner of the CN Tower Ancillary Commercial Development and Aquarium are secured to ensure provision of:
 - (i) pedestrian connections between the Skywalk and Bremner Boulevard, and the John Street Corridor and Bremner Boulevard, to serve the CN Tower Ancillary Commercial Development and Aquarium and adjacent developments in the Railway Lands Central and Railway Lands East;
 - (ii) improvements to the publicly accessible open space;
 - (iii) transportation management measures;
 - (iv) a financial contribution toward the provision of Community Services and Facilities as provided for in Section 11.1(b) of this Secondary Plan;
 - (v) satisfactory environmental conditions on and around the CN Tower Site as provided for in Section 11.1(c) of this Secondary Plan;
 - (vi) archaeological preservation measures as provided for in Section 11.1(d) of this Secondary Plan;

- (vii) adequate public utilities and services to support the CN Tower Ancillary Commercial Development and Aquarium;
- (viii) consideration of district heating and cooling systems to serve the CN Tower Ancillary Commercial Development and Aquarium;
- (ix) site planning matters associated with CN Tower Ancillary Commercial Development and Aquarium;
- (x) opportunities to achieve additional enclosed or weather-protected pedestrian connections on the northern edge of the site;
- (xi) a bus parking strategy;
- (xii) public art as provided for in Section 3.3(f) and 7.5 of this Secondary Plan; and
- (xiii) the City's objectives with respect to an operating heritage railway museum.

5. Section 10.8.2 is deleted in its entirety.

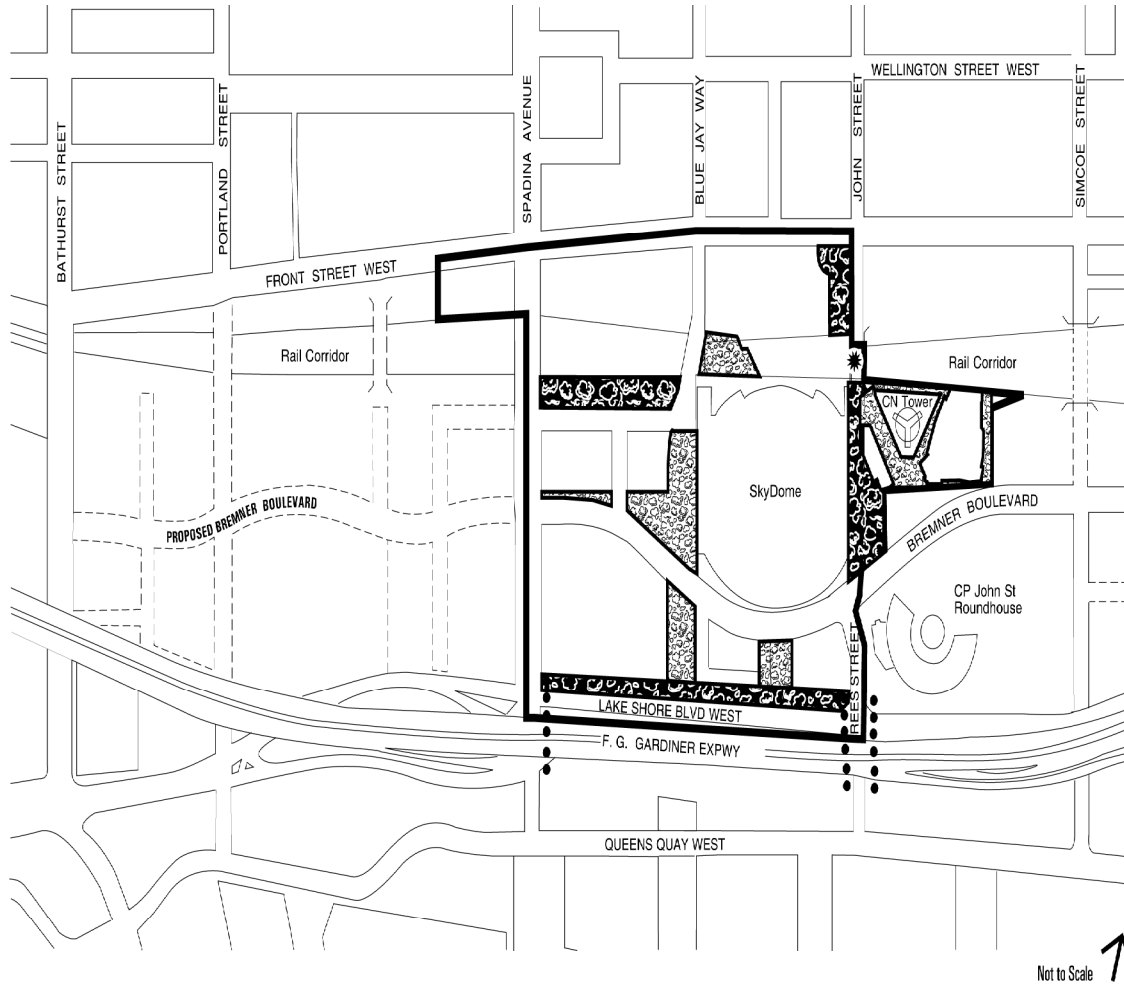
6. (a) Section 10.8.3 is re-numbered to Section 10.8.2 and the following definition is added thereto:

"*Aquarium*" means a commercial facility in which aquatic or semi-aquatic animals and plants are kept for public display, including accessory uses thereto including, without limiting the generality of the foregoing, the keeping and public display of non-aquatic animals and plants, food and beverage facilities, conference and meeting rooms, administrative offices and service functions, changeable display areas, educational uses, research, retail areas, complementary entertainment attractions, kiosks, interpretive areas and displays;

- (b) the definition of "*CN Tower Expansion*" is amended by deleting the existing text and replacing it with the following:

"*CN Tower Ancillary Commercial Development*" means an additional building or structure on the CN Tower Site used for the purposes of any of the following uses not accessory to the communications tower on the CN Tower Site: recreational uses, entertainment uses, administrative offices, retail and service uses, place of amusement, place of assembly, and parking garage.

7. Map 18-4 is amended as shown on the map attached hereto.



TORONTO City Planning
Division
Official Plan Amendment #131

Railway Lands Central Secondary Plan

MAP 18-4 Parks and Open Space Plan

- Secondary Plan Boundary
- Publicly Accessible Open Space
- City Park
- Major Pedestrian Bridge
- Improved at-grade Pedestrian Routes

July 2010