

555 Rexdale Boulevard – Official Plan, Zoning and Subdivision Applications – Supplementary Report

Date:	June 25, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 2 – Etobicoke North
Reference Number:	File Nos. 06 152217 WET 02 OZ, 06 167659 WET 02 OZ and 07 116449 WET 02 SB

SUMMARY

As noted in the Final Report dated June 12, 2007, staff are submitting a draft by-law for Council's approval. In addition, staff are submitting a technical amendment to the Official Plan submitted with the Final Report.

RECOMMENDATIONS

The City Planning Division recommends that:

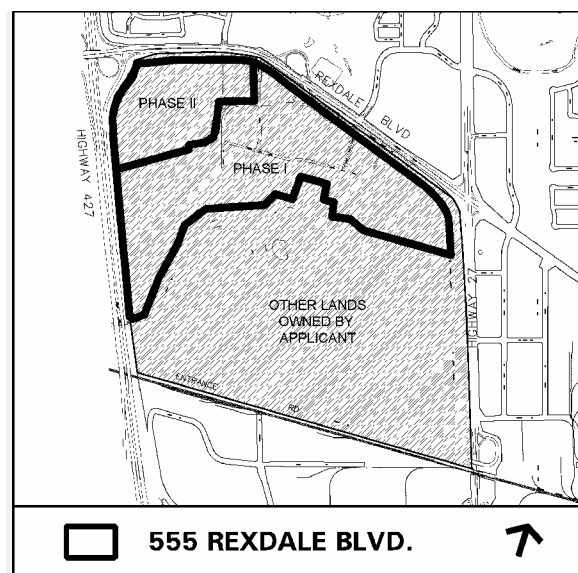
1. City Council adopt the staff report dated June 12, 2007 as amended to substitute the Official Plan amendment, and zoning By-law amendment appended to the staff report of June 25, 2007.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The Final Report related to the Woodbine Live! development is before Etobicoke York Community Council for its approval. That report noted that staff would submit the draft by-law amendment prior to the



Community Council meeting. In addition, staff are providing a revised Official Plan Amendment that corrects technical errors in the submitted document.

COMMENTS

The recital page submitted with the draft Official Plan Amendment incorrectly referenced the Plan of the former City of Etobicoke. A revised amendment that corrects these references is appended for Council's approval. There have been no changes to the body of the Amendment.

In addition, staff note that the Final Report refers to the first stage of development as containing 244 000 square metres of commercial gross floor area. In fact, the first phase will comprise approximately 329 000 square metres. The correct reference was included in the Data Sheet appended to the report.

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment
Attachment 2: Draft Zoning By-law

Attachment 1: Draft Official Plan Amendment

Authority: Community Council Report No.~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007

CITY OF TORONTO

Bill No. ~

To adopt Amendment No. 30 to the Official Plan for the City of Toronto with respect to lands located south of Rexdale Boulevard, east of Highway 427 and known municipally in the year 2006 as 555 Rexdale 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 for 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*; and

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

1. The text and maps attached hereto as Schedules “A” is hereby adopted as amendments to the Official Plan of the City of Toronto.
2. This is Official Plan Amendment No. 30.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,

Mayor

ULLI S.
WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

AMENDMENT NO. 30 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

WOODBINE LIVE! GP INC.

The lands located south of Rexdale Boulevard, east of Highway 427 and municipally known in the year 2006 as 555 Rexdale Boulevard

The following Text and Map constitute Amendment No. 30 to the City of Toronto Official Plan, being an amendment to amend the provisions of Chapter 7, Site and Area Specific Policies.

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

1. Schedule 2, The Designation of Planned but Unbuilt roads, is amended by adding the following planned but unbuilt roads:

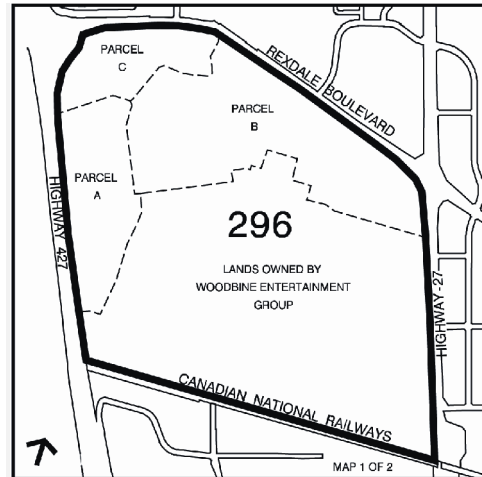
Street Name	From	To
New Link A ²	Rexdale Boulevard	New Link D
New Link B ²	New Link A	New Link C
New Link C ²	New Link B	Rexdale Boulevard
New Link D ²	New Link A	approximately 27 metres west of New Link A

² Refer to Map 2 of 2 in Site and Area Specific Policy No. 296 for general location of the planned but unbuilt new roads.

2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 296 for the lands located on the south side of Rexdale Boulevard, east of Highway 427, west of Highway 27 and north of the Canadian National Railway, as follows:

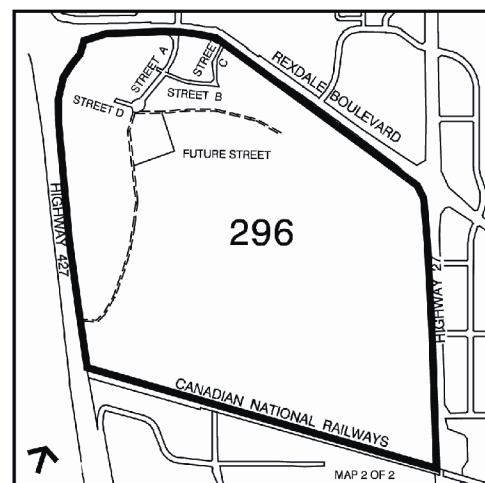
296 South side of Rexdale Boulevard, east of Highway 427, west of Highway 27 north of the Canadian National Railway (Woodbine Racetrack)

The following planning framework applies to the Woodbine Entertainment Group Lands, provided development is in accordance with Site and Area Specific Policy No. 29 and all other policies of this Plan:



a) Overall Framework

- i) Development of the lands will sustain and build on the existing horse racetrack and associated entertainment uses to create a prominent, active, pedestrian-friendly commercial retail and entertainment centre and residential neighbourhood; for residents, workers and visitors in the Greater Toronto Area.
- ii) Development of the lands will build on the existing campus like setting and organize new development into districts for commercial retail and entertainment and residential with sub-areas organized around design features, amenities, streets and lanes;
- iii) Development and its associated infrastructure may be phased and will be structured to support public access and connections on the lands and to surrounding streets and areas; and



iv) Development will proceed in a manner that will not preclude additions to the road network, enhanced surface transit and future transit improvements including the potential for a GO transit station located along the CNR line abutting the south limit of the lands.

b) Commercial Retail and Entertainment

In addition to Site and Area Specific Policy No. 29 (e) (iii) permitted uses include a horse racetrack and related, associated and accessory uses, including gaming, entertainment, retail, including large scale, stand-alone retail stores, hotel, restaurant and office uses.

Large scale, stand-alone retail stores are only permitted east of Highway 427 as shown on Parcel A, on Map 1. Large scale, stand-alone retail stores and power centres will not be permitted along the Rexdale Boulevard frontage in accordance with Policy 4.6.3 of the Plan. All other uses are only permitted in locations as shown on Parcel A and B, on Map 1.

Development of the lands may proceed in phases with a network of public streets and private driveways with sidewalks, publicly accessible and private open spaces and pedestrian links.

Development will proceed generally in accordance with the Development Concept as identified on Map 1. The Draft Plan of Subdivision, Master Site Plan, urban design guidelines and streetscape plans will be developed in accordance with the Development Concept.

c) Residential

In addition to Site and Area Specific Policy No. 29 (e)(i) and 29 (e)(ii) residential and other sensitive land uses are only permitted on Parcel C of Map 1. A planning framework consistent with Section 3.3, Building New Neighbourhoods, including strategies for the provision of parkland, affordable housing, community services, and local institutions among other matters shall be

prepared prior to the enactment of any implementing zoning by-law.

d) Implementation

- i) Subdivision Agreement and other agreements to include a master site plan, servicing and infrastructure development, phasing strategy, tree removal and replacement strategy, urban design guidelines, transit and parking strategy, financial strategy, and including provisions to secure amenities and features, which may include public easements to indoor/outdoor amenity features, public art; public roads among other matters.
- ii) Development will include amenities that are accessible to the public to be secured in appropriate legal agreements.

3. Map 24, Site and Area Specific Policies, is amended for the lands located on the south side of Rexdale Boulevard, east of Highway 427, west of Highway 27 and north of the Canadian National Railway, by adding Site and Area Specific Policy No. 296 as shown on the map above.

Attachment 2: Draft Zoning By-law

Authority: Etobicoke York Community Council Report ~, Clause ~, adopted as amended, by City of Toronto Council on ~
Enacted by Council: ~, 2007

CITY OF TORONTO

BY-LAW No. ~ 2007

To amend Chapters 304, 320 and 324, of the Etobicoke Zoning Code, with respect to certain lands located south of Rexdale Boulevard and municipally known as 555 Rexdale Boulevard.

WHEREAS authority is given to Council by Section 34 of 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*; and

WHEREAS the matters herein set out are in conformity with Toronto Official Plan Amendment No. 30 as adopted by the Council of the City of Toronto; and

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

1. That the Zoning classification of the lands shown as Parcels A and B on Schedule 'A' annexed hereto is hereby confirmed as Class 2 Industrial (I.C2) and notwithstanding By-law 1996-25 and Chapters 304, 320 and 324 of the Etobicoke Zoning Code only the following development standards and uses shall be applicable to the Lands:

- (a) Permitted Uses

No buildings or structures shall be erected or used on the Lands, except for the following uses:

- (i) Uses permitted in Article VI and Chapter 304-34 of the Zoning Code, excepting those uses set out in clause B. Manufacturing therein;
 - (ii) Uses set out in the Minister's Zoning Order filed as Ontario Regulation 688/98, as amended;

- (iii) Privately-owned open space that may be publicly accessible, including arts and cultural facilities, skating rinks, outdoor entertainment and sports facilities, auditoriums; play lots, playgrounds, fountains, public art installations, monuments, rooftop patios;
- (iv) Retail stores; large format retail stores; banks; municipal uses; commercial/recreational uses, including spas and personal service shops, outdoor garden centres, flower stands, retail and service kiosks and vending carts, automated banking machines, variety stores, cafes, outdoor cafes, patios, dry cleaners; photographers studios; community centres; public parking areas; art galleries;
- (v) Hotels;
- (vi) Administrative/business/ professional offices; medical centres and medical and dental offices;
- (vii) Uses and structures accessory to permitted uses including, but not restricted to: podiums; covered ramps; parking garages; exterior stairs; garbage enclosures; stair enclosures; pergolas; screen walls; gazebos; and ventilation shafts; public transportation uses; and any services associated with these uses;.
- (viii) Temporary structures and facilities, including tents and trailers for event and construction purposes; and
- (ix) Sales / leasing pavilions.

(b) Gross Floor Area

A maximum of 140,000 square metres of gross floor area shall be permitted on the Lands for the purposes of retail uses, inclusive of large format retail;

(c) Setbacks

- (i) No building or structure within the Lands shall be located closer than 14.0 metres to the property line of the Lands abutting Highway 427;
- (ii) Large format retail uses are limited to Parcel A on Map 1;
- (iii) A minimum 4.5 metre wide landscaped strip shall be provided along the length of the property lines adjacent to Highway 27 and Rexdale Boulevard, with the exception of ingress and egress driveways;

(d) Parking Requirements

- (i) Subject to subparagraph (ii), parking spaces shall be provided on the Lands and / or Parcel C for each use listed below at least to the extent prescribed:
 - A. Hotel – a minimum of 1 parking space per guestroom or suite;
 - B. Racetrack, gaming establishment and ancillary facilities on Parcel C – 3,750 parking spaces; and,
 - C. All other permitted uses – a minimum of 3 parking spaces per 93 square metres of gross floor area;
- (ii) The minimum number of parking spaces that are to be provided and maintained on the Lands shall be 0.7 times the sum of the aggregate total number of parking spaces calculated pursuant to paragraph (i) above.
- (iii) Of the total requirement calculated pursuant to subparagraph (ii) above, 1 out of every 100 parking spaces calculated shall be provided with a minimum perpendicular width of 3.65 metres and a minimum length of 6.0 metres, and said parking spaces are to be provided as close as practicable to the principle entrances of a building and identified by means of a physically disabled symbol.

(e) Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions shall apply:

“Gross Floor Area” - shall have the same meaning as the Zoning Code definition in Section 304-3, except that the following areas shall also be excluded: Mechanical Floor Area; above grade parking areas and structures; and, common pedestrian circulation areas.

“Lands” - shall mean the lands described as Parcels A and B on Schedule “A” attached hereto; and for the purposes of this By-law shall be the Lands prior to land dedications and conveyances.

“Large Format Retail” - shall mean a building or portion of a building, operated as a single store exceeding a gross floor area of 8,000 square metres, for the sale of products displayed and stored in a warehouse format.

“Mechanical Floor Area” – means a room or enclosed area, including its enclosing walls within a building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators), elevator shafts or telecommunications equipment that serves only such building;

2. Despite any existing or future severance, partition, division of the Lands, or conveyance for municipal purposes, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition, division or conveyance occurred.
3. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____ - 2007	Lands located south of Rexdale Boulevard, east of Highway 427 and municipally known as 555 Rexdale Boulevard	To provide for site specific development standards in respect of parking supply, gross floor area and setbacks for the development of the lands as a mixed use entertainment and retail centre.

