

185 Eastern Avenue (West Don Lands, 45-55 St. Lawrence Street and 589 – 605 King Street East) – Final Report

Date:	June 11, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	05-166169 STE 28 OZ

SUMMARY

This report requests that City Council advise the Province of Ontario that the City consents on the request by the Province to use Crown right to create a parcel of land to be transferred from the Province to the Toronto Community Housing Corporation for a development which will include 130 units of affordable housing.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct appropriate City staff to advise the Province that the City consents on its request to exercise its rights as the Crown under subdivision control provisions of the Planning Act in order to create and convey a parcel of land to Toronto Community Housing Corporation to facilitate a development which will include 130 units of affordable housing, for the lands as generally shown on Attachment 1.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The proposed parcel is located at the south east corner of St. Lawrence Street and King Street East, identified as Parts 1, 2 and 3 as shown on Attachment 1. The site is located in West Don Lands and is part of a larger block which is known as the McCord site due to the former McCord Cement Works operations. The McCord site has been included in the draft plan of subdivision and Zoning By-law amendment for Phase 1 of the West Don Lands considered by City Council in June 26-28, 2006.

ISSUE BACKGROUND

Proposal

The Province of Ontario has requested the City to review the use of crown right to create a parcel of land in the West Don Lands that would be transferred to the Toronto Community Housing Corporation for the development that will include a 130 unit affordable housing units.

Site and Surrounding Area

The site was the former McCord Cement Works. All buildings have been removed and the site is vacant.

The site is located at the south east corner of St Lawrence Street and King Street East. It is at the edge of the Corktown area, an area of low rise mixed use area. The site is included in the West Don Lands. Any development on the site will be subject to the Urban Design Guidelines for the West Don Lands that have been approved in principle by City Council. Any development proposals for the site will also be reviewed by Waterfront Toronto Design Review Panel.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The proposal is consistent with the PPS.

Official Plan

The Official Plan designates this area as Regeneration Area. Regeneration Areas will provide a broad mix of commercial, residential, light industrial, parks, open space, institutional, live/work and utility uses in an urban form. Further the site is included with

in the King Parliament Secondary Plan that sets out a development strategy for the West Don Lands. The proposal would be consistent with the Official Plan policies.

Zoning

The zoning for the site is RA(h), Regeneration Area with a holding symbol. The proposed uses comply with the provisions of the RA zone once the holding symbol is lifted. The holding symbol was placed on the West Don Lands area to ensure that the conditions of the development strategy listed in the King Parliament Plan are satisfied prior to development.

Site Plan Control

A site plan application is required but has not yet been submitted.

COMMENTS

The site has been included within the West Don Lands. The Precinct Plan identified this site as part of the mixed use River Square neighbourhood. Both the Precinct Plan and the Urban Design guidelines show an 8-storey building along King Street East and townhouses along both St. Lawrence and River Streets.

This site was also included in the draft plan of subdivision for Phase I of West Don Lands. The draft plan of subdivision was approved by City Council on June 26-28, 2006. Staff and representatives of Waterfront Toronto and the Province have been working since that time to satisfy the draft conditions. The complex nature of the flood protection landform and various infrastructure projects have resulted in a slower than anticipated resolution of conditions. As a result, the subdivision that would create the development parcels has not yet been registered.

The province has agreed to transfer a portion of the McCord site to the TCHC for affordable housing. Staff advises that for the transfer to take place a registered parcel is required. Since the subdivision has not yet been registered, the province has requested that the City review the use of crown right to create the parcel. The parcel to be created would be consistent with the parcel that would have been created under the subdivision plan.

Staff does not foresee any issues with this request. The parcels and land uses have been considered as part of the West Don Lands planning process and have been part of public discussions. A preliminary servicing report has been submitted which indicates that there is capacity in existing services on King Street and St. Lawrence to service this site.

Access to the site is planned from the lands south of Part 3 that will become a public laneway. These lands will stay with the province until the subdivision is registered and conditions fulfilled. A potential conflict could occur if construction of the public lane were to occur after occupancy of the development. Therefore, staff have asked the province to agree to grant an easement for access for the development over these lands and that the public laneway be constructed to City standards prior to occupancy of the development.

The zoning on the property is RA(h). The holding symbol has been placed on the West Don Lands to ensure conditions for orderly development are satisfied including flood protection and environmental/soil contamination remediation. The King Parliament Secondary Plan contained conditions for the removal of holding symbol for West Don Lands as a whole, or for individual sites. Council previously considered lifting the (h) for the entire Phase 1 area of the West Don Lands on June 26-28, 2006. If required a report will be submitted for City Council consideration of the lifting of the holding symbol for this site.

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SIGNATURE

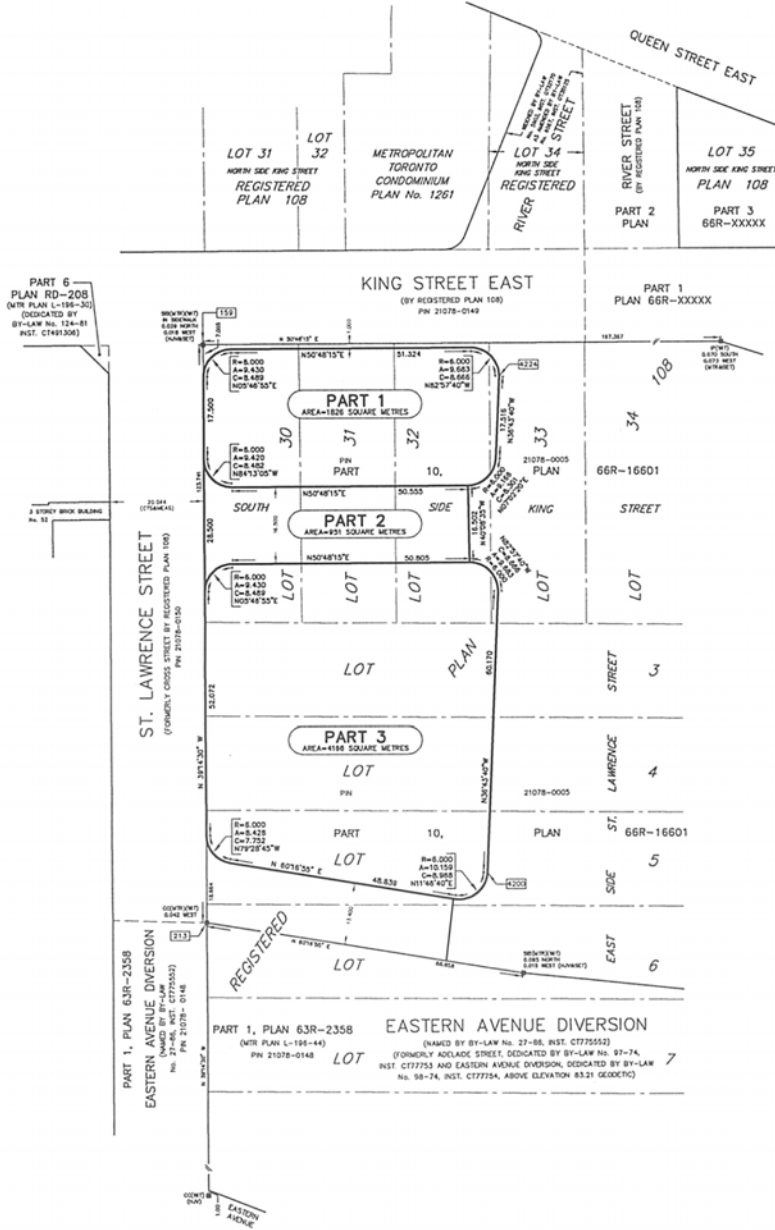
Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 1: Site Plan



Site Plan

185 Eastern Avenue (West Don Lands)

Applicant's Submitted Drawing

Not to Scale
05/11/07



File # 05_166169