

170 Fort York Boulevard (Block 36) and 155 Dan Leckie Way (Block 32) – Amendment to the Fort York Neighbourhood Public Realm Master Plan

Date:	February 28, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward No. 20 – Trinity-Spadina
Reference Number:	File No. 08-112398 TM

SUMMARY

The purpose of this report is to amend the Fort York Neighbourhood Public Realm Master Plan that was adopted by City Council in May 2004. The amendments deal specifically with Blocks 32 and 36 (170 Fort York Boulevard and 155 Dan Leckie Way) and provide additional detail that has resulted from further work on these sites. The amendments are proposed to be attached as an appendix to the original document.

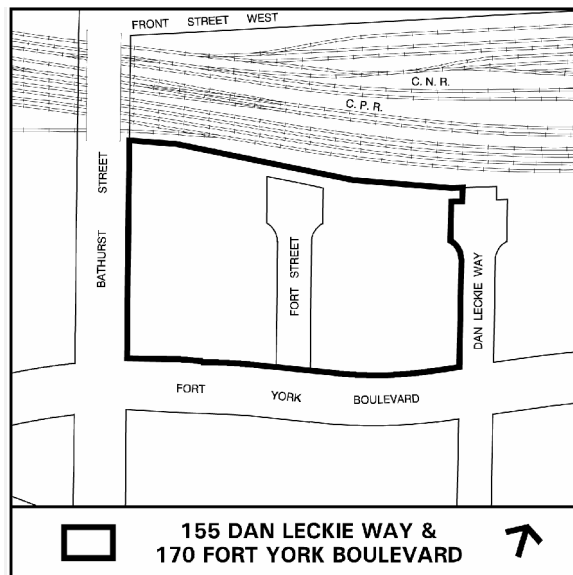
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Fort York Neighbourhood Public Realm Master Plan by attaching the appendix attached to this report.

DECISION HISTORY

At its meeting held on May 18, 19 and 20, 2004, City Council adopted the recommendation of the Director, Community Planning, South District, to implement the Fort York Neighbourhood Public Realm Master Plan (the “FYN



PRMP”). On September 27, 2006 City Council passed a site-specific Zoning By-law and an Official Plan Amendment for Blocks 32 and 36 (170 Fort York Boulevard and 155 Dan Leckie Way), which are within the area covered by the FYN PRMP. Through the Zoning By-law Amendment and Official Plan Amendment applications additional work, such as detailed building massing and street sections, an archaeological study, and further consultation with stakeholders and the public, was completed which has led to the need for an appendix to the FYN PRMP.

COMMENTS

The FYN PRMP forms a set of guidelines which outline the principles and overall vision for the emerging neighbourhood bounded generally by Dan Leckie Way, Lake Shore Boulevard West and Fort York Boulevard. It builds on the approved policies of the Official Plan and the zoning by-laws. The FYN PRMP is intended to define the character and guide the detailed design of buildings, streets, public and private open spaces as development proceeds.

Contents of the Appendix to the FYN PRMP

The appendix relating to Blocks 32 and 36 contains detailed information on the following issues: built form and massing, the street network, pedestrian connections, treatment of the Bathurst Street bridge, bike routes, the park system, history of the site, views to and from Fort York, archaeological resources, the interface with the rail corridor, street designs and sections, open space planning, public art and environmental sustainability.

With each of these topics the appendix does not change the direction set out in the FYN PRMP, but has refined the requirements, and has provided more detail where appropriate. For example, the archaeology section has been expanded based on information gathered through the Stage Two Archaeological Assessment.

With respect to the specific programme and design for the Mouth of the Creek Park, the pedestrian connections, and the open space that flows under the Bathurst Street bridge, a separate public consultation process will take place. The budget for the Mouth of the Creek Park has not been set, although it is anticipated that the funds required for the park will come from the Section 37 Agreement that the City has with Concord Adex Development Inc. which secured money for this park, among other community benefits.

Use of the Document

The appendix will give more detailed information regarding the public realm surrounding and within Blocks 32 and 36. The entire FYN PRMP will continue to apply to the blocks, but where additional, more detailed, information is found in the appendix, the appendix will override the parent document.

The entire document will be used by both the applicants on Blocks 32 and 36, and City staff, to design, and then evaluate Site Plan Approval applications that are anticipated shortly for these sites. The FYN PRMP will ensure that Blocks 32 and 36 integrate seamlessly with the other blocks in the Fort York Neighbourhood with an emphasis on the public realm.

Staff recommend that the appendix attached to this report be appended to the FYN PRMP.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Proposed Appendix to the Fort York Neighbourhood Public Realm Master Plan