

Preliminary Report West Don Lands – Phase 2 Zoning By-law Amendment, Lifting of the “H” Holding Symbol and Draft Plan of Subdivision Applications

Date:	February 26, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	08 231376 STE 28 SB 08 231384 STE 28 OZ and 08 231387 STE 28 OZ

SUMMARY

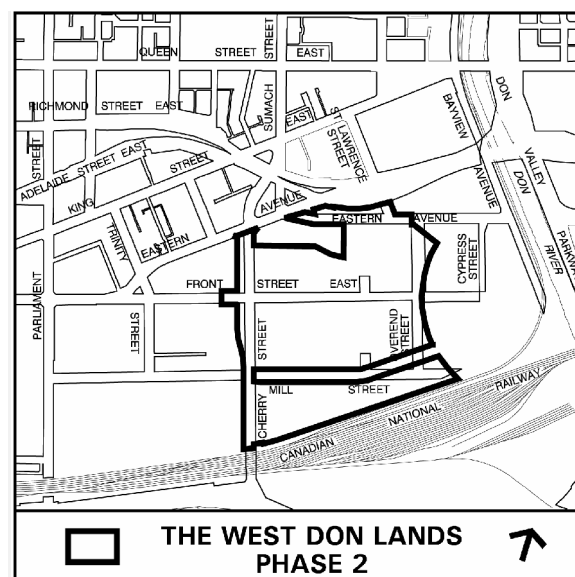
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose to permit the redevelopment of the West Don Lands, Phase 2 (shown on the map below) for a range of residential, commercial, institutional, industrial and recreational and open space uses.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff will hold a community consultation meeting, as required by the Planning Act. This meeting is targeted for April, 2009.

This application has been circulated to City divisions and external agencies, where appropriate, for comment.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site, as well as the West Don Lands Committee.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In June 2005, Waterfront Toronto as the master developer for the West Don Lands, submitted applications for the Draft Plan of Subdivision, a Zoning By-law Amendment and the Lifting of the “h” holding symbol for the entire West Don Lands. After discussions with City staff, it was determined that these applications should proceed in phases. The Zoning By-law Amendment was adopted by City Council in June, 2006. In July 2006, City Council approved the removal of the Phase 1 “h” holding symbol subject to the criteria in the King Parliament Secondary Plan being satisfied and following the registration of the Plan of Subdivision Agreement. The Plan of Subdivision was before City Council in August 2006. The West Don Lands Phase 1 Plan of Subdivision is now in the final stages of review and it is anticipated that it will be registered in the near future. The City will then be in the position to remove the holding symbol for Phase 1.

In March 2008, Waterfront Toronto submitted a rezoning application to allow the use of a district energy plant prior to lifting of the ‘h’ at 181-225 Mill Street within the West Don Lands, Phase 2 lands. This application preceded Phase 2 Draft Plan of Subdivision application submission because the district energy plant has to be built and operational prior to other development in the West Don Lands. The district energy plant Zoning By-law No. 1266-2008 has been in full force and effect as of December 2008. The site plan application is under review.

Pre-Application Consultation

City staff worked with the applicant prior to the application submission and discussed the requirement for complete application.

ISSUE BACKGROUND

Proposal

The West Don Lands will be a new neighbourhood in the Central Waterfront Area. The purpose of the Draft Plan of Subdivision application is to create 16 development blocks in conformity with the City Council endorsed West Don Lands Precinct Plan. The purpose of the Zoning By-law Amendment application is to refine existing zoning standards to be consistent with the Council endorsed West Don Lands Block Plan and Design Guidelines. A separate rezoning application requests the lifting of the “h”

holding symbol to allow development to proceed once all of the plans and studies as identified in the King Parliament Secondary Plan have been fulfilled. All three of these requests will be reviewed and considered concurrently. (Refer to Attachments 8, Application Data Sheet).

Site and Surrounding Area

The West Don Lands comprises approximately 32 hectares (80 acres) from the Don River to Parliament Street generally between Eastern Avenue and the rail yards. This report considers the Phase 2 lands of the West Don Lands which comprise approximately 12 hectares (30 acres). These lands are generally bounded by; Eastern Avenue to the north, the GO/CN rail corridor to the south, Cherry Street to the west, and the realigned Bayview Avenue to the east. (Refer to Attachment No. 3)

The Province of Ontario owns most of the land in the West Don Lands and the City of Toronto owns a number of existing and closed roads and lanes. There are some private lands holdings in the West Don Lands but these are not subject to the applications.

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.

Staff will review the proposed development for consistency with the PPS.

Central Waterfront Secondary Plan

The Central Waterfront Plan was passed as an Official Plan Amendment No. 257 by City Council on April 16, 2003. Although the Waterfront Plan was appealed to the Ontario Municipal Board, it was approved on December 9, 2005, as it pertains to the West Don Lands with the exception of the housing policies. It identifies the West Don Lands area as a "Regeneration Area".

King Parliament Secondary Plan

The King-Parliament Plan Policy 10.1 identifies the West Don Lands as a *Regeneration Area*. This designation provides for a broad mix of residential, live/work, commercial, industrial, light industrial and institutional, including recreational and open spaces uses in an urban form in order to revitalize areas that are largely vacant or under-utilized. This plan also identifies the fulfillment of specific criteria such as plans and studies prior to the lifting of the holding symbol, as outlined in Policy 10.11.3.

West Don Lands Precinct Plan

The West Don Lands Precinct Plan was endorsed by City Council on May 17, 18, & 19th, 2005. The Precinct Plan provides an important framework for the West Don Lands to generally determine the built form development, public realm plan, parks and open spaces, sustainability measures, transit, public infrastructure, and phasing and implementation initiatives for the area.

West Don Lands Block Plan and Design Guidelines

The West Don Lands Block Plan and Design Guidelines were endorsed in principle by City Council in

May 2006. The main objectives of the guidelines are to reinforce the vision of the West Don Lands Precinct Plan by defining height and massing of development, setbacks and stepbacks and the scale and character of building facades.

Zoning

The West Don Lands Phase 2 lands are currently zoned as RA(h), Reinvestment Area with a 'h' holding symbol. No density limits are established for RA zone. The current height limit is 26 metres on development blocks. The RA zone permits a range of uses including industrial, light industrial, residential, non-residential, commercial, parks and institutional. Prior to the lifting of the holding symbol, the following uses are permitted; industrial or light industrial and the provision of any public work which is consistent with the use of the land in accordance with the King Parliament Secondary Plan.

Site Plan Control

The West Don Lands are subject to Site Plan Control. A Site Plan application has been submitted by Waterfront Toronto in August 2008, for the District Energy Plant on the property at 181-225 Mill Street within the Phase 2 lands.

Tree Preservation

An Arborist Report for Phase 2 has been submitted and indicates that there are no trees scheduled for preservation in the West Don lands Phase 2 area. This report is under review by staff.

Toronto Green Standards

A principle for the development of the West Don Lands is sustainability. The applicant has submitted the Toronto Green Standard checklist as adopted by City Council in July 2006. Staff are currently reviewing it to ensure conformance to City standards are achieved.

Reasons for the Application

The Subdivision application is required to ensure the orderly development of the lands by creating appropriate blocks, streets and conditions of approval. The request for a zoning by-law amendment is required to refine the existing zoning permissions consistent with the Precinct Plan, including such matters as building heights, setbacks, parking and loading. Finally, the request to lift the "h" holding symbol is required in order to allow development to proceed, once all of the criteria as identified in the King Parliament Secondary Plan has been fulfilled.

COMMENTS

The application will be evaluated in the context of the City's objectives for the Central Waterfront Secondary Plan, the King Parliament Secondary Plan as set out in the Official Plan, as well as, the West Don Lands Precinct Plan and the West Don Lands Block Plan and Design Guidelines.

Application Submission

The following reports/studies were submitted with the application:

- Planning Report
- Public Realm Master Plan containing a Heritage Analysis, Shadow Studies & Public Art
- Parks and Public Spaces Conveyance and Phasing Plan
- Functional Servicing Report

- Stormwater Management Plan
- Non-residential Feasibility Study
- District Energy
- Archaeological Strategy
- School and Community Centre Feasibility Study
- Risk Assessment
- Arborist Report
- Parking Strategy
- Infrastructure and Construction Phasing Plan

A Notice of Complete Application was issued on January 22, 2009.

Ownership

Most of the lands within the West Don Lands are owned by the Province of Ontario. The City currently owns roadways, some of which will be incorporated into new roadways and some of which have been closed and will be incorporated into development blocks or park spaces. Waterfront Toronto, on behalf of the City is responsible to act as the master developer for the co-ordination and the execution of the entire development of the West Don Lands.

Issues to be Resolved

To date, staff have identified the following issues related to this application:

- appropriateness of new road pattern north of Front Street
- impact development related to heritage buildings
- acceptability of new park space
- consistency of zoning with Design Guidelines

Additional issues may be identified through the review of the application, ongoing comments, and at the community consultation process.

CONTACT

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 E-mail: dsilver2@toronto.ca

SIGNATURE

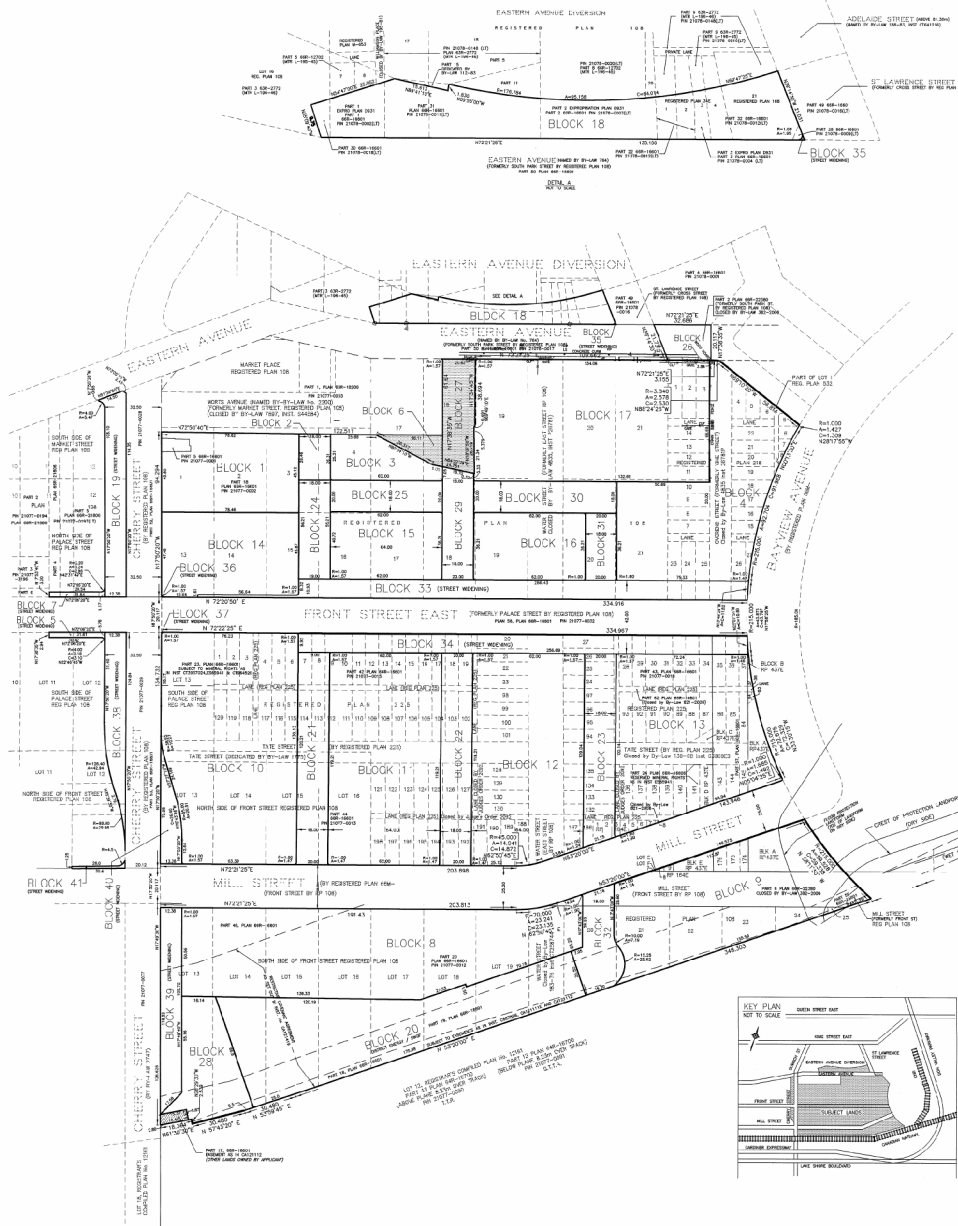
Raymond David, Director
 City Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Draft Plan of Subdivision
- Attachment 2: Existing Zoning
- Attachment 3: West Don Lands Phasing Map
- Attachment 4: Proposed Zoning Map
- Attachment 5: Proposed Maximum Height Districts
- Attachment 6: Proposed Permitted Tower Areas
- Attachment 7: Proposed Minimum Building Setbacks
- Attachment 8: Application Data Sheet
- Attachment 9: Axonometric Plan

Attachment 1: Draft Plan of Subdivision



Draft Plan of Subdivision

Applicant's Submitted Drawing

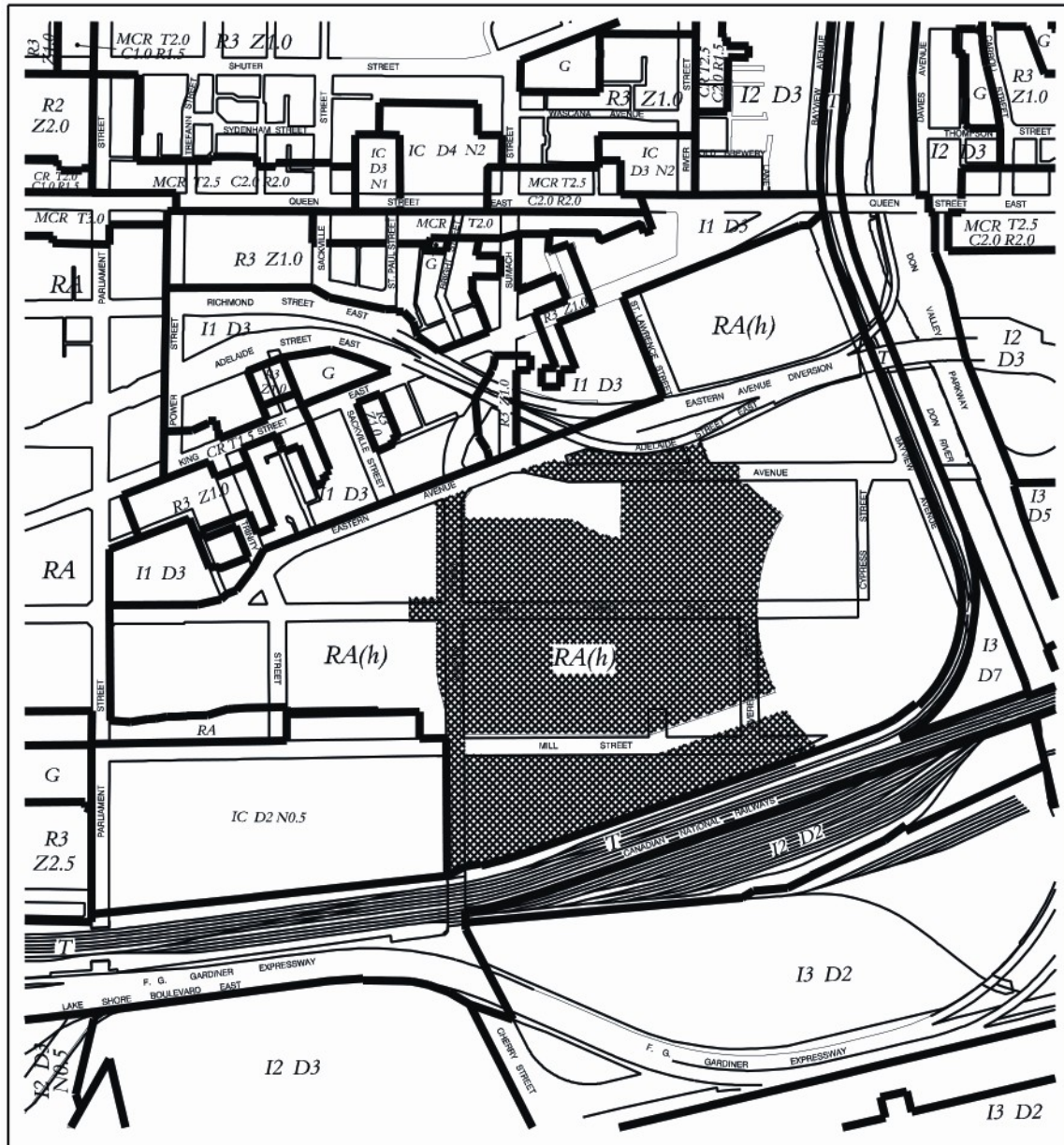
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The West Don Lands / Phase 2 475 Front Street East

File # 08_231376

Attachment 2: Existing Zoning



TORONTO City Planning
Division
Zoning

The West Don Lands

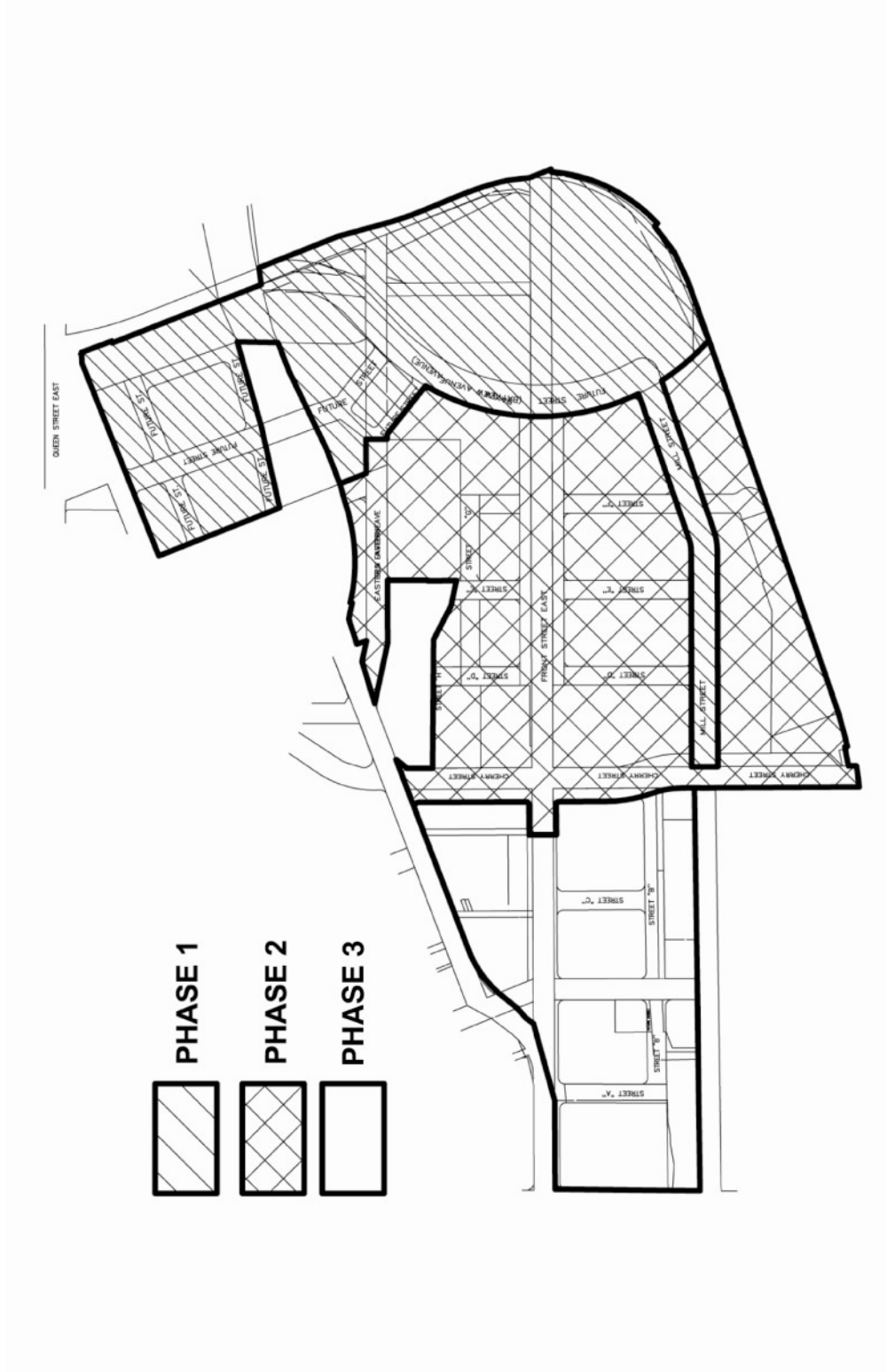
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G	Parks District	RA	Mixed-Use District	T	Industrial District
R2	Residential District	I1	Industrial District	(h)	Holding District
R3	Residential District	I2	Industrial District		
CR	Mixed-Use District	I3	Industrial District		
MCR	Mixed-Use District	IC	Industrial District		



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Zoning By-law 438-86 as amended
Extracted 03/09/09 - MH

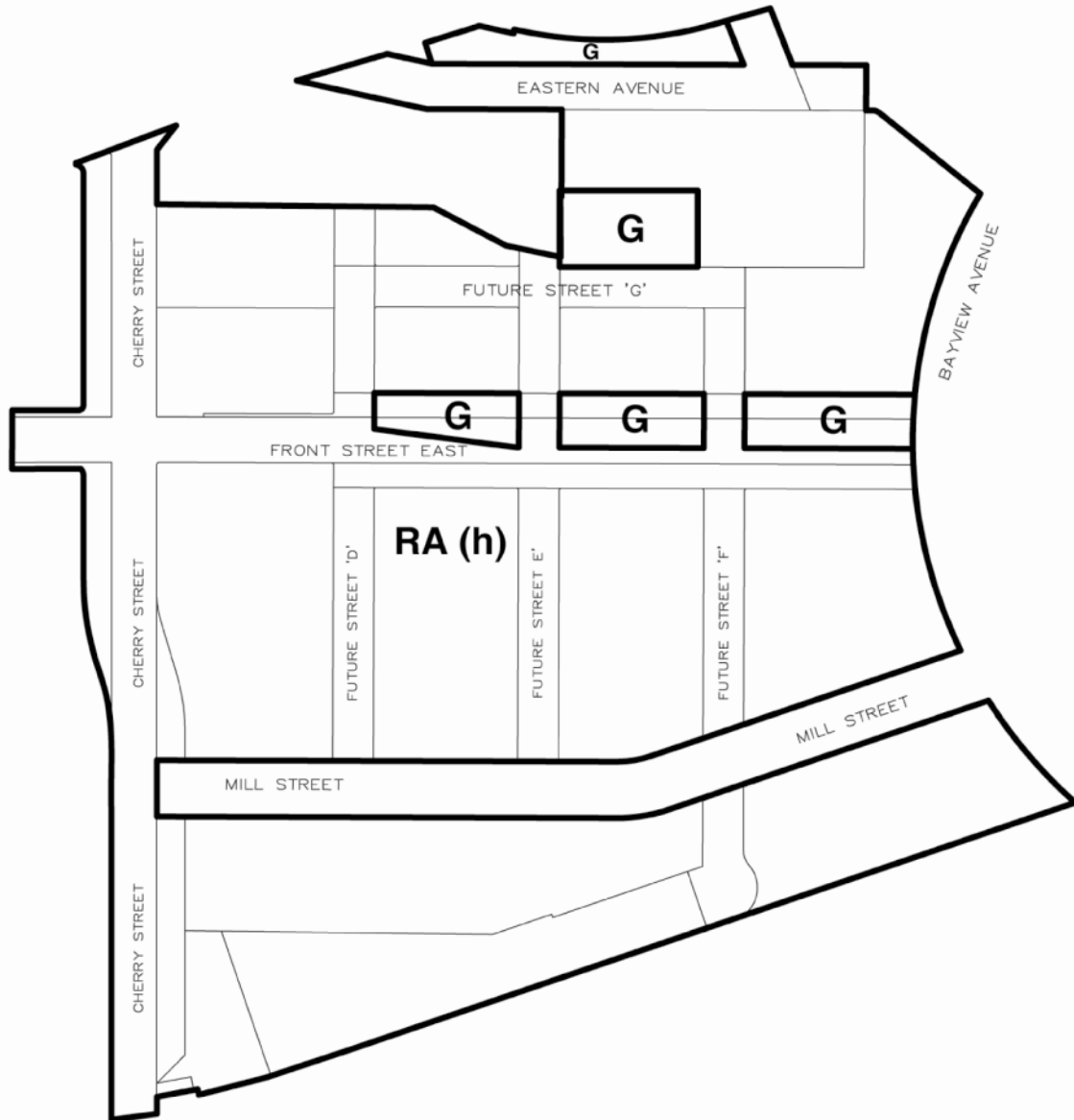
Attachment 3: West Don Lands Phasing Map



Map 1: Lands Referred to as "West Don Lands"
 Applicant's Submitted Drawing
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 01/06/09

The West Don Lands / Phase 2
475 Front Street East
 File # 08_231384

Attachment 4: Proposed District Use Map



Map 2: Proposed District Use Map

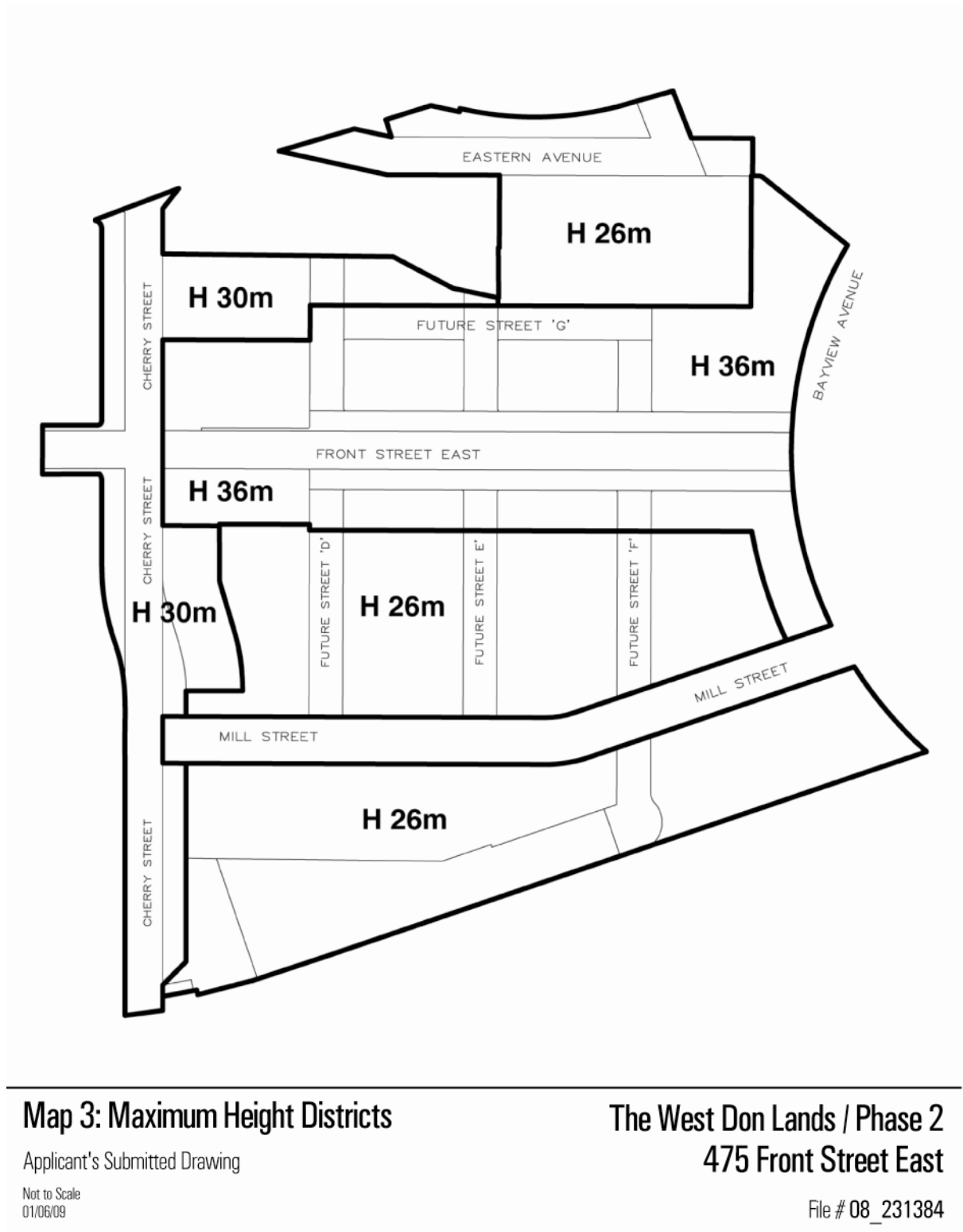
Applicant's Submitted Drawing

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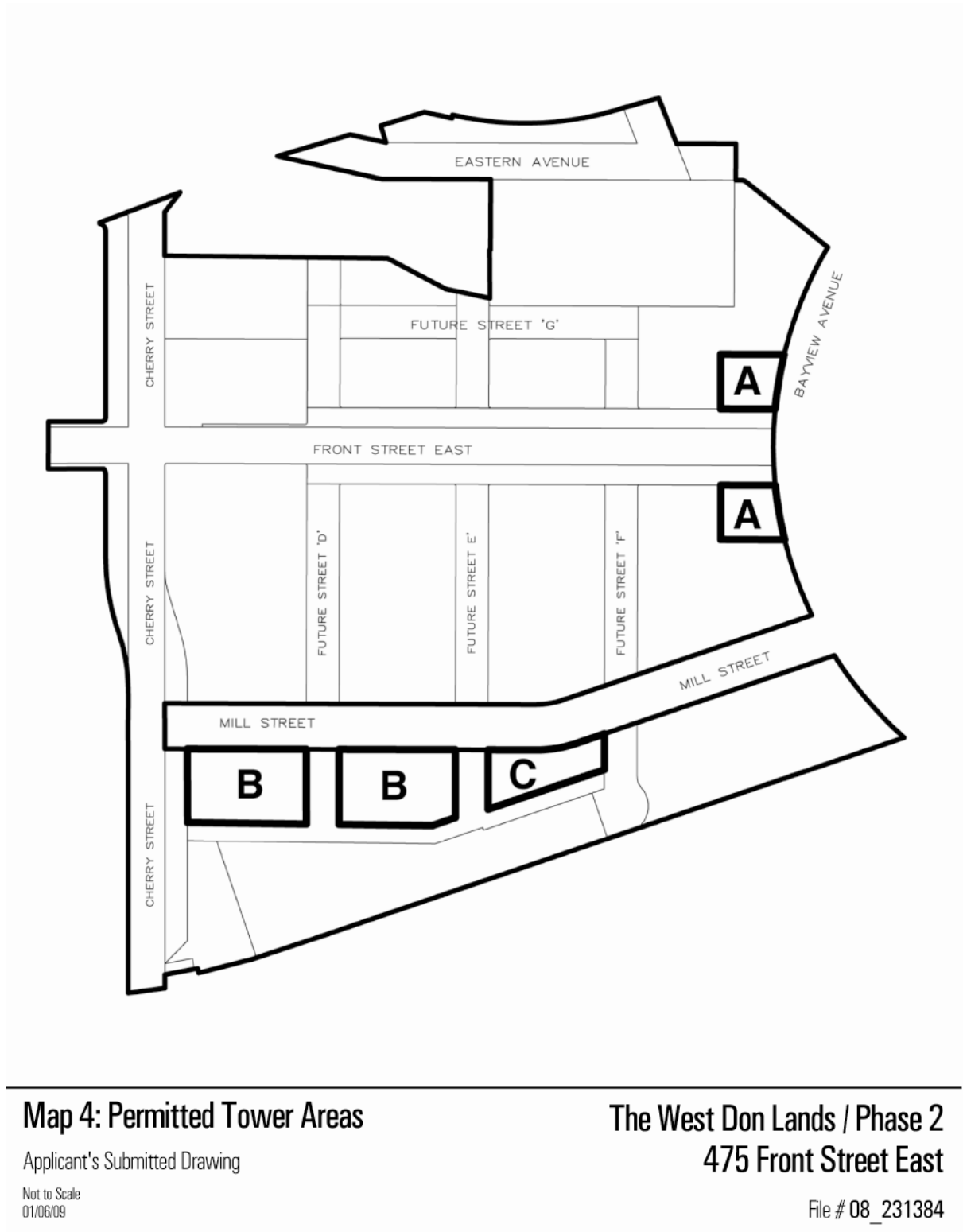
The West Don Lands / Phase 2
475 Front Street East

File # 08_231387

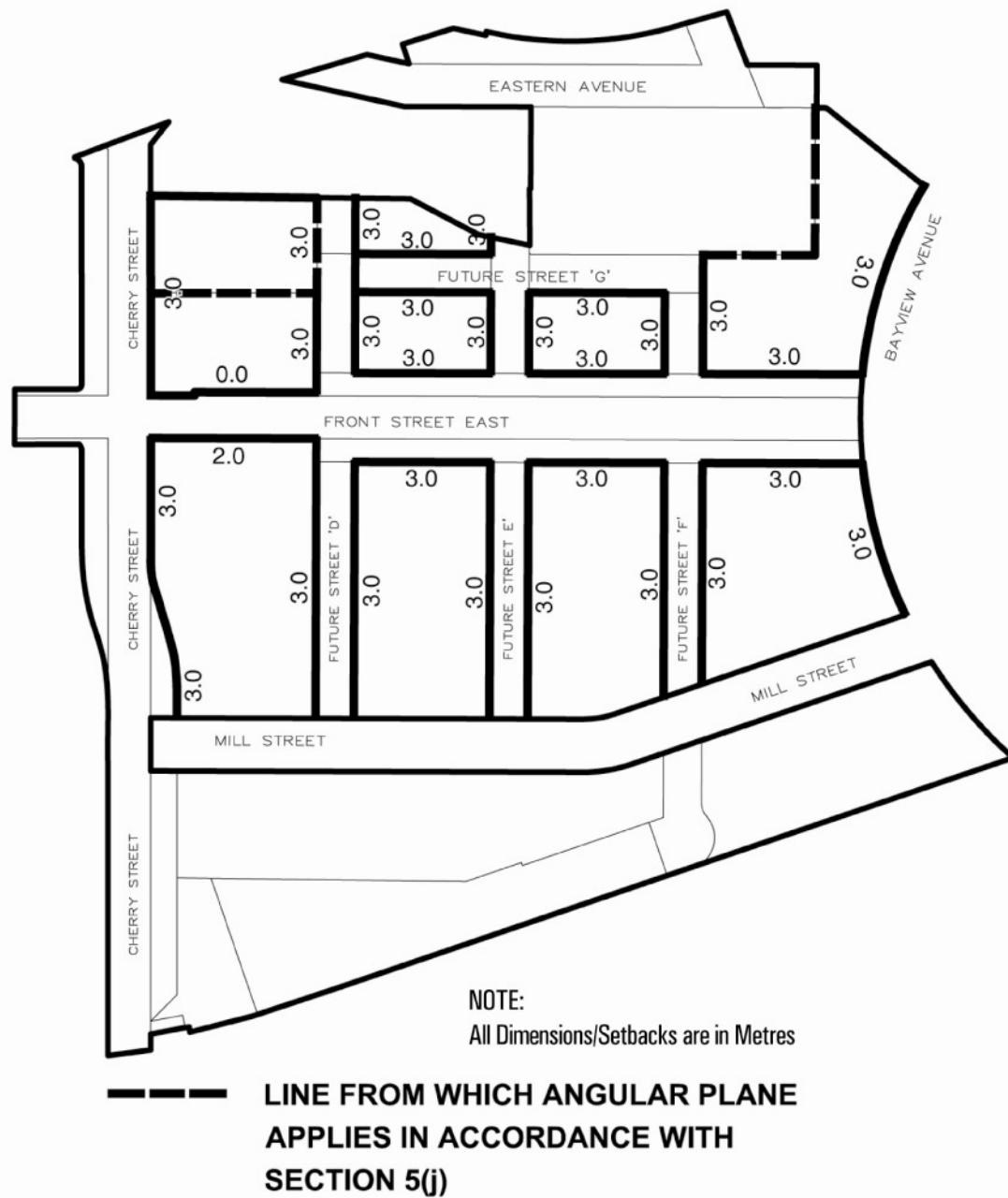
Attachment 5: Proposed Maximum Height Districts



Attachment 6: Proposed Permitted Tower Areas



Attachment 7: Proposed Minimum Building Setbacks



Map 5: Minimum Building Setbacks

Applicant's Submitted Drawing

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01/06/09

The West Don Lands / Phase 2
475 Front Street East

File # 08_231384

Attachment 8: Application Data Sheet
Plan of Subdivision, Zoning By-law Amendment and Lifting of the H

Application Type Details	SubDivision Approval	Application Number:	08-231376 STE 28 SB
		Application Date:	December 22, 2008

Municipal Address:	475 FRONT ST E
Location Description:	PLS 108 225 & 437E MANY LTS RP 63R4318 PTS 2-5,7&9 << ENTRANCE ADDRESS FOR 425 CHERRY ST **GRID S2813
Project Description:	Draft plan of sub division - Phase 2 - West Don Lands - 16 development blocks on draft plan of Sub. Plan of SuB includes future public parks and road allowances.

Applicant:	Agent:	Architect:	Owner:
Waterfront Toronto			Management Board Secretariat

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:
Zoning:	RA (h) & G (h)	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	118523	Height: Storeys:	0	
Frontage (m):	0	Metres:	0	
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0	Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	0	Loading Docks	0	
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

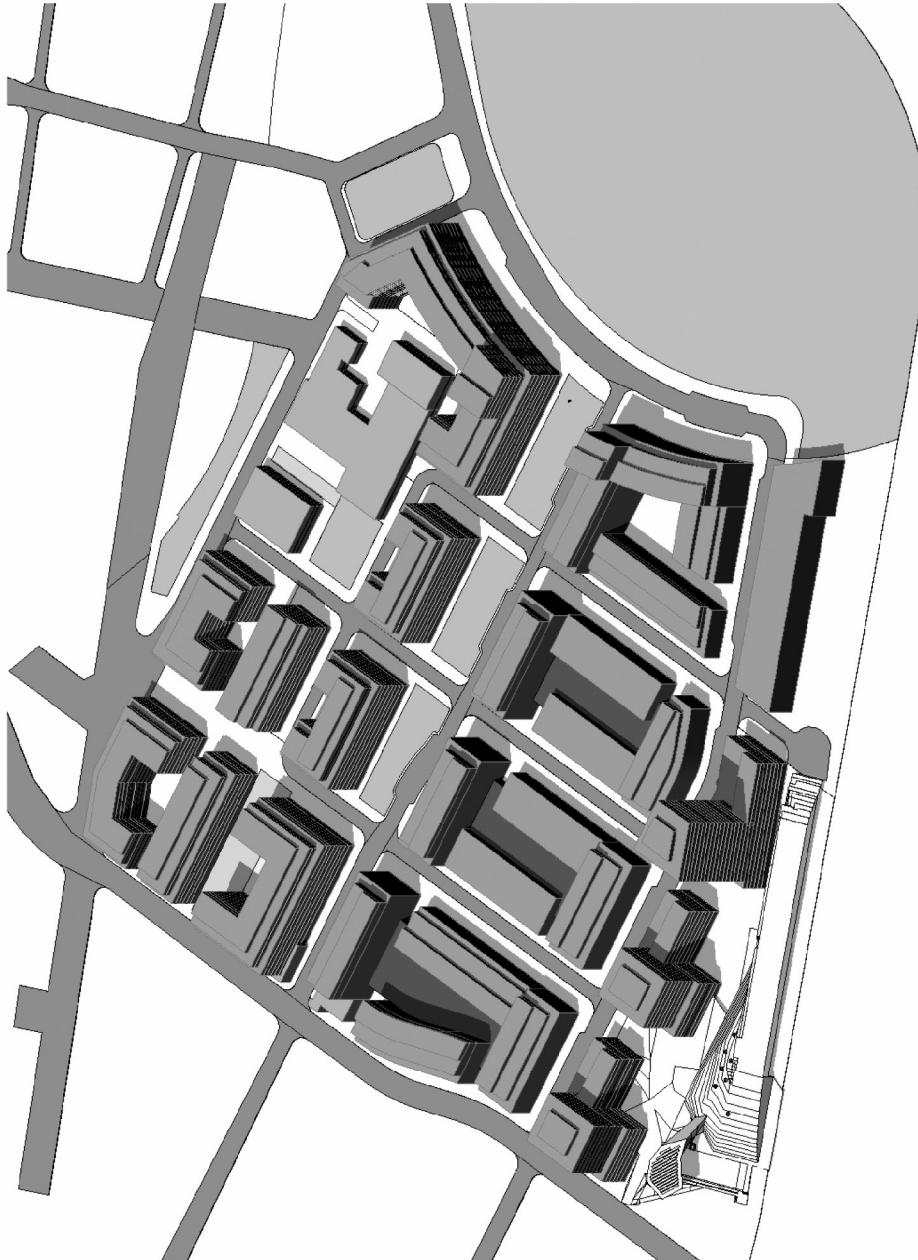
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT:	PLANNER NAME:	Diane Silver, Planner
	TELEPHONE:	(416) 397-4648

Attachment 9: Axonometric Plan



Axonometric Plan

Applicant's Submitted Drawing

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01/06/09



The West Don Lands / Phase 2
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