

5 Eireann Quay – Site Plan Control Application – Final Report

Date:	May 9, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11-314425 STE 20 SA

SUMMARY

At its meeting on April 17, 2012, Toronto and East York Community Council (TEYCC) deferred consideration of Item TE15.6 Final Report - 5 Eireann Quay - Site Plan Control Application from the Director, Community Planning (dated March 22, 2012). TEYCC requested a further report from the Acting Chief Planner for the May 15, 2012 TEYCC meeting. The decision document can be accessed at this link:

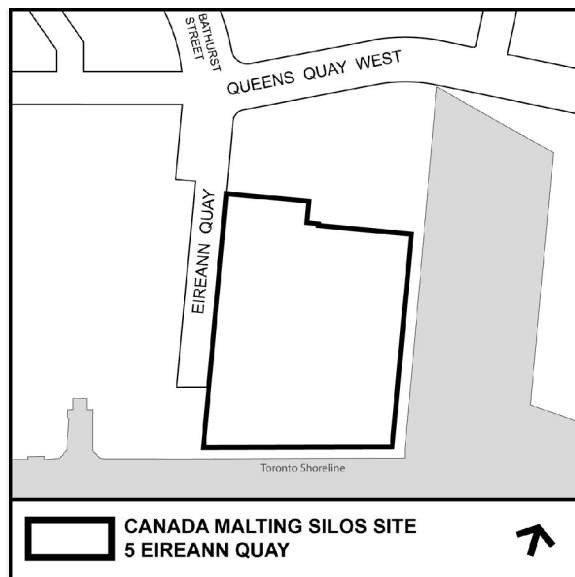
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE15.6>

This report reviews and recommends approval in principle of the Site Plan Control application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve in principle, the conditions set out in Attachment No. 2 to report dated May 9, 2012 the proposal for a temporary taxi management area, commercial parking and construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Airport on a portion of the lands at 5 Eireann Quay.



2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval and that final Site Plan Approval not be issued until all the pre-approval conditions are satisfied.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

March 2012 - TEYCC

At its meeting on March 20, 2012, TEYCC deferred consideration of the Planning report (dated March 9, 2012), until the Chief Planner imposed various conditions related to: the submission of a Construction Management Plan; securing short stay parking spaces for members of the neighbouring community; and revisions to the landscape plan which would have the effect of increasing the landscape buffer between the parking facilities and the daycare and schools to the immediate north.

TEYCC also requested a report from the Deputy City Manager and Chief Financial Officer on any outstanding taxes and/or payment in lieu of taxes owed by the Toronto Port Authority (TPA).

The Planning staff report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-45409.pdf>

The TEYCC decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE14.1>

April 2012 - TEYCC

At its meeting on April 17, 2012, TEYCC deferred consideration of the Supplementary Planning report (dated March 29, 2012), until: the submitted Construction Management Plan is approved; the TPA consults with the Toronto District School Board; the TPA submits a parking protocol for community access to the short stay spaces; and the TPA submits revised landscape plans to retain certain trees and to buffer the parking facilities from the daycare and schools.

TEYCC also requested an environmental report from the City Solicitor and zoning compliance report from Toronto Buildings, both related to the proposed temporary batching facility.

The Planning staff report can be accessed at this link:

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-46274.pdf>

The TEYCC decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE15.6>

ISSUE BACKGROUND

At its meeting on April 17, 2011, TEYCC deferred consideration of the site plan approval application until the following actions took place:

1. Construction Management Plan

The Acting General Manager of Transportation Services and the Ward Councillor is to approve the construction management plan; such approval was to include consultation with the Facilities Department of the Toronto District School Board and the submission of detailed plans for community access to the short stay parking spaces.

2. Increased Landscaping Buffer

The Supervisor, Tree Protection and Plan Review in Urban Forestry and the Ward Councillor is to approve a revised Landscape Plan, which provides detailed planting at the north end of the site to act as a buffer to the schools, daycare and community centre.

3. Retaining Mature Trees

The Supervisor, Tree Protection and Plan Review in Urban Forestry, Manager, Technical Services and the Ward Councillor is to approve a revised Landscape Plan that retains Tree numbers 29, 30, 31, 32 and 33, which are located in the centre of the taxi coral area.

COMMENTS

Since the April 17, 2012 TEYCC meeting, City staff have worked with the applicant, their consultant team, representatives from the TDSB and the ward councillor's office to address the three items for which TEYCC deferred the site plan approval application.

1. Construction Management Plan

On May 1, 2012, and Planning and Transportation Services met with representatives from the TDSB and their retained Transportation consultant to discuss both the TDSB's long-term and short-term issues. Staff discussed how some of the issues were being addressed through traffic operational changes being implemented in the area and how other issues would be taken into consideration during the future planning and consultations around the malting silos site. TDSB hosted a subsequent meeting with the TPA and City staff on May 8, 2012.

On May 4, 2012, the TPA submitted a letter (Attachment 3 to this report) outlining how 7 short stay parking spaces may be managed for parent pick-up and drop-off. The 7 spaces would be signed as, "Restricted Use - Monday to Friday - 8am to 5pm - Community Use at Other Times". These spaces would be available during the restricted times for vehicles displaying an appropriate hanging tag issued by the TDSB. Their availability would be on a first come first serve basis. The same seven spaces will be available as community parking spaces at any time outside the 8am to 5pm window.

Transportation Services staff are satisfied with the Construction Management Plan.

2. Increased Landscape Buffer

On May 9, 2012, the TPA submitted revised landscape plans that show increased tree planting between the parking facilities and the schools, daycare and community centre. TPA consultants devised the planting layouts in consultation with Urban Forestry staff, who are satisfied with the proposed planting configuration, species choice and their intended buffering use.

3. Retaining Mature Trees

City staff consulted with TPA's consultants to generate a site play layout that would retain 6 mature trees that are situated in the middle of the proposed taxi corral area. These changes are reflected in the May 9, 2012 Tree Preservation Plan submission. Urban Forestry, Technical Services, and City Planning staff are satisfied with the changes made to the plans in order to retain the mature trees.

CONTACT

Jeffrey J Cantos, Planner
Tel. No. (416) 338-5740
Fax No. (416)392-1330
E-mail: jcantos@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Conditions of Site Plan Approval
Attachment 3: Proposed Short Stay Parking Protocol

Attachment 2: Revised Conditions of Site Plan Approval

No.	Plan Title	Date Stamped	Date Prepared By Architect/Engineer	Prepared By
GP-1	General Plan Above Ground	May 9, 2012	May 9, 2012	Dillon Consulting
L-1	Tree Preservation Plan	May 9, 2012	May 9, 2012	Dillon Consulting
L-2	Planting Plan	May 9, 2012	May 9, 2012	Dillon Consulting
DET-1	Section A and Std. Details	January 27, 2012	January 25, 2012	Dillon Consulting
GR-1	Grading Plan	May 9, 2012	May 9, 2012	Dillon Consulting
S-1	Site Servicing Plan	May 9, 2012	May 9, 2012	Dillon Consulting
PR-1	Profile	May 9, 2012	May 9, 2012	Dillon Consulting
PM-1	Pavement Markings and Traffic Control Signage	May 9, 2012	May 9, 2012	Dillon Consulting
TR-1	Vehicular and Pedestrian Movement Plan	February 7, 2012	February 3, 2012	Dillon Consulting
	Lighting Plan - South End Eireann Quay	February 21, 2012	March 17, 2011	The Stresscrete Group
E-1	Parking Layout Lighting Plan	February 21, 2012	November 18, 2011	Dillon Consulting

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow 416-397-5379

1. Enter into the City’s standard Memorandum of Understanding (in place of the standard site plan agreement) for the subject lands with the City.

CITY PLANNING – Jeffrey Cantos 416-338-5740

2. The applicant shall submit financial security in the amount of \$42,182.90 to the Director, Community Planning, Toronto and East York District in the form of a Letter of Credit or certified cheque to guarantee the on-site landscaping identified as Tree Preservation Plan (L-1) and Planting Plan (L-2). This amount is based on the Probable Construction Cost - Landscaping prepared by Dillon Consulting Limited, received on May 9, 2012.

URBAN FORESTRY – Mark Ventresca 416-392-7390

3. The applicant shall submit a tree transplanting deposit to cover the value of the trees proposed to be transplanted within the street allowance in the form of a certified cheque or money order payable to *Treasurer, City of Toronto* in the amount of \$5,000.00 to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.
4. The applicant shall provide a Tree Protection deposit of \$10,000.00 for the trees in Little Norway Park for the duration of the construction of the sidewalk on the

west side of Eireann Quay. This deposit to be refunded when that work is complete and no damaged occurred to the Park trees. The applicant shall request an inspection when this work is complete.

5. The applicant shall provide a Tree Planting deposit of \$1,749.00 for the 3 trees to be installed in Little Norway Park. This deposit will be returned should the trees be in good or better condition at the end of the two year period (from initial City inspection date).
6. The applicant shall return issued permit 2326 for replacement with new permit authorizing removals and injuries as per L-1 Tree Preservation Plan date stamped by Planning on May 9, 2012.

TRANSPORTATION SERVICES – Jacqueline White 416-397-5021 & Andre Filippetti 416-392-7713

7. The applicant shall implement the Construction Management Plan in accordance with the approved Construction Management Plan prepared by the Toronto Port Authority and PCL Constructors.
8. The applicant shall implement, in consultation with the representatives of the Waterfront School, the Community Access to Short-Stay Parking Spaces protocol as set out in the letter from the Toronto Port Authority (dated May 4, 2012) addressed to the City Planning Division.

B. POST APPROVAL CONDITIONS

TECHNICAL SERVICES Stephen Sudac 416-392-1803

1. The applicant shall remove all existing accesses, curb cuts, traffic control sign, etc. along the development frontage that are no longer required and reinstate the curb, gutter and boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services.
2. The applicant shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Stormwater Management Design Brief for Use of Malting site Construction Phase prepared by Dillon Consulting Limited and dated May 9, 2012 and Grading Plan Drawing No. GR-1, prepared by Dillon Consulting Limited and dated May 9, 2012.
3. The applicant shall construct and maintain site servicing as indicated on the accepted Site Servicing Drawing No. S-1 prepared by Dillon Consulting Limited and dated May 9, 2012.

4. The applicant shall provide certification to the Executive Director, Technical Services demonstrating that the construction of the stormwater management facilities and site grading has been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans, such certification shall be provided by the Professional Engineer who designed and supervised the construction of the stormwater management facilities and site grading.
5. The applicant shall provide certification to the Executive Director, Technical Services demonstrating that the construction of the site servicing facilities has been constructed in accordance with the accepted drawings, such certification shall be provided by the Professional Engineer who designed and supervised the construction of the site servicing facilities.

URBAN FORESTRY Mark Ventresca 416-392-7390

6. The applicant shall take all responsibility and liability for the trees health and/or failure during the leased period.
7. The applicant shall ensure that all works taking place within the tree protection zones of the trees as shown on L-1 Tree Preservation Plan date stamped received by Planning on May 9, 2012, must be by hand, no machinery allowed to work in the Tree Protection Zones.
8. The applicant shall ensure that any roots uncovered as part of excavation to install the proposed works shall be cleanly cut by a hand tool.
9. The applicant shall ensure that all excavation to be minimized as the site is reasonably compacted (no further compaction) and paving shall be installed directly on existing paving within 8 metres of any tree.
10. The applicant shall ensure that rigid plywood hoarding (8 feet high) to be installed on the tree side of the curbstone locations along the north side of trees 28 to 33, along a line 2 metre north of proposed curbstones on the south side of the trees, 3 metres east of tree 33 and 6 metres west of tree 28. Signs provided by Urban Forestry to be installed on all 4 sides of this hoarding.
11. The applicant shall maintain all trees in the leased lands including those planted as part of this Site Plan for the duration of the lease.
12. The applicant shall have a qualified company implement the approved Landscape Plans and all approved tree preservation and maintenance strategies to the satisfaction of Urban Forestry. As well, prior to construction or grading activities, where necessary to ensure the health and vigour of trees to be preserved, tree maintenance measures must be undertaken by a certified arborist or other

- qualified expert and according to currently accepted sound arboricultural practices.
13. The applicant shall develop and maintain in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry, on behalf of the General Manager of Parks, Forestry & Recreation.
 14. The applicant shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the lease agreement between the City and applicant. If the trees are in good condition at the end of the lease period, the City will assume maintenance and ownership of the trees.
 15. The applicant shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance and, if during or at the end of the lease period, the trees are not in good condition, require maintenance or require replacement, the applicant will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.

C. SITE PLAN ADVISORY COMMENTS

1. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Culture be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.
2. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393.
3. The applicant will be required to obtain approval from the Transportation Services Division for any work within the City's right-of-way. For further information, please contact your district Right-of-Way Management Section at Toronto and East York District 416-392-7877.
4. The applicant will need to obtain a permit from Right-of-Way Management section of Transportation Services for the portion of the covered walkway that is located within the Eireann Quay public-of-way.
5. In order to obtain approval for work in the City's right-of-way, the applicant will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One Call at 1-800-400-2255 to arrange for an appointment.
6. The applicant will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact 311 Toronto.
7. This proposal will require approval from the Toronto and East York Community Council to rescind the existing "No Parking 8:00 a.m. to 6:00 p.m." regulation along the east side of Eireann Quay and implement a "No Stopping Anytime" regulation.
8. The applicant may be required to apply for revised municipal numbering to identify the entrance to the parking lot. The applicant is advised to contact Mr. John House, Property Records Supervisor at 416-392-8338 to revise the address to reflect the entrance on Eireann Quay. It should be noted that all addressed parcels and structures must have the correct municipal address posted. Please see <http://www.toronto.ca/mapping/numbers/index.htm> for details.

Attachment 3: Proposed Short Stay Parking Protocol



60 Harbour Street, Toronto, Ontario, Canada M5J 1B7
Tel/Tél: 416-863-2000 • Fax/Télécopieur: 416-863-4830 • www.torontoport.com

Direct Line (416) 863-2040
Direct Fax (416) 863-0495
Email: klundy@torontoport.com

May 4, 2012

City Planning Division
City Hall, 18th Floor East Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Mr. Jeffrey Cantos; Planner, Community Planning

Dear Sirs:

Re: 5 Eireann Quay, Community Access to the Short-Stay Parking Spaces

As requested by Toronto and East York Community Council, we provide the following details of plans for community access to the short-stay parking spaces which are part of the Site Plan Control Application. We trust these will meet the approval and satisfaction of the General Manager, Transportation Services and the Ward Councillor.

The proposed "short stay" parking area consists of 17 parking spaces as indicated on the attached figure. Two are designated for Accessible Parking and 15 are sized for standard parking.

The following protocol is proposed to address the use of these spaces.

- 1) Two Accessible Parking Spaces will be available at all times for vehicles displaying a valid Accessible Parking Permit. The spaces will be managed using Pay and Display purchased parking slips.
- 2) Seven standard spaces will be made available for School/Day Care Restricted Parking. These spaces are shown shaded on the attached figure and will be available Monday to Friday, between the hours of 8am to 5pm.

Signage will be installed designating restricted use of the spaces with "***Restricted Use – Monday to Friday – 8am to 5pm – Community Use at Other Times***"

These spaces will be available at the restricted times indicated for authorized vehicles

Canada

displaying an appropriate hanging tag issued by the TDSB. Their availability will be on a "first come first served" basis.

- 3) The same seven spaces will be available as Community Parking Spaces any time, other than Monday to Friday, 8am to 5pm. Their availability will be on a "first come first served" basis.
- 4) The remaining eight spaces will be utilized for Airport Parking with appropriate signage indicating "*Short Stay Airport Parking – Pay and Display*".

The spaces will be managed using Pay and Display purchased parking slips and available on a first come first serve basis.

Should you have any questions, please do not hesitate to contact us.

Yours very truly,

Toronto Port Authority
per:

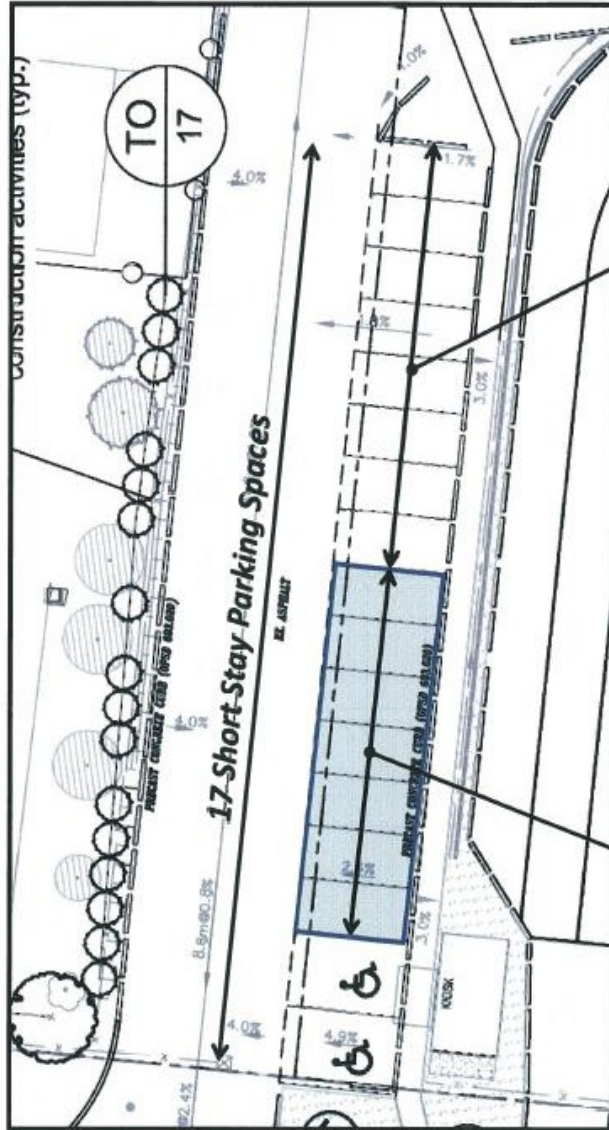


K. A. Lundy, P.Eng.
Director; Infrastructure, Planning and Environment

cc: Councillor Adam Vaughan, Ward 20, Trinity – Spadina
John Livey, Deputy City Manager
Geoffrey Wilson, President & Chief Executive Officer; Toronto Port Authority

Attachment

Canada



Short Stay Airport Parking
Pay and Display

Restricted Use
Monday to Friday – 8am to 5pm
Community Use at Other Times

2012-05-04

5 Eireann Quay - Canada Malting Site