

**5 Eireann Quay – Site Plan Control Application – Final Report**

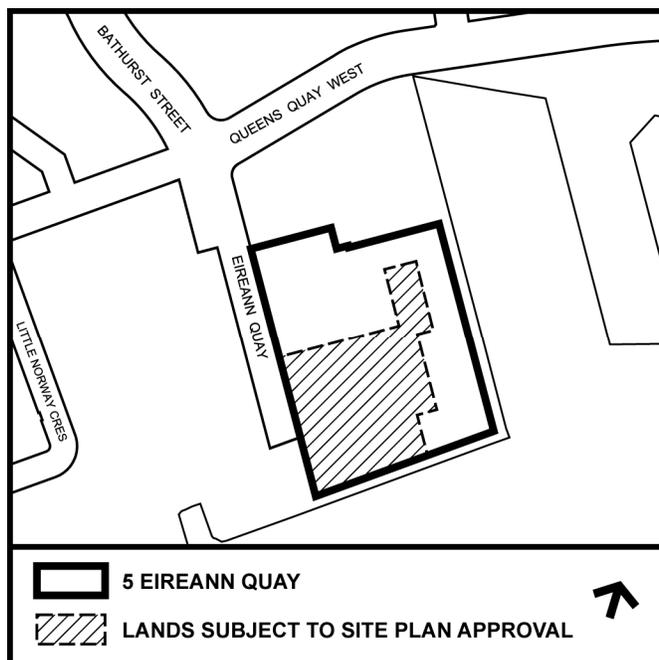
<b>Date:</b>	March 9, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	11-314425 STE 20 SA

**SUMMARY**

This application proposes a temporary taxi management area, commercial parking lot and construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Airport at 5 Eireann Quay. The proposed commercial parking lot consists of 18 short stay parking spaces and 26 long stay spaces. The City has agreed to lease portions of the property to the applicant for its use during construction of the pedestrian tunnel. The Toronto Port Authority (TPA) is the applicant for the Site Plan Control application, while the tenant of the leased lands will be 2315155 ONTARIO INC., a subsidiary corporation of the TPA.

The proposed uses are permitted by the Zoning By-law and contemplated by the City's Official Plan. Through the Site Plan Control process, City staff have worked with the applicant and their consultants to identify and address issues raised.

This report reviews and recommends approval, in principle, of the Site Plan Control application for the leased portions of the City-owned property.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council approve in principle, the conditions set out in Attachment No. 2 to the report dated March 9, 2012 for 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.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

On February 14, 2012, Councillor Vaughan referred the subject Site Plan Control application for a City Council decision, in accordance with By-law No. 483-2000.

At its meeting on February 14, 2012, Toronto and East York Community Council deferred consideration of Transportation Services request to remove the "No Parking 8:00 a.m. to 6:00 p.m. daily" regulation on the east side of Eireann Quay and replacing it with a "No Stopping at Anytime" regulation. The Transportation Services report can be accessed at this link: <http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-44864.pdf>.

At its meeting on July 12, 2011, City Council adopted measures that authorized the City to enter into a Master Agreement with the Toronto Port Authority (TPA), which included easement exchanges, the granting of a lease from the City to the TPA and several other related provisions to facilitate the construction of the pedestrian tunnel between the Toronto mainland and the Billy Bishop Toronto City Airport located on the Toronto Islands. The Council decision can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CC10.5>.

At its meeting on December 16, 2010, City Council enacted a By-law 32-2011 designating 5 Eireann Quay to be of cultural heritage value or interest, per the *Ontario Heritage Act*. The designating by-law can be accessed at this link: <http://www.toronto.ca/legdocs/bylaws/2011/law0032.pdf>.

At its meeting on November 30, December 1, 2, 4 and 7, 2009, City Council approved a plan to preserve the former Canada Malting Silos and a phased development plan for the silos site. The decision document can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX36.6>.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for a temporary taxi management area, 44 commercial parking spaces and a construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Airport. The existing Urban Forestry works yard and associated uses will be temporarily relocated to accommodate the proposed taxi management area, which can accommodate upwards to 41 taxis on standby. The relocation of the Urban Forestry uses is secured in the lease agreement between the City and the TPA.

The construction staging area for the pedestrian tunnel will cut off pedestrian access to the west side of Ireland Park. Currently, the eastern access to Ireland Park is also cut off, given the construction works on the eastern dockwalls. In order to maintain pedestrian safety, Ireland Park will remain closed for the duration of the pedestrian tunnel construction.

### **Site and Surrounding Area**

The property falls within the Bathurst Quay Neighbourhood on a former industrial site on reclaimed land that was created by the Toronto Harbour Commissioners in the early 20<sup>th</sup> Century. Currently on the site are the malting silos and associated buildings, surface parking and an Urban Forestry works yard. The property and silo structures on the property are owned by the City of Toronto. The site context is as follows:

- East: The Harbourfront Neighbourhood comprised of mid to high-rise residential buildings and a series of parks and marinas along the water's edge;
- North: A community complex including the Toronto District School Board Waterfront School, Community Centre and daycare;
- West: Little Norway Park and the Bathurst Quay Neighbourhood composed of low to mid-rise residential buildings; and
- South: Lake Ontario and the Billy Bishop Toronto City Airport.

### **Provincial Policy Statement**

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.

### **Official Plan**

The Official Plan (OP) Urban Structure Map 2 identifies the subject site as part of the *Downtown and Central Waterfront*. Site and Area Specific Policies 181, 185-187 are applicable to the site. Surface parking lots that provide parking for the City Centre Airport are permitted under the OP.

## **Zoning**

The property is subject to the Harbourfront Zoning By-law No. 289-93, as amended. Based on the site specific by-law, the property is zoned G, which permits the use of one or more surface parking lots containing not more than 120 parking spaces on the property.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

### **Provincial Policy Statement and Heritage**

As a designated property under the *Ontario Heritage Act*, the PPS contains policies on the conservation of protected heritage properties. Heritage Preservation Services (HPS) staff reviewed the temporary work proposed on the property, including the supporting Heritage Impact Assessment submitted by the applicant. Based on this review, HPS staff is satisfied that the proposed site plan will have no adverse impacts on the designated heritage resources. The proposal is consistent with the PPS as it relates to Cultural Heritage and Archaeology.

### **Land Uses**

The proposed taxi management area, commercial parking and construction staging area are permitted uses under the Zoning By-law and Official Plan. The proposed 18 short stay and 26 long stay commercial parking spaces are below the permitted number of parking spaces for the site. The submitted Lighting Plan indicates that the commercial parking lot will be adequately lit for users walking to and from their parked vehicles. The proposed fencing around the construction staging area for the pedestrian tunnel provides a level of security that would prevent members of public from entering into the tunnel construction area.

### **Landscaping**

There are 55 trees that exist on site today, a majority of which will be protected for the duration of the lease period and construction of the pedestrian tunnel. A total of 10 trees will be removed and 5 will be transplanted to another location on the site. The submitted Planting Plan proposes 30 additional new trees to be planted within the site, which satisfies Urban Forestry's 3 to 1 replacement of trees. The applicant will be required to post financial securities to ensure the survival of the transplanted and preserved trees and to cover the appraised tree value for those trees proposed to be removed.

### **Access, Parking**

Driveways with access from Eireann Quay are proposed into the taxi management area and commercial parking area. Transportation Services staff have worked with the applicant's transportation consultant to devise an acceptable pavement marking and signage plan that provides for clear wayfinding for vehicles travelling along Eireann Quay.

## **Conclusion**

Through the Site Plan Control process, City staff have worked with the applicant and their consultants to identify and address issues raised. Based on this iterative review process, City staff have completed their review of the submitted site plan application. Staff are recommending, in principle, the approval of the list of plans and Conditions of Site Plan Approval contained in Attachment Two of this report.

## **CONTACT**

Jeffrey J. Cantos, Planner  
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E-mail: [jcantos@toronto.ca](mailto:jcantos@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP,  
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: Application Data Sheet

# Attachment 1: Site Plan



**5 Eireann Quay**  
 File # 11 314425 SA

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 02/21/2012

**Attachment 2:  
Conditions of Site Plan Approval**

No.	Plan Title	Date Stamped	Date Prepared By Architect/Engineer	Prepared By
GP-1	General Plan Above Ground	March 7, 2012	January 25, 2012	Dillon Consulting
L-1	Tree Preservation Plan	January 27, 2012	January 25, 2012	Dillon Consulting
L-2	Planting Plan	March 7, 2012	January 25, 2012	Dillon Consulting
DET-1	Section A and Std. Details	January 27, 2012	January 25, 2012	Dillon Consulting
GR-1	Grading Plan	March 7, 2012	January 25, 2012	Dillon Consulting
S-1	Site Servicing Plan	March 7, 2012	January 25, 2012	Dillon Consulting
PM-1	Pavement Markings and Traffic Control Signage	February 21, 2012	February 7, 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 \$39,805.00 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 February 16, 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 submit a tree protection deposit to cover the value of the trees proposed to be protected within Ireland Park in the form of a certified cheque or money order payable to *Treasurer, City of Toronto* in the amount of \$12,250.00 to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

## **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 January 25, 2012 and Grading Plan Drawing No. GR-1, prepared by Dillon Consulting Limited and dated January 25, 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 January 25, 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 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.
7. The applicant will ensure that the tree planting must be completed according to the approved Landscape Plans and to the satisfaction of Urban Forestry within a

reasonable time frame. Any proposed revisions to the planting plan must first be approved by Urban Forestry.

8. 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.
9. 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.
10. 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.
11. The applicant shall maintain all newly replanted trees within the City road allowance in good condition.

### **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: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	11 314425 STE 20 SA
Details		Application Date:	November 23, 2011
Municipal Address:	5 EIREANN QUAY		
Location Description:	**GRID S2016		
Project Description:	Site Plan Approval for new long and short term surface parking lot, taxi stand and limo standby area to serve Billy Bishop Toronto City Airport on the lands occupied by Canada Malting Co. Proposal includes upgrades to the existing public road way to accommodate the proposed works.		

<b>Applicant:</b>	<b>Tenant</b>	<b>Owner:</b>
TORONTO PORT AUTHORITY	2315155 ONTARIO INC.	CITY OF TORONTO

#### PLANNING CONTROLS

Official Plan Designation:	Parks	Site Specific Provision:	
Zoning:	G	Historical Status:	Y
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	4550	Height:	Storeys:	0
Frontage (m):	76		Metres:	0
Depth (m):	104			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	44
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

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

#### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Jeffrey J. Cantos, Planner**  
**TELEPHONE: (416) 338-5740**