

Central Waterfront Secondary Plan and Keating Channel West Appeals (351 and 369 Lake Shore Boulevard East) - Request for Direction Report

Date: January 26, 2021

To: City Council

From: City Solicitor

Wards: Ward 14-Toronto Danforth

Reference Number: File No.13-254013 ASPS 00 TM

REASON FOR CONFIDENTIAL INFORMATION

The City of Toronto passed the Central Waterfront Secondary Plan in April 2003 and subsequently enacted zoning by-laws for the East Bayfront (By-law No. 1049-2006) and Keating Channel West (By-law 1174-2010). Within these two precincts, there were numerous appeals to the Central Waterfront Secondary Plan and the area specific Zoning By-laws. After many years of discussions, pre-hearing conferences, mediation sessions and OMB hearings, most of the appeals in the Central Waterfront have been resolved.

This report requests further direction regarding the resolution of appeals relating to 351 and 369 Lake Shore Boulevard East to be dealt with by the LPAT.

This report contains advice or communications that are subject to solicitor-client privilege. This report contains information regarding potential litigation.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the confidential instructions to staff in Confidential Attachment 1 of the report (January 26, 2021) from the City Solicitor
2. If the City Solicitor's confidential recommendations are adopted by Council, then City Council authorize the public release of:

- a. the recommendations contained in Confidential Attachment 1, and Appendix A, with the remainder of Confidential Attachment 1 to remain confidential as it contains information that is subject to solicitor-client privilege.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

Keating Channel West and East Bayfront Settlements

Approximately 20 owners filed appeals to the Ontario Municipal Board with respect to the adoption of the Central Waterfront Secondary Plan ("CWSP") in April 2003, and the implementing zoning by-laws for the East Bayfront and Keating Channel West Precincts in 2006 and 2010 respectively. Most of those appeals have now been settled.

Over the past two years, staff have continued a series of meetings and discussions regarding the last of the Keating appeals, being those relating to the property known as 351 and 369 Lake Shore Boulevard East. City staff require further direction with respect to these appeals, as noted in the Confidential Attachment.

ISSUE BACKGROUND

The previous owner of 351 and 369 Lake Shore Boulevard East filed appeals to the adoption of the 2006 City of Toronto Official Plan, the CWSP, and enactment of the Keating Channel West Zoning By-law 1174-2010.

Site and Surrounding Area

The site at 351 and 369 Lake Shore Boulevard East is bounded by Lake Shore Boulevard to the north, Keating Channel to the south and 324 Cherry Street and 429 Lake Shore Boulevard to the east. The Martin Goodman Trail borders the site, with an alignment between Lake Shore Boulevard East and the site. The site is essentially flat. The site contains the Victory Mills Soya Silos but most of the site is vacant and used as storage and surface parking. The site is listed on the City of Toronto Inventory of Heritage Properties.

COMMENTS

This report seeks Council's further direction with respect to planning appeals by the owner of the lands known municipally as 351 and 369 Lake Shore Boulevard Street East.

CONTACT

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SIGNATURE

Wendy Walberg
City Solicitor

ATTACHMENTS

Confidential Attachment 1: City Solicitor's Confidential Information

Confidential Appendix A to Confidential Attachment 1 - Confidential Information