

53, 55 and 95 Lake Shore Boulevard East, 15, 33, and 43 Freeland Street and 2 and 15 Cooper Street - Subdivision Application – Final Report

Date: December 14, 2020

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 10 - Spadina-Fort York

Planning Application Number: 16 152754 STE 28 SB

Related Applications: 16 270590 STE 28 SA, 16 270602 STE 28 SA

Current Uses on Site: LCBO office, warehouse and retail store and surface parking

SUMMARY

The Plan of Subdivision proposes to create four blocks and two new public roads.

Block 1 (the south-east block), Block 2 (the north-east block) and Block 4 (the north-west block) will be developed with five mixed-use buildings and one office/commercial building ranging in height from 25 storeys to 90 storeys. A total gross floor area (GFA) of 424,705 square metres is permitted of which approximately 80% is residential and 20% is non-residential. A child care and an elementary school are planned in the base of the building in Block 4. Block 3 (the south-west block) is anticipated to be a new public park.

Respecting streets, the extension of Harbour Street from Yonge Street to Freeland Street as part of the 1 to 7 Yonge Street development to the west of the subject site is continued through the centre of the lands. There is also the creation of two blocks which represents half the width of a new north-south street between Queens Quay East and Lake Shore Boulevard East, at the eastern edge of the property ("New Street"). The remainder of this New Street will be created when the property to the east is redeveloped.

The proposed blocks, park, and new public streets are in keeping with the comprehensive planning advanced through the Lower Yonge Precinct Plan (LYPP).

The Draft Plan of Subdivision application includes appropriate land dedications to the City to support the new development. New public streets are proposed, and an agreement between the City, the applicant and the adjacent landowner securing on-site parkland has been executed and registered on title. Affordable Rental Housing Units (10% of the total residential gross floor area) will be provided on site in accordance with

the registered Section 37 agreement for this site. Heritage conservation matters are being reviewed in the context of the related Site Plan Control Application. Contributions to transportation infrastructure improvements identified as required to support development in the Lower Yonge Precinct Area were also secured in the Section 37 Agreement. The proposed Draft Plan of Subdivision is consistent with the Lower Yonge Precinct Plan, the site's site and area specific official plan policies, The Lower Yonge Precinct Environmental Assessment Study and zoning settlement was approved via settlement by the Local Planning Appeal Tribunal (LPAT) in September 2019.

The proposed development is consistent with the Provincial Policy Statement (2020), in conformity with the Growth Plan for the Greater Golden Horseshoe (2020) and has regard for the criteria set out in Section 51(24) of the planning Act with regard to the subdivision of lands. This report advises that the Chief Planner intends to approve the Draft Plan of Subdivision.

RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 13 subject to:

- a. the conditions as generally listed in Attachment 12 which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
- b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY AND ISSUE BACKGROUND

The Central Waterfront Secondary Plan (CWSP) was passed as Official Plan Amendment No. 257 by City Council on April 16, 2003 as an amendment to the former City of Toronto Official Plan.

The Lower Yonge Precinct Plan and implementing draft OPA was endorsed by City Council on June 7, 2016. The Precinct Plan provides the comprehensive framework intended to guide development in the Precinct. The Council decision is located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE16.4>

The Lower Yonge Precinct Municipal Class Environmental Assessment (MCEA) was adopted by City Council in July 2017.

The Council decision can be located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PW22.7>

An Official Plan and Zoning By-law Amendment application was submitted for the subject site in September 2016. The application was subsequently appealed to the Local Planning Appeals Tribunal (formerly the Ontario Municipal Board) due to Council's lack of decision. The Preliminary Report for the application is located at the following link:

<https://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-96808.pdf>

In April 2018, Council endorsed a Report from Community Planning recommending the City proceed to a Settlement based on the merits of the improved proposal. The Council Decision is located at the following link:

Request for Directions Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.15>

The Local Planning Appeals Tribunal (LPAT) approved a settlement (PL170408) between the applicant and the City of Toronto in May 2018 and subsequently issued an order in September 2019. The settlement allows for the construction of five mixed use buildings and one office/commercial building ranging in height from 25 storeys to 90 storeys. A total gross floor area of 424,705 square metres is permitted, of which approximately 80% is residential and 20% is non-residential. The settlement also includes a number of holding provisions within the approved By-law to address technical matters, which may be lifted through a phased-approach.

In July 2018 City Council adopted a report recommending the purchase of a portion of the 55 Lake Shore Boulevard East property from the owner to complete an approximate 1 hectare park on the proposed Block 14 of the Draft Plan of Subdivision.

The Council decision can be located at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.GM29.25>

A Multiple Party Agreement dealing with the dedication of land within the Lower Yonge Precinct for Park purposes between the City, the owner of the subject lands and the owner of the adjacent property at 1-7 Yonge Street was entered into on January 28, 2019 and registered on title on April 18, 2019 as instrument AT5116852.

A Three Party Agreement between the City, the owner and Redpath dealing with matters respecting noise and odour studies to be undertaken in accordance with the LPAT settlement was entered into on June 19, 2019 and registered on title on August 14, 2019 as instrument AT5210902.

A Section 37 Agreement between the City and the applicant secured, among other matters, the provision of a child care centre, parkland and affordable housing on site and was entered into on May 15, 2018 and registered on title on August 14, 2019 as instrument AT5210880,

On December 2, 2020 Toronto and East York District endorsed a Report from City Planning recommending that City Council state its intention to designate the property at 55 Lake Shore Boulevard East. This item will be considered by City Council on December 16, 2020. The Council decision can be located at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.14>

PROPOSAL

This application for a Draft Plan of Subdivision proposes to create three development blocks, a park block and two new public streets. This is achieved by:

- the continuation east of the extension of Harbour Street, which is proposed to be extended from Yonge Street to Freeland Street as part of the 1 to 7 Yonge Street development proposal to the west of the subject site with a 27 metres right of way width,
- the creation of two blocks (Blocks 5 and 6) which represents half of the width of a new north-south Street between Queens Quay East and Lake Shore Boulevard East, at the eastern edge of the property ("New Street"), and
- the conveyance of Block 3 which will form the new public park.

The property is approximately 45,820 square metres (4.58 hectares) in size, with a frontage of 240 metres on Lake Shore Boulevard East and 230 metres on Queens Quay East. The subject site is located between Queens Quay East and Lake Shore Boulevard East, midway between Yonge Street and Jarvis Street. The western half of the property, between Freeland Street and Cooper Street is currently occupied by LCBO's headquarters, their warehouse and a retail store. Phases 1 and 2 of the development are on the eastern half of the property (Blocks 1 and 2).

See attachment 1 for a Context Plan and Attachment 13 for the proposed Draft Plan of Subdivision

Reasons for Application

An application for a Plan of Subdivision is required under Section 51 of the Planning Act to create new public streets and blocks, including the development and a block to be

secured as a new public park. This application facilitates the development approved by the LPAT. This Plan of Subdivision application (16 152754 STE SB) was submitted in May 2016.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Functional Servicing Report
- Heritage Impact Statement
- Arborist Report and Tree Preservation Report
- Geotechnical Study
- Contaminated Site Assessment
- Stormwater Management Report
- Noise and Feasibility Report
- Transportation Impact Study
- Archaeological Assessment
- Heritage Impact Statement
- Vibration Study

Detailed information for the application is available at the Application Information Centre (AIC) which can be found at the following link:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Draft Plan of Subdivision approval.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will be given an opportunity to view the oral submissions made at the meeting held by the Toronto and East York Community Council.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs;
- Planning for sewage and water services shall accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing municipal sewage and water services;
- Promoting efficient development and land use patterns which sustain the financial wellbeing of the Province and municipalities over the long term;
- Promoting the integration of land-use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- Providing for an appropriate mix and range of employment, institutional and broader mixes to meet long-term needs;
- The efficient use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- Ensuring opportunities for job creation;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Ensuring significant built heritage resources and significant cultural heritage landscapes shall be conserved; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and

- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020). Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan Policies and Planning Studies

The amalgamated City of Toronto Official Plan was adopted by Council in 2002 and approved by the Ontario Municipal Board (OMB) in 2006. The 2006 OMB Order omitted areas covered by the Central Waterfront Secondary Plan (CWSP), which was an amendment to the former City of Toronto Official Plan. The CWSP was brought partially into force within the amalgamated City of Toronto Official Plan by the Local Planning Appeal Tribunal (LPAT) on August 16, 2018, although not for the Lower Yonge Precinct Lands. The former City of Toronto Official Plan remains in force and effect for the subject site. Although the amalgamated City of Toronto Official Plan is not in force for this site, it sets out the overall vision for the City's urban structure and future growth and is considered when reviewing Waterfront planning and development.

The former City of Toronto Official Plan sets out a policy framework, including goals and objectives, for the waterfront in Chapter 14. The subject site is within the Central Bayfront area. A set of planning and urban design principles for development in both the Central Bayfront and East Bayfront is set out in Policy 14.28. These principles set out the need for further planning and development to address land use, open space, built form and infrastructure. Development is directed to be phased at an appropriate pace. Planning and urban design principles in Policy 14.28 specify that new development in the Central Bayfront will develop at moderate to high intensity. Development is to step down in height to the water and preserve expansive views from the City to the water.

Within the amalgamated City of Toronto Official Plan, the current application is located on lands shown as Downtown and Central Waterfront on Map 2 of the Official Plan; and as Regeneration Areas on Land Use Plan Map 18.

The amalgamated Toronto Official Plan policies may be found here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan>

See Attachment 4 of this report for a where the site is situated within the Official Plan.

Central Waterfront Secondary Plan

The Central Waterfront Secondary Plan (CWSP) was adopted by City Council on April 16, 2003 as an amendment to the former City of Toronto Official Plan. It was appealed in its entirety, although large parts of the Plan, including the portions pertaining to the current proposal, have now been approved by the LPAT.

The purpose of the CWSP is to identify key public priorities and opportunities, as well as an implementation process for waterfront revitalization. The document is based on four core principles:

- A. Removing Barriers/Making Connections;
- B. Building a Network of Spectacular Waterfront Parks and Public Spaces;
- C. Promoting a Clean and Green Environment; and
- D. Creating Dynamic and Diverse New Communities.

Prior to the preparation of zoning by-laws or development permit by-laws within Regeneration Areas, the CWSP requires Precinct Implementation Strategies to be prepared in accordance with the policies contained in Section 2.2.

The CWSP, through the site specific policy referenced below split-designates the site as Regeneration Areas, Regeneration Areas (Qualified), and Parks and Open Space Areas. The Regeneration Areas (Qualified) designation applies to the two south blocks, and prohibits residential land uses as well as any commercial, institutional or community service uses that may be analogous to residential in that they involve overnight accommodation or sleeping facilities of any kind.

As noted above, the CWSP was appealed by several private land owners, the LPAT Minutes of Settlement provided new policies which apply to the subject site.

Policy 51

Secondary Plan Policy P51 was proposed as an addition to the Central Waterfront Secondary Plan in relation to development compatibility with the existing Redpath facility. Among other matters, Policy P51 recognizes the Redpath facility as an important feature of the Toronto Waterfront that should be maintained, and that future developments should ensure that there are no undue negative impacts on Redpath's activities

Although the site is subject to its own site-specific amendment (referenced below), the application will be reviewed against the CWSP to ensure compatibility. The Central Waterfront Secondary Plan can be found here: https://www.toronto.ca/wp-content/uploads/2019/02/8e22-CityPlanning_2006-OP_CWSP_Final.pdf

See Attachment 5 of this report for a depiction of where the site is situated on Map E – Land Use Plan 2-3 of the Central Waterfront Secondary Plan.

Lower Yonge Precinct Plan and Official Plan Amendment

The Lower Yonge Precinct Plan and implementing draft OPA was endorsed by City Council on June 7, 2016. The Precinct Plan provides the comprehensive planning framework intended to guide development in the Precinct and establishes a common vision for the redevelopment of the Lower Yonge Precinct.

The Lower Yonge Precinct is envisioned to be a vibrant, mixed-use, complete community that derives its character from its waterfront context and the large central park at its heart. It will be a home and workplace for people of all incomes, as well as a destination to visit. Lower Yonge will be a green, sustainable neighbourhood with streets and sidewalks that are inviting to both pedestrians and cyclists. The area will be characterized by mid-rise base buildings framing the public realm at a human scale, and broadly spaced towers ensuring sunlight, comfortable wind conditions and ample views of the sky from all streets and the park.

The OPA establishes a set of planning policies intended to guide future private and public investment, under the general themes of public realm, infrastructure, development and implementation. The Precinct Plan provides the background and rationale for the OPA, as well as additional measures and details for each of the elements in the OPA. Large scale re-development will not proceed within the Precinct without the submission of a draft plan of subdivision and will be in conformity with the Precinct Plan. Registration of the subdivision may occur in a phased manner. The Lower Precinct Plan establishes a street and block network and establishes a central public park consolidated in a single block.

The Precinct Plan and draft OPA can be found here:

<https://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-92511.pdf>

The Lower Yonge OPA is a modification of the CWSP, which is in force for the subject site via site-specific amendment, but not yet in force for the overall Lower Yonge Precinct. It is anticipated that the CWSP, amended to include the Lower Yonge OPA, will be brought into force for Lower Yonge as part of the CWSP LPAT Process. The Draft Plan of Subdivision proposed by the Applicant will be reviewed in the context of the Lower Yonge Precinct Plan and the draft OPA, as well as the CWSP, to ensure compatibility.

Site-specific Official Plan Amendment 401

The application is subject to Official Plan Amendment 401 which amends the CWSP to accommodate the development for the subject site, and is the outcome of the LPAT settlement which took place May 2018, with a final decision issued in September 2019.

The settlement also introduced a holding provision (H) for certain portions of the subject lands to ensure the provision of certain matters before development proceeds. These matters include:

- the provision of existing and planned transportation networks;
- the sufficiency of municipal infrastructure;

- the submission and securing of acceptable streetscape plans;
- confirmation of the securing of the required parkland, the provision of affordable rental housing and the submission of a Master Functioning Servicing Plan for the Lower Yonge Precinct.

The above matters are to be secured through the registration on title of a Section 37 Agreement and have been included in the site specific zoning for the site.

Through the site specific Official Plan policies which are in force for the lands, the site is split designated as Regeneration Areas, Regeneration Areas Qualified and Parks and Open Spaces.

See Attachment 8 of this report for a depiction of where the site is situated on Map K8 – Land Use and Number of Towers within the OPA 401.

The Official Plan amendment is located at the following link:

<https://www.toronto.ca/legdocs/bylaws/2020/law0673.pdf>

Zoning

The site is subject to site specific By-law 674-2020, which amends By-law 438-86, and is the outcome of the LPAT settlement. The site is zoned Commercial Residential (CR), CR with a Hold(H) (that addresses a series of technical matters) and Park District (G).

Site specific provisions permit a maximum total combined gross floor area of 424,705 square metres on Blocks 1, 2 and 4. Block 1 (the south-east block), Block 2 (the north-east block) and Block 4 (the north-west block) will be developed with five mixed-use buildings and one office/commercial building ranging in height from 25 storeys to 90 storeys. A total gross floor area of 424,705 square metres is permitted, of which approximately 80% is residential and 20% is non-residential. A child care and an elementary school are planned in the base of the building in the Block 4. Block 3 (the south-west block) is anticipated to be secured as a new public park.

No residential density is permitted on Block 1, which is south of the Harbour Street extension. Block 3 is zoned as a Park District. By-law 674-2020 also set out specific built form standards including the heights and setbacks for the proposed development on the subject lands.

By-law 647-2020 can be found at the following link:

<https://www.toronto.ca/legdocs/bylaws/2020/law0674.pdf>

See attachments 10 and 11 of this report for Maps from the site specific By-law 647-2020.

Other Considerations

The Lower Yonge Precinct Environmental Assessment Study

In July 2017 City Council endorsed the preferred designs for the Lower Yonge Precinct Municipal Class Environmental Assessment Study (MCEA) which continues the transportation infrastructure work undertaken as part of the planning framework for the Lower Yonge Precinct. Key improvements in transportation infrastructure required to support the Lower Yonge Precinct Plan were identified. The transportation network internal to the Lower Yonge Precinct was identified as being constructed by landowners and secured through development approvals. Landowners are also required to contribute towards the provision of transportation infrastructure outside of the Lower Yonge Precinct.

The Lower Yonge Precinct Environmental Assessment Study can be located at the following link: <https://www.toronto.ca/legdocs/mmis/2017/pw/bgrd/backgroundfile-104653.pdf>

Lower Yonge Precinct Area Public Realm Concept Plan

The Application will implement other initiatives within the Lower Yonge Precinct Area including the Lower Yonge Public Realm Concept Plan and the Queens Quay Revitalization Project.

The Lower Yonge Public Realm Concept Plan may be found here: <https://www.toronto.ca/legdocs/mmis/2018/te/bgrd/backgroundfile-115462.pdf>

Site Plan Control

Related Site Plan Control applications have been submitted to the City for review. A Statement of Approval for Application No. 16 270590 STE 28 SA related to Block 1 was issued on March 8, 2020. A Statement of Approval for Application No. 16 270602 STE 28 SA related to Block 2 was issued on March 9, 2020. Application No.19 218252 STE 10 SA related to Block 4 is currently under review by staff.

See Attachment 1: Context Plan.

Detailed project information can be found on the City's application Information Centre at the following link: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020).

The PPS provides for appropriate development while protecting matters of provincial interest, public health and safety, and the quality of the natural and built environment, including the preservation of heritage resources. The PPS states that infrastructure and public services shall be provided in an efficient manner that prepares for the impacts of climate change and shall accommodate forecasted growth. The PPS also states that healthy and active communities should be promoted by planning public roads, and open spaces that are safe, meet the needs of pedestrians, create community connectivity, and foster social interaction. In addition, residential intensification and redevelopment should promote densities for a range of new housing types that efficiently make wise use of land, resources, infrastructure and public services.

The CWSP states that precinct implementation strategies are intended to provide for comprehensive and orderly development. This requirement was fulfilled through the Lower Yonge Precinct Planning exercise.

The proposed Draft Plan of Subdivision conforms to the Lower Yonge Precinct Plan and the Lower Yonge Precinct MCEA. A Master Functional Servicing Plan has been prepared by the Owner and is acceptable to the City. The block pattern supports a complete and compact community. The southeast quadrant (Block 1) has been developed with a 25 storey non-residential building. The restriction of residential uses south of the Harbour Street extension has been placed in recognition of the importance of maintaining Redpath facility in close proximity to the site.

At the northeast quadrant (Block 2), two mixed use buildings with retail uses in the base of the building are being developed. The southwest quadrant (Block 3), will be a public park. The northwest quadrant (Block 4) will be developed with three residential towers and will integrate conservation of the historic LCBO office and warehouse complex, as well as a school and daycare facility.

The Harbour Street extension and the Blocks 5 and 6 portions allocated to New Street supports and extends the existing and planned transportation network and conforms to the Lower Yonge Precinct Plan and the Lower Yonge MCEA.

The proposed Draft Plan of Subdivision will facilitate orderly development of the land that supports the key objectives of the PPS for an integrated approach to planning, the wise use and management of land, infrastructure, public services and public investments and the conservation of heritage resources. The Draft Plan of Subdivision is consistent with the PPS.

The Growth Plan (2020) encourages intensification by promoting compact and complete communities. The proposed Draft Plan of Subdivision supports Growth Plan (2020) objectives by providing new development blocks to facilitate the development of high density residential and commercial development, the provision of a new public park and community facilities. The creation of a new road improves access and travel options to surrounding public facilities, transit and the natural environment.

Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background section of this report as well as the policies of the Toronto Official Plan as a whole. The proposed division of land, block and street network and the proposed development are consistent with the existing and the planned context for the subject property and the surrounding area. The proposed Plan of Subdivision conforms with the Official Plan and complies with the Zoning By-law.

Draft Plan of Subdivision

Draft Plan of Subdivision Section 51(24) of the Planning Act outlines the criteria for determining whether or not a proposed subdivision is appropriate. These criteria include:

- conformity to provincial plans;
- matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- whether the plan conforms to the Official Plan and adjacent plans of subdivision;
- the appropriateness of the proposed land use;
- the dimensions and shapes of the proposed lots and blocks; and
- the adequacy of utilities and municipal services.

The proposed Draft Plan of Subdivision complies with provincial policies and Toronto's Official Plan policies. The proposed block pattern, including the provision of a new public park, the extension of Harbour Street and a new north-south street are consistent with the planning framework established in the Lower Precinct Plan and the site and area specific policy. Affordable rental housing on the subject lands has been secured in a Section 37 Agreement registered on title. The required parkland has been secured in an agreement registered on title. A Heritage Impact Statement has been submitted, and the details of the conservation of the heritage buildings on the site are being reviewed in detail as part of the Site Plan Control Application process for this site. The proposed conditions of Draft Plan of Subdivision approval would address the technical requirements of the development, including among other matters:

- The creation of the proposed development blocks;
- The form and function of the new public roads;
- Securing conveyance of lands necessary to construct the new public road; and
- The construction of services required.

The Lower Yonge Precinct MCEA

The provision of the Harbour Street extension and the development blocks in the proposed Draft Plan of Subdivision are in line with the preferred design shown in the Lower Yonge Precinct MCEA. The Section 37 Agreement registered on title for the subject lands include provisions requiring cash contributions towards transportation infrastructure improvements outside of the Lower Yonge Precinct. The proposed Draft Plan of Subdivision is in line with the MCEA.

Proposed Public Road

The Draft Plan of Subdivision provides for a new east-west public road across the middle of the site (the Harbour Street extension). Blocks 5 and 6 on the east side of the site are identified as a future public road, forming half of a new north-south public street. The other half of this street will be secured when the property to the east re-develops.

The Harbour Street extension has a right of way width of 27 metres and Blocks 5 and 6 have a width of 9 metres, half of the 18 metre right of way anticipated for the New Street. The street network proposed in the Draft Plan is consistent with the Lower Yonge Precinct Municipal Class Environmental Assessment (MCEA) which assessed the transportation networks for the Lower Yonge Precinct Area.

The conditions of Draft Plan of Subdivision approval, as outlined in Attachment 12, will ensure the new streets are conveyed and constructed in accordance with the Lower Yonge MCEA and the Lower Yonge Precinct Area Public Realm Concept Plan identified earlier in this report. A Composite Utility Plan detailing landscaping and tree planting plan within the public right of way has been included as a draft plan condition to ensure the landscaping is in keeping with the public realm plan for the site, articulated through the Lower Yonge Precinct Public Realm Concept Plan.

Servicing

The applicant submitted a Master Functional Servicing Plan for the Lower Yonge Precinct Area and a site specific Functional Servicing Report in support of the application. The servicing plan finds that existing sewers and water servicing are adequate for the proposed development. Each development Block will be able to independently achieve the City Stormwater management criteria. Further detailed review of the servicing for each block will be conducted in the review of the site plan control applications.

Housing Issues

An important policy of the Central Waterfront Secondary Plan is the provision of a full range of housing opportunities including affordable housing. The Section 37 agreement registered on title for this site requires that affordable rental units shall comprise at least 10% of the total residential floor area of the development. A detailed review of these units is being conducted as part of the Site Plan Control process for this site.

Open Space/Parkland

The owner has entered into a Multiple Party Parkland Agreement with Pinnacle International (1-7 Yonge Street), the adjacent landowner, and the City of Toronto, to achieve a contiguous 1 hectare central park in accordance with the goals and vision of the Council-approved Lower Yonge Precinct Plan. Block 3 on the proposed Plan of Subdivision is to be dedicated to the City for park purposes and includes: the owner's parkland dedication; the off-site parkland dedication for the adjacent landowner at 1-7

Yonge Street; a portion of the lands that will be conveyed to the City to be used as parkland, in accordance with an Agreement of Purchase and Sale between the owner and the City; and a portion of the lands to be conveyed to the City in accordance with the Section 37 Agreement registered on title for this site. The conveyance of Block 3 on the draft plan, which has been secured through various legal agreements registered on title, achieve the park contemplated in the Lower Yonge Precinct Plan and will be conveyed to the City in one phase.

Recommended conditions of Draft Plan approval include provisions that a detailed Base Park Plan and a preliminary cost estimate for the Base Park will be provided to the City to the satisfaction of the General Manager of Parks, Recreation and Forestry. Additionally, prior to the execution of the subdivision agreement for the lands, the owner shall provide an irrevocable letter of credit in the amount of 120% of its respective share of the Base Park Improvement costs, to the satisfaction of the General Manager, Parks, Recreation and Forestry. The letter of credit is to be submitted to the designated Parkland Trustee, who shall then deliver such letter of credit to the City. This is in accordance with the Multiple Party Parkand Agreement referenced above and detailed in the Decision History and Issue Background Section of this report.

Heritage Impact & Conservation Strategy

The site specific Official Plan policy for this site recognizes that the LCBO office and warehouse buildings at 55 Lake Shore Boulevard East are part of an historic complex, and are currently listed on the City's Heritage Register. Any proposed development or alterations to the property will ensure that the integrity of its cultural heritage value and attributes, as determined through the evaluation and designation of the property under Part IV of the Ontario Heritage Act, will be retained. Any alterations to the complex at 55 Lake Shore Boulevard East, as part of a development application, will conserve and/or interpret the building complex in a meaningful way. Notwithstanding the above, the proposed extension of Harbour Street from Yonge Street to Lower Jarvis Street, as well as the proposed central park, will have an impact on the south end of the warehouse building. A Heritage Impact Study has been submitted and is being reviewed as part of the Site Plan Control Application for Block 4.

Tree Preservation

The development is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). An Arborist Report dated April 25, 2016 was submitted for the development.

Removal of or injury to protected City or private trees may occur only upon receipt of a "Tree Removal/Injury Permit" issued by the General Manager of Parks, Forestry and Recreation and provided that building and/or demolition permits have been obtained and the permitted construction and/or demolition related activities associated with this project warrant the removal of or injury to the trees involved. The acceptance of a Composite Utility Plan has been included as a condition of Draft Plan approval to ensure the appropriate landscaping within the public realm is provided, in accordance with the Lower Yonge Precinct Public Realm Concept Plan. The submission of an

updated Arborist Report, detailed landscape plan, amended tree planting plan, tree planting deposit and securities will be reviewed further and secured through the Site Plan Approval process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features to be secured through subdivision include stormwater management measures. Performance measures to be secured through Site Plan will include energy efficient building design.

Toronto Transit Commission (TTC)

The transit routes currently servicing this area are to be reconfigured. The proposed bus stops have been laid out with regards to the planned routing changes and their feasibility has been assessed by the TTC. There are four stops within the subject area. The detailed design of the roads and the streetscape will accommodate the provision of these stops.

Noise and Emissions

As stated above, the Redpath facility located south of the subject site has been identified in the CWSP as an important feature of the Toronto Waterfront and should be maintained. When considering development approval applications regard shall be had to ensure compatibility will be achieved and maintained with regard to noise, dust odour and air quality. In accordance with the Section 37 agreement on title for the subject site the applicant has entered into a Three Party Agreement with the City and Redpath registered on title detailing the requirements with respect to matters respecting noise and odour studies. These studies will be submitted and reviewed as part of the site plan control application process.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

As per the Section 37 Agreement registered on title a child care facility and new public park have been secured on the subject lands. The park is shown on the Draft Plan of Subdivision as Block 3. A school is also anticipated in the base of the building on Block 4.

Community Consultation

Under the Planning Act, for Subdivision applications, a community consultation meeting is not required. Deputations, however, may be made at the Public Meeting at Toronto and East York Community Council

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), Section 51(24) of the Planning Act, the Toronto Official Plan, the CWSP, the site and area specific Official Plan policy and the final LPAT order. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the orderly development of the lands and provides appropriate infrastructure and City services. The development blocks, park and streets shown on the proposed Draft Plan of Subdivision are consistent with the division of land anticipated by the policy framework and the LPAT settlement. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Context Plan

Attachment 2: Application Data Sheet

Attachment 3: Location Map

Attachment 4: Official Plan Land Use Map

Attachment 5: CWSP Land Use Map E

Attachment 6: CWSP (OPA401) Map K2: Streets and Blocks

Attachment 7: CWSP (OPA401) Map K4: Public Realm, Parks Open Space, POPS and Promenades

Attachment 8: CWSP (OPA401) Map 8: Land Use and Number of Towers

Attachment 9: CWSP (OPA401) Map 10: Phasing Plan

Attachment 10: Site Specific By-law 674-2020 Map 2 Zoning

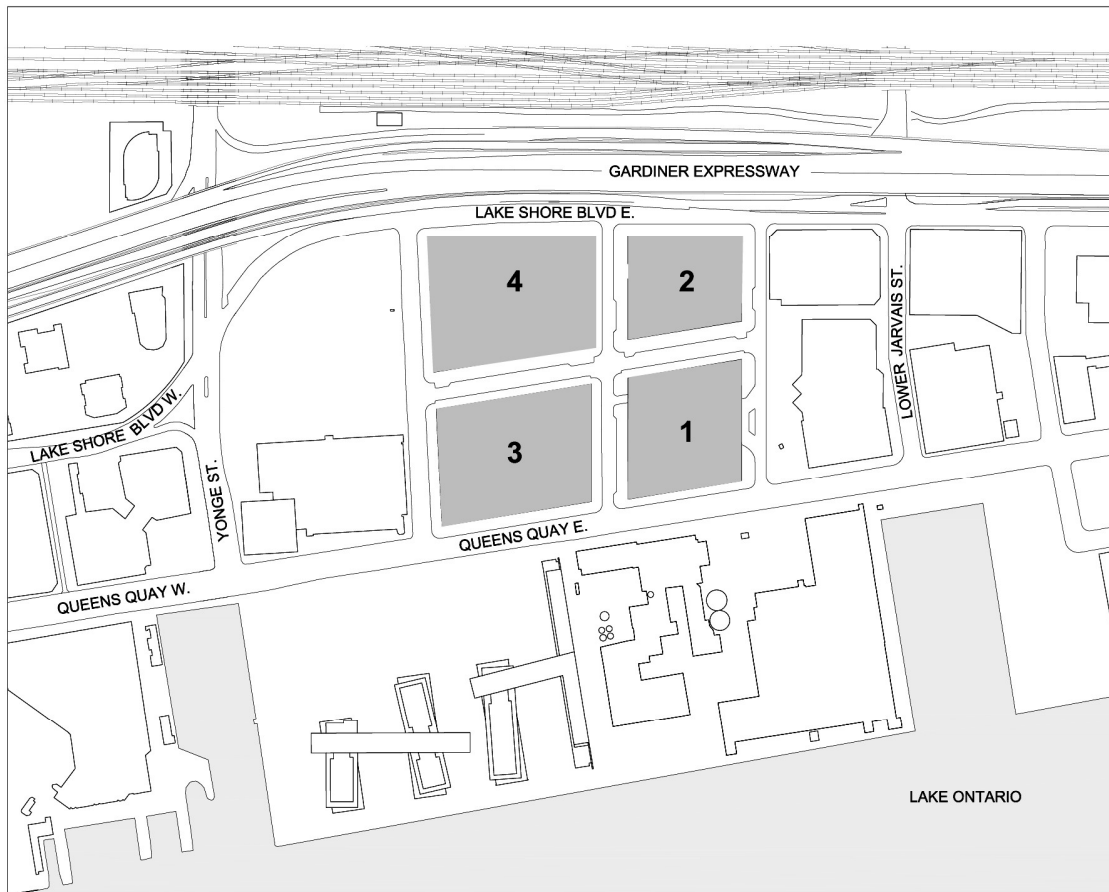
Attachment 11: Site Specific By-law 674-2020 Map 4 Blocks

Attachment 12: Conditions of Draft Plan of Subdivision

Applicant Submitted Drawings

Attachment 13: Draft Plan of Subdivision

Attachment 1: Context Plan



Attachment 2: Application Data Sheet

Municipal Address: 55 LAKE SHORE BLVD E Date Received: May 9, 2016
 Application Number: 16 152754 STE 28 SB
 Application Type: Subdivision Approval

Project Description: Subdivision Approval application to proposes to create four blocks and two new public roads. Three of the blocks will have high-density development, and one will be a new public park. .

Applicant	Agent	Architect	Owner
SHERMAN BROWN		B+H Architects	MENKES 55 LAKESHORE INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	673-2020
Zoning:674-2020	G CR and CR(H)	Heritage Designation:	yes
Height Limit (m):		Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq m): 45,825 Frontage (m): 233 Depth (m): 210

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	8,425	2,007	17,610	19,617
Residential GFA (sq m):			340,588	340,588
Non-Residential GFA (sq m):	28,395	8,449	73,993	82,442
Total GFA (sq m):	28,395	8,449	414,581	423,030
Height - Storeys:			90	90
Height - Metres:			298	298

Lot Coverage Ratio (%): 42.81 Floor Space Index: 9.23

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	340,588	
Retail GFA:	23,695	
Office GFA:	52,547	
Industrial GFA:		

Institutional/Other GFA: 6,200

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			4,571	4,571
Other:				
Total Units:			4,571	4,571

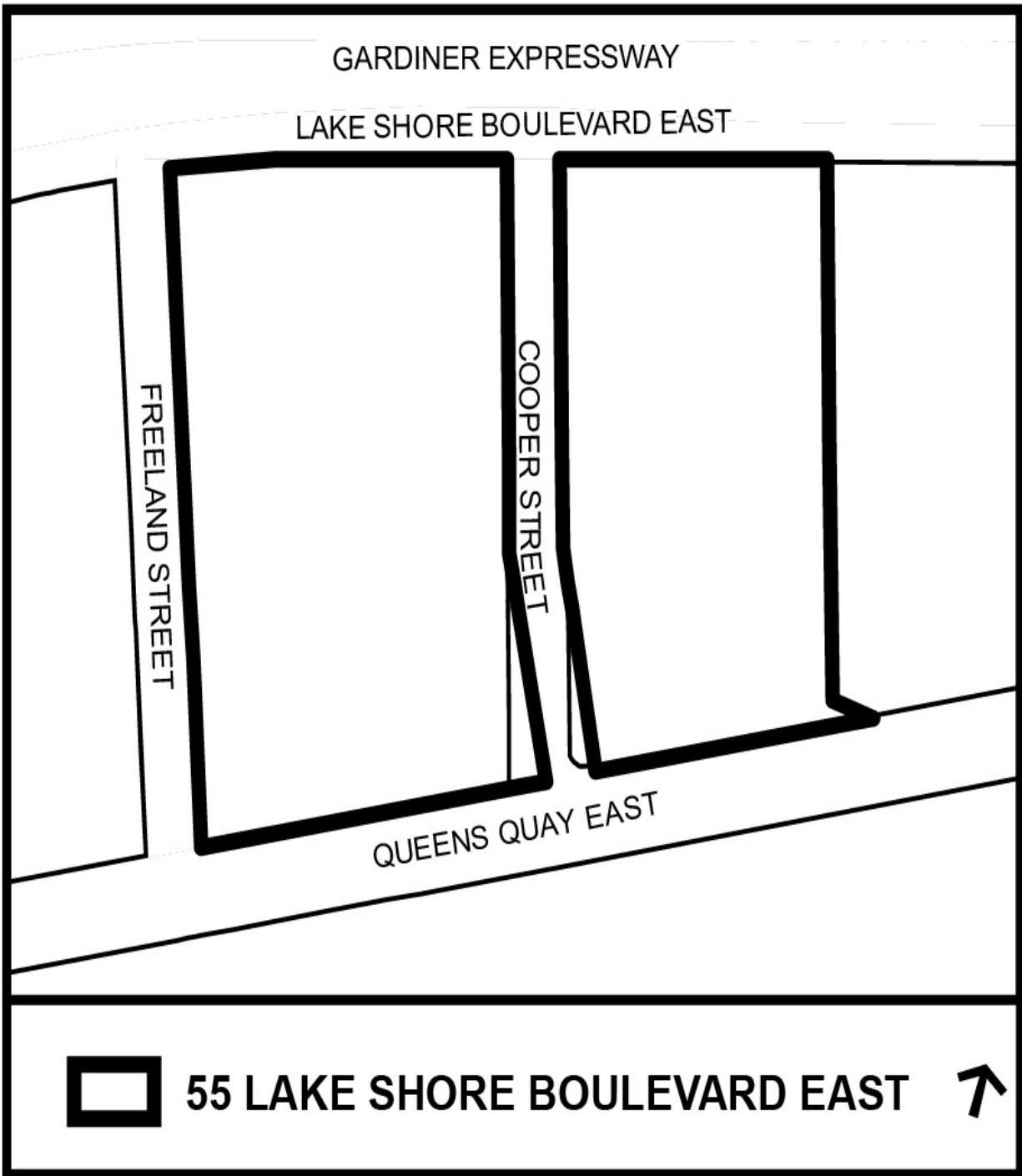
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		86	2,995	968	522
Total Units:		86	2,995	968	522

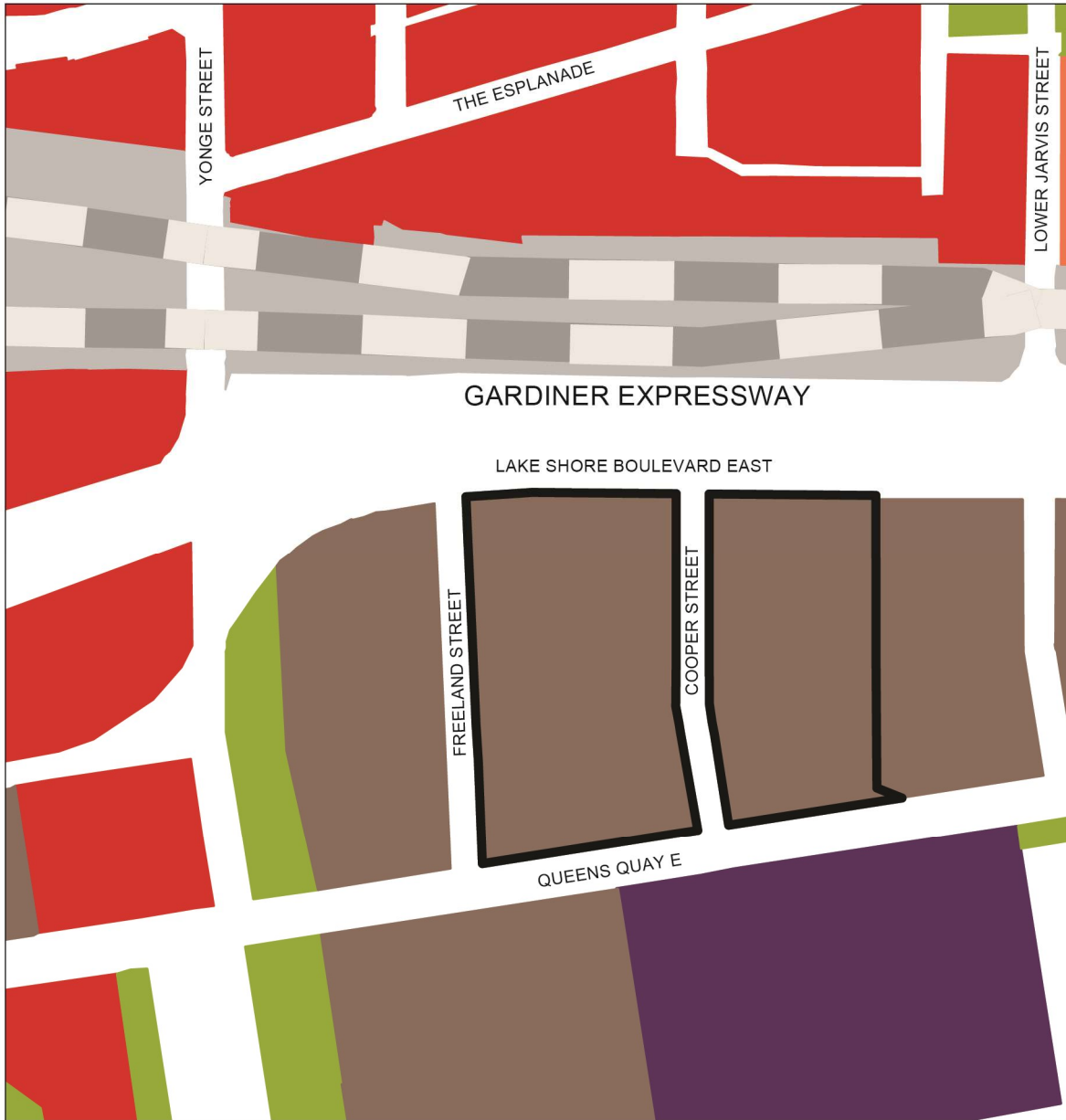
Parking and Loading

Parking Spaces:	1,573	Bicycle Parking Spaces:	5,037	Loading Docks:	25
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Attachment 3: Location Map



Attachment 4: Official Plan Land Use Map



55 Lake Shore Boulevard East

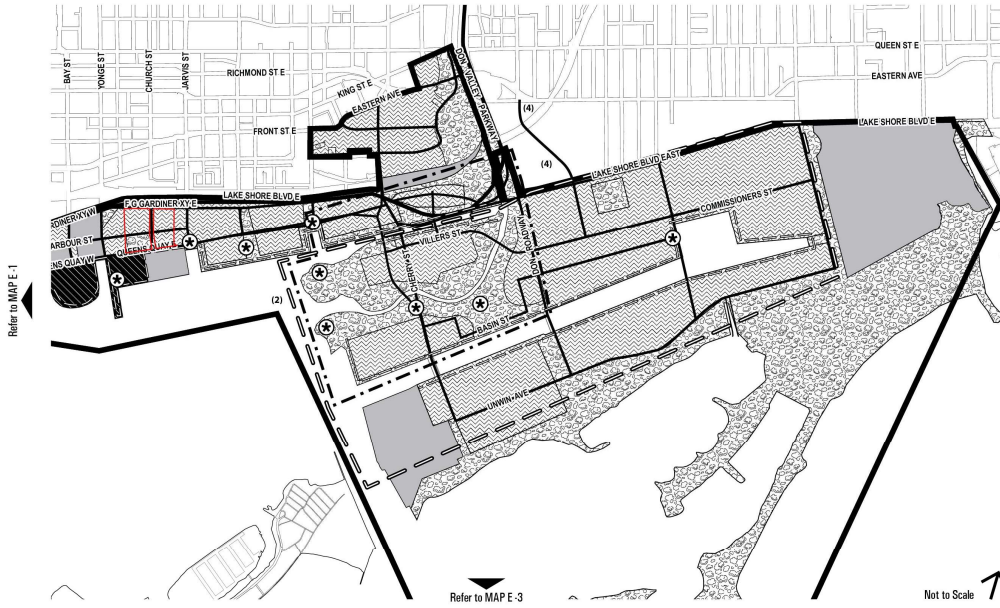
Official Plan Land Use Map

File # 16 152742 STE 28 SB



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12/07/2020

Attachment 5: CWSP Land use Plan Map E2-3

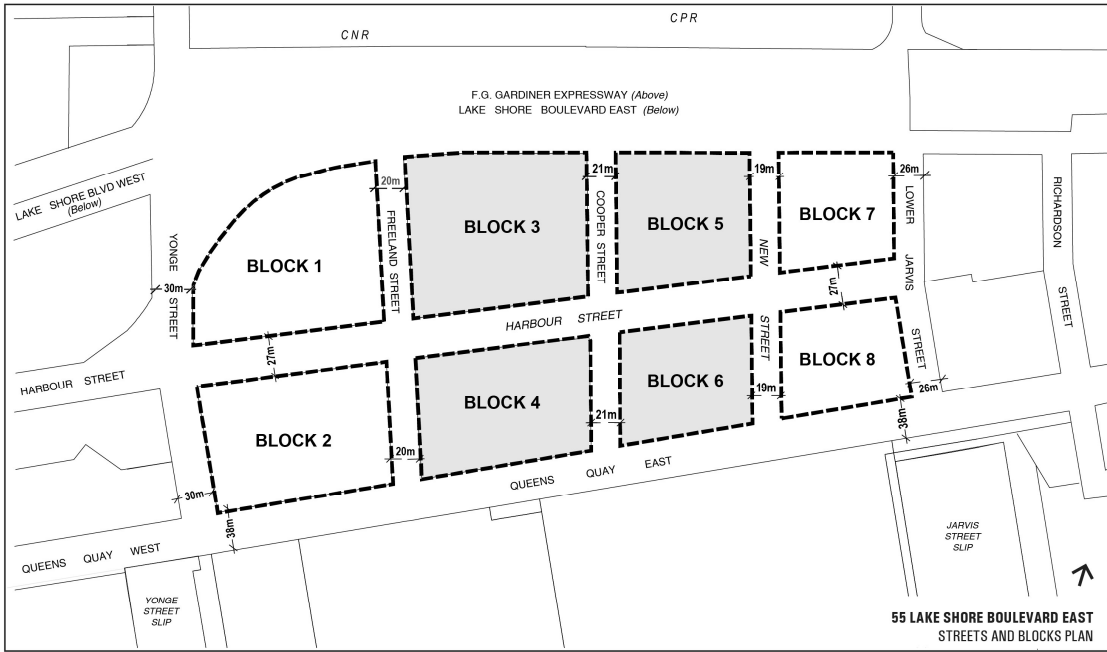


Central Waterfront Area Secondary Plan
MAP E - Land Use Plan 2-3

- Secondary Plan Boundary
- Parks and Open Space Areas
- Regeneration Areas
- Existing Use Areas
- Foot of Yonge Special Study Area
- Public Promenade (Dockwall/Water's Edge)
- Inner Harbour Special Places
- Port Lands
- Area of Amendment for Lower Don Lands
- Subject Site

- Note:
- (1) See Map C for Further Detail
 - (2) New Mouth of Don River and Port Lands Shown Conceptually (2010)
 - (3) See Definitions Section Five: Making it Happen, 1) A Simplified Approach to Land Use Regulation
 - (4) Intersection and/or Alignment Configuration Subject to Further Study
 - (5) See Maps F1 and F2 for Further Details
 - (6) See Maps G1 and G2 for Further Details
 - (7) See Maps H1 and H2 for Further Details
- May 2020

Attachment 6: CWSP (OPA 401) Map K2 - Streets and Blocks Plan

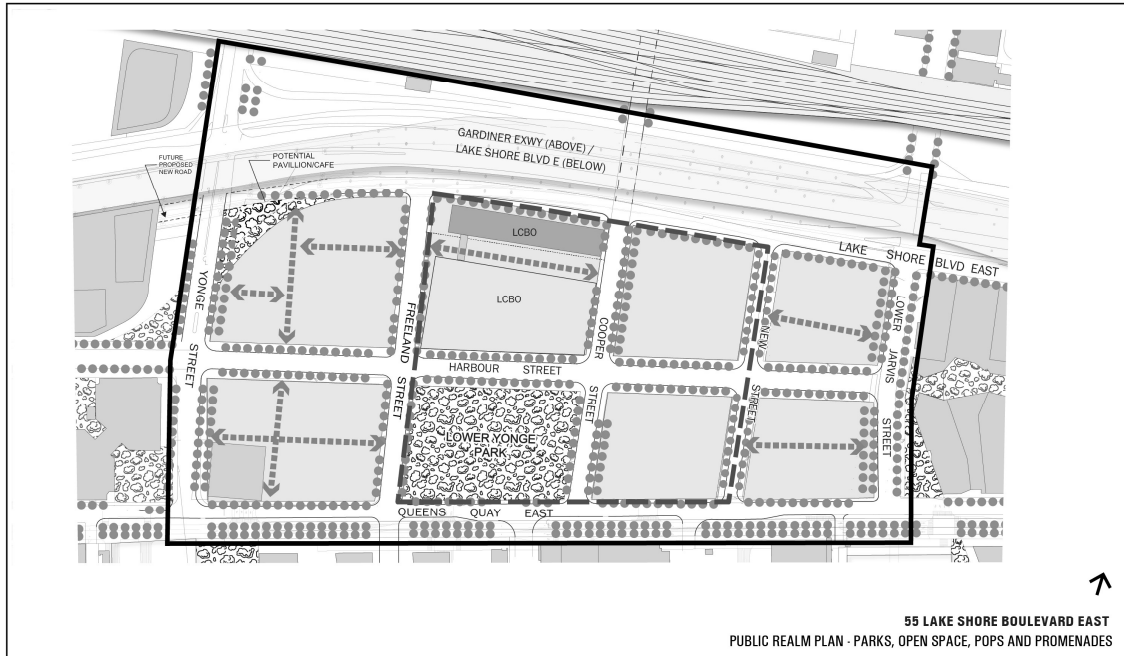


Central Waterfront Secondary Plan (OPA 401)

MAP K2 - Streets and Blocks Plan

- 55 Lake Shore Boulevard East
- ▭ BLOCK Limits
- * All Right Of Way dimensions and alignments are subject to change through Lower Yonge Precinct Municipal Class Environmental Assessment process

Attachment 7: CWSP (OPA 401) Map K4 - Public Realm Plan - Parks, Open Space POPS and Promenade



55 LAKE SHORE BOULEVARD EAST
PUBLIC REALM PLAN - PARKS, OPEN SPACE, POPS AND PROMENADES



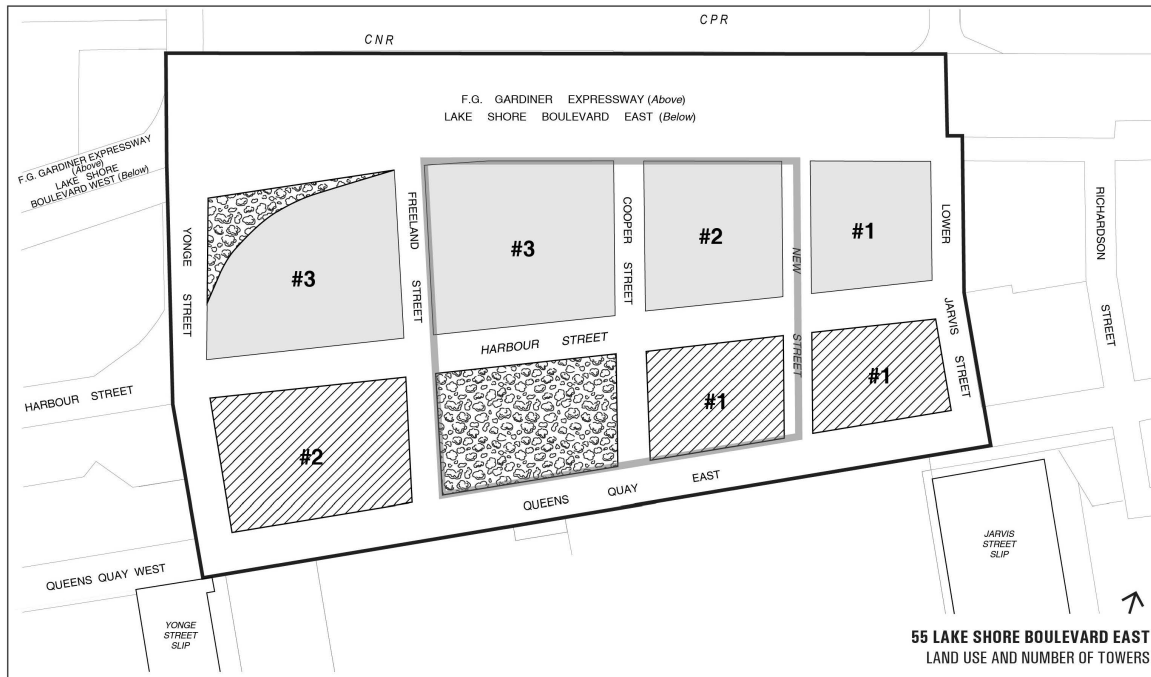
Central Waterfront Secondary Plan (OPA 401)

MAP K4 - Public Realm Plan - Parks, Open Space, POPS and Promenades

- Boundary of Lower Yonge Precinct
- Boundary of 55 Lake Shore Blvd. East
- * All Right Of Way dimensions and alignments are subject to change through Lower Yonge Precinct Municipal Class Environmental Assessment process

- LOWER YONGE OPEN SPACE - MD BLOCK CONNECTIONS**
- Conceptual Tree Placement
- Parks and Open Space
- Promenade zones (POPS)
- Passageway within or between buildings / POPS
(Note: Locations subject to change through rezoning process)

Attachment 8: CWSP (OPA 401) Map K8 - Land use and Number of Towers

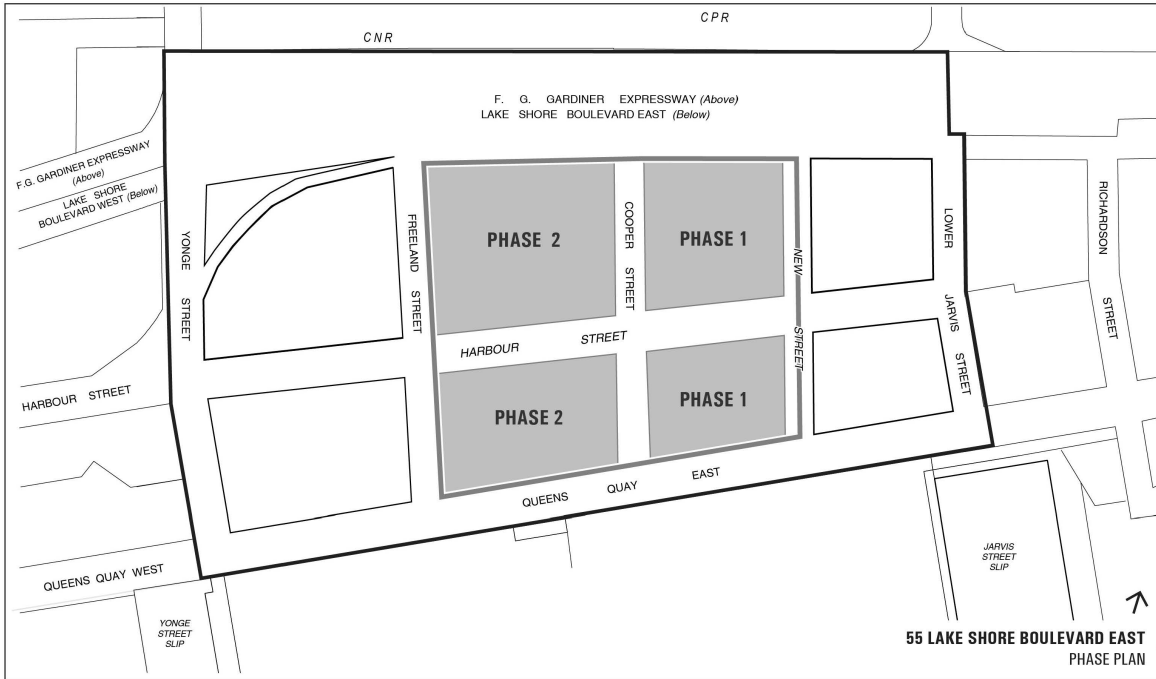


Central Waterfront Secondary Plan (OPA 401)

MAP K8 - Land Use and Number of Towers

- Boundary of 55 Lake Shore Blvd. E
 - Boundary of Lower Yonge Precinct
 - #3** Maximum Number of Towers in Block
 - Regeneration Areas
 - Regeneration Areas (Qualified)
 - Park / Open Space
- * All alignments are subject to change through Lower Yonge Precinct Municipal Class Environmental Assessment process

Attachment 9: CWSP (OPA 401) Map K10 - Phase Plan

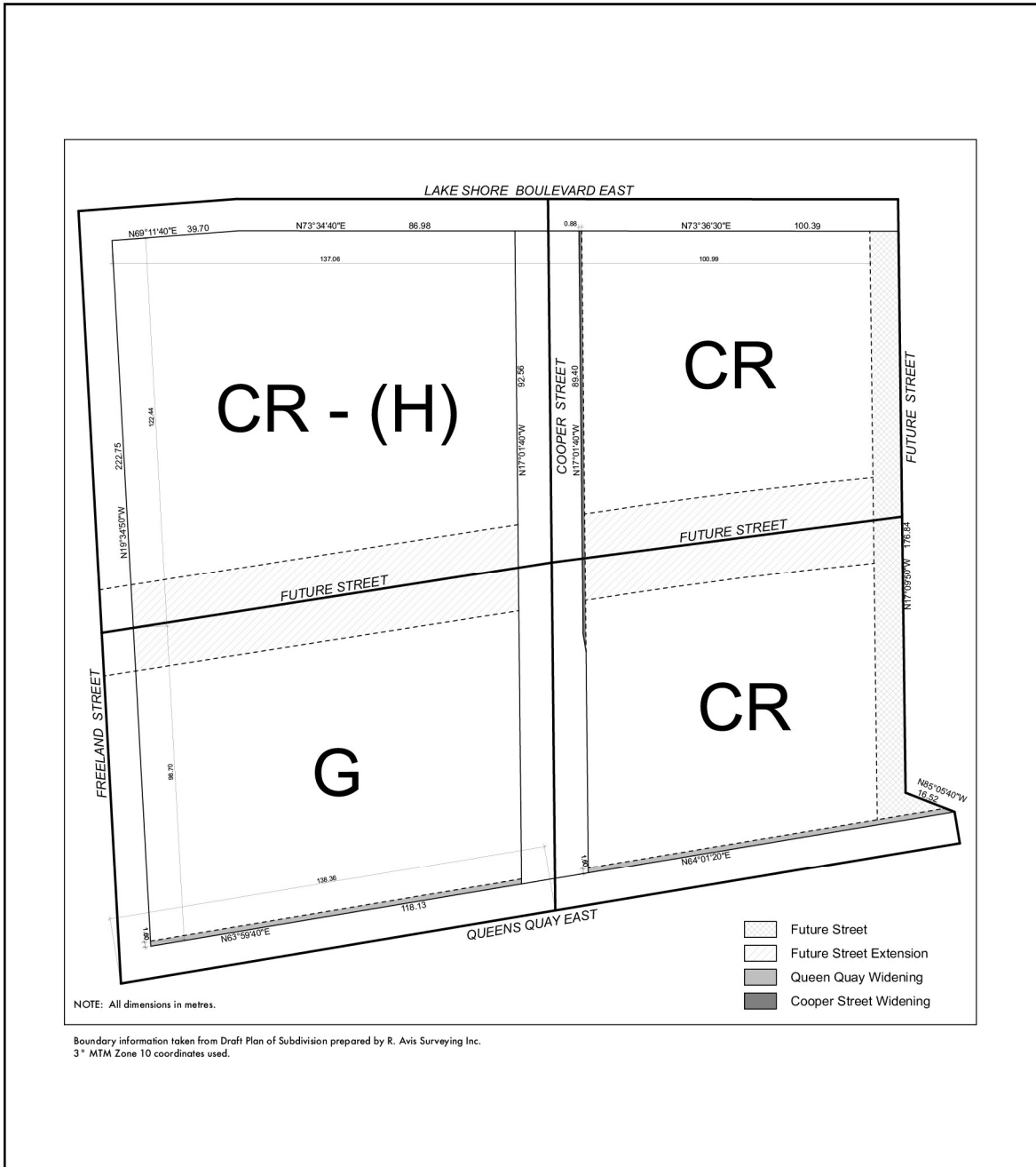


Central Waterfront Secondary Plan (OPA 401)

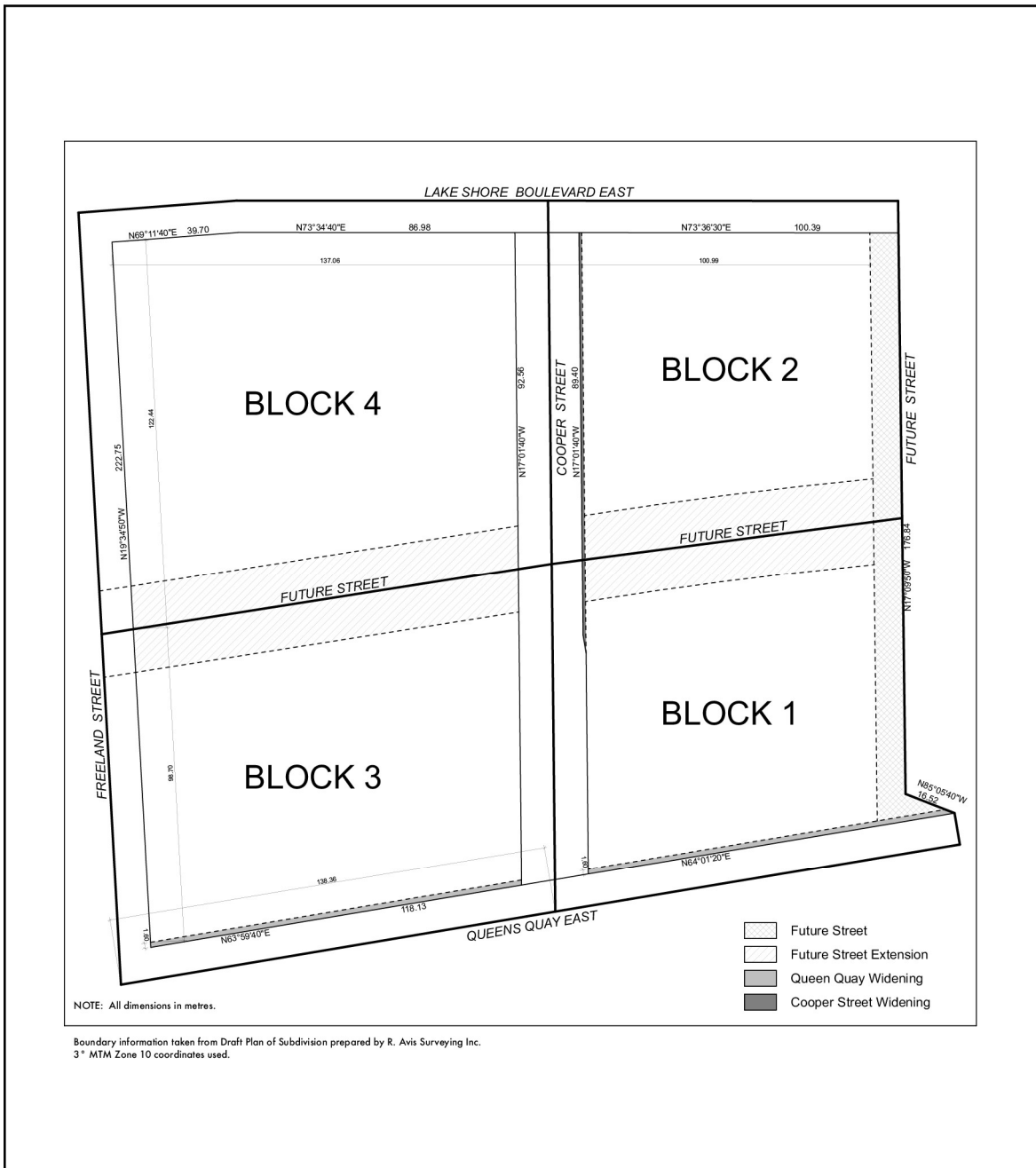
MAP K10 - Phase Plan

-  55 Lake Shore Blvd. East
-  Lower Yonge Precinct Plan Area

Attachment 10: Site Specific By-law 674-2020 Map 2 Zoning



Attachment 11: Site Specific By-law 674-2020 Map 4 Block



TORONTO
Map 4 - Block

55 Lake Shore Boulevard

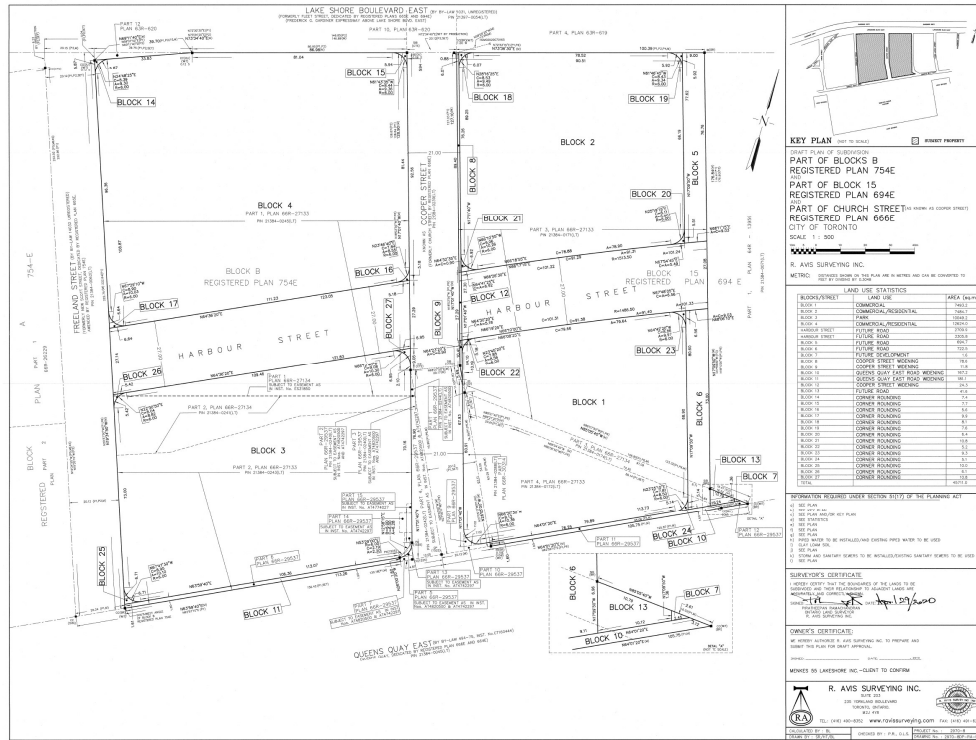
File # 16 152742 STE 28 SB

City of Toronto By-law 438-86
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12/07/2020

Attachment 12: Conditions of Draft Plan of Subdivision

To be provided separately.

Attachment 13: Draft Plan of Subdivision



Draft Plan of Subdivision

