



**PLANNING AND TRANSPORTATION COMMITTEE
AGENDA
MEETING No. 4**

Date of Meeting:	April 4, 2003	Enquiry:	Christine Archibald
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chamber		(416) 392-7039
	City Hall		carchiba@toronto.ca
	100 Queen Street West		

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act.

Public Meeting

- 1. 9:30 a.m. Further Consolidated Report – Central Waterfront Secondary Plan “Making Waves”, the Proposed Secondary Plan for the Central Waterfront (Parkdale-High Park, Trinity-Spadina, Toronto Centre-Rosedale, Broadview-Greenwood, Toronto-Danforth, Beaches-East York, Wards 14, 19, 20, 28, 30, 32)**

(Note: The report together with the accompanying maps are appended to the back of the agenda)

Report (March 12, 2003) from the Commissioner of Urban Development Services responding to the motions made at the January 13, 2003, Planning and Transportation Committee meeting and recommending that:

- (1) the proposed Secondary Plan for the Central Waterfront “Making Waves” as attached as Appendix A with the accompanying maps be adopted as an amendment to the existing Official Plan for the former City of Toronto;
- (2) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan adopted by Council on November 26, 27, and 28, 2002, to reflect any changes resulting from the adoption of the Secondary Plan for the Central Waterfront; and

- (3) Council direct all City Departments, Agencies, Boards, Commissions and other related bodies owning, or managing land within the Central Waterfront Area to continue to manage their land holdings within the Central Waterfront in a manner which is consistent with the policies of the Secondary Plan.
- 1(a).** Report (January 8, 2003) from Commissioner of Urban Development Services responding to the motions made at the December 12, 2002, Planning and Transportation Committee meeting and recommending that:
- (1) the Revised “Making Waves”, the Proposed Secondary Plan for the Central Waterfront (see Appendix A) with the accompanying maps be adopted; and
 - (2) Council request the Minister of Municipal Affairs and Housing to make the requisite modifications to the new City of Toronto Official Plan adopted by Council on November 26, 27, and 28, 2002, to reflect the aforementioned changes to the Secondary Plan for the Central Waterfront.
- 1(b).** Report (January 8, 2003) from the Commissioner of Economic Development, Culture and Tourism responding to several motions respecting parks and recreation facilities in the Central Waterfront Secondary Plan that arose at the December 12, 2002 meeting of the Planning and Transportation Committee and recommending that this report be received for information.
- 1(c).** Report (December 6, 2002) from the Commissioner of Urban Development Services outlining the results of the public consultation process, addressing the issue of the development of a sports complex within the Central Waterfront Secondary Plan Area, as well as outlining certain minor changes to the mapping for the Secondary Plan arising from further consultation with City Departments, the Toronto Waterfront Revitalization Corporation (TWRC) and outside agencies, and recommending that the revised "Making Waves", the proposed Secondary Plan for the Central Waterfront, as further amended by this report, be approved.
- 1(d).** Communication (November 15, 2002) from the City Clerk, Waterfront Reference Group advising that the Waterfront Reference Group, at its meeting on November 14, 2002:
- (1) approved, in principle, the revised “Making Waves”, the proposed Secondary Plan for the Central Waterfront contained as Appendix II to the report (October 9, 2002) from the Commissioner, Urban Development Services subject to:

- (a) incorporating the following additional proposed further changes to the Central Waterfront Secondary Plan as contained in the further report (November 5, 2002) from the Commissioner, Urban Development Services on:
 - (i) Map A, Roads Plan, add a note “Queens Quay East – alignment subject to further study”;
 - (ii) Map C, Parks, Open Space and Public Use Area Plan, reconfigure the east-west Commissioners Street park to run north-south to abut the Don Roadway;
 - (iii) Map C, Parks, Open Space and Public Use Area Plan, add a note “Configuration of parkland abutting the Don Roadway - subject to further study”; and
 - (iv) Map E, Land Use Plan, reconfigure the east-west Commissioners Street Park to run north-south to abut the Don Roadway; and
- (b) amending Map B, Transit Plan, by deleting the street car line on Princes Boulevard and replacing it with a bus line on its own right-of-way; and
- (2) recommended that Mayor Lastman be requested to write to the Rt. Hon. Jean Chretien, Prime Minister of Canada, asking that the Prime Minister re-affirm the Federal Government’s commitment to the revitalization of the Toronto Waterfront, and, in particular, re-affirm its financial support and commitment to the vision put forward by the Toronto Waterfront Revitalization Corporation and the City of Toronto;

and forwarded the report (October 9, 2002) from the Commissioner, Urban Development Services together with the attached draft Secondary Plan, the further report (November 9, 2002) from the Commissioner, Urban Development Services and the Group’s additional recommendations, for consideration by the Planning and Transportation Committee at its Statutory Public Meeting

- 1(e).** Communication (March 13, 2003) from the City Clerk, Planning and Transportation Committee advising of the action taken by the Planning and Transportation Committee at its continued statutory public meeting on January 13, 2003 and noting that written comments from the following persons were submitted to the December 12, 2002 statutory meetings and its continued meeting on January 13, 2003:

December 12, 2002

- (undated) from David Greig submitting comments regarding the proposed changes to the Central Waterfront Secondary Plan, specifically the pedestrian and cycling routes;
- (November 29, 2002) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties Inc., advising that the comments in the attached letter (November 8, 2002) which requests four additional policies be incorporated into the Secondary Plan, are still valid;
- (December 3, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers & Solicitors, forwarding comments on the Central Waterfront Secondary Plan on behalf of 1147390 Ontario Limited, 1430261 Ontario Limited, and Castan Waterfront Developments Inc.;
- (December 5, 2002) from Jeff G. Cowan, WeirFouldsLLP, Barristers and Solicitors, submitting comments on behalf of their clients, the Liquor Control Board of Ontario ("LCBO");
- (December 9, 2002) from Larry Field, Waterfront Specialist, Watershed Management Division, Toronto and Region Conservation Authority, forwarding the following Resolution #A263/02 which was adopted by the Toronto and Region Conservation Authority at its meeting on November 29, 2002:

"That the Authority support the recommended Toronto Central Waterfront Secondary Plan - "Making Waves" being considered at Toronto's Planning and Transportation Committee on December 12, 2002;

That the Toronto and Region Conservation Authority congratulate the City of Toronto staff for this award-winning Secondary Plan and for its attention to the Toronto and Region Conservation Authority's issues;

That Authority staff be directed to continue to work closely with the City of Toronto to further address planning, flood protection, terrestrial and aquatic features, natural heritage and other Authority interests throughout the precinct implementation strategy development, the business planning process of the Toronto Waterfront Revitalization Corporation, and subsequent planning and other initiatives;

And Further That this report and recommendations be forwarded to the Planning and Transportation Committee for the December 12, 2002 meeting and to the Planning staff.”;

- (December 9, 2002) from Stephen Hiley, Director of Planning Development, Ontario, Marathon Developments Inc., forwarding comments on behalf of clients respecting the land municipally known as 150 Commissioners Street and 155 Villiers Street;
- (December 4, 2002) from John Miolla, Commodore, Outer Harbour Sailing Federation, forwarding comments respecting the Central Waterfront Secondary Plan "Making Waves";
- (undated) from Scott James, Secretary, Wellington Place Neighbourhood Association, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Extension;
- (December 10, 2002) from Joe Gill, Chair, The Friends of Fort York and Garrison Common, forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Front Street Extension;
- (December 9, 2002) from Martin Collier forwarding comments with respect to the Central Waterfront Secondary Plan as it relates to the Front Street Expressway;
- (December 10, 2002) from Cynthia Wilkey, Chair, West Don Lands Committee, forwarding comments on the plan;
- (December 11, 2002) from Paul Dockrill, Real Estate Assistant, Real Estate Services, Hydro One Networks Inc., forwarding comments on the plan;
- (undated) from Mitchell Gold, Organizing Committee, First Nations Indigenous Trust, forwarding concerns on the plan;
- (December 10, 2002) from M. Noskiewicz, Goodmans LLP, Barristers and Solicitors, expressing client's concerns regarding the proposal;
- (December 10, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their client, Avro Quay Limited, the owner of the property previously used as Marine Terminal 27 and municipally known as No. 25 Queens Quay East;
- (November 1, 2002) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, 1430261 Ontario Limited, the owner of the lands at 351 and 369 Lakeshore Boulevard East;

- (December 11, 2002) from Bernd Baldus, Co-Chair, Garrison Creek Steering Committee, forwarding comments on the plan;
- (December 11, 2002) from Hamish Wilson objecting to the proposal;
- (undated) from Mary Flynn-Guglietti, McMillan Binch LLP, forwarding concerns on the proposal on behalf of their clients, Ontario Power Generation (OPG), in connection with its property located at 440 Unwin Avenue and more particularly the R.L. Hearn Generating Station;
- (December 9, 2002) from Michael J. McQuaid, Q.C., WeirFoulds LLP, Barristers & Solicitors, forwarding concerns on the proposal on behalf of their clients, St. Marys Cement (Canada) Inc., specifically approximately 2 acres of land immediately north of the former Molson Brewery site on Fleet Street;
- (December 11, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, City Front Developments Inc., the owner of the property located at the north-east corner of Front Street West and Spadina Avenue;
- (December 6, 2002) from Patrick J. Devine, Goodman and Carr LLP, Barristers and Solicitors, forwarding concerns on the proposal on behalf of their clients, Pinnacle International Lands Inc., the owners of 33 Bay Street;
- (December 11, 2002) from Stephen H. Diamond, McCarthy Tétrault LLP, Barristers and Solicitors, forwarding comments on the proposal on behalf of their clients, Canadian Tire Real Estate Limited, the owners of 1015 Lakeshore Boulevard East;
- (December 12, 2002) from Greg Bonser forwarding comments on the proposal;
- (December 12, 2002) from Paula Boutis, Chapter Chair, Eastern Canada Chapter, Sierra Club of Canada, forwarding comments and recommendations on the proposal;
- (December 12, 2002) from Jeff Brown, obo Citizens Against the Front Expressway, forwarding comments and recommendations on the proposal;
- (December 11, 2002) from Wilfrid Walker, obo Transport 2000 Ontario, forwarding concerns on the proposal;
- (undated) from Susannah Bunce, Planning Action, forwarding concerns on the proposal;

- (December 7, 2002) from Michael Rosenberg forwarding concerns on the plan;
- (December 12, 2002) from Dalton C. Shipway, obo Eric Advokaat, Lura Consulting, forwarding a submission, entitled “Updated Summary Notes from Ecosystem Performance Criteria Workshop, May 4”, from Eric Advokaat, Lura Consulting;
- (undated) from Helen Riley forwarding comments on the proposal;
- (undated) from Faye Lyons, CAA Central Ontario, forwarding concerns on the proposal;
- (undated) from Martin Koob forwarding comments regarding the plan;
- (December 12, 2002) from Boris Mather, for Citizens for a Lakeshore Greenway, forwarding comments on the plan;
- (undated) from Kevin H. Currie, and obo Wheel Excitement Inc., forwarding comments on the plan;
- (undated) from Lynn Clay, Executive Director, Liberty Village B.I.A., forwarding comments on the plan;
- (undated) from Robert Eisenberg, York Heritage Properties, Toronto Carpet Factory, obo Liberty Village Businesses, submitting a petition from 72 area businesses regarding the Front Street Extension;
- (December 12, 2002) from Joe Lobko, Chair, obo Toronto Society of Architects, forwarding concerns on the plan;
- (undated) from Jacob Allderdice, obo Advocacy for Respect for Cyclists, forwarding comments on the plan;
- (December 12, 2002) from Paul Young, Health Promoter, South Riverdale Community Health Centre, forwarding comments on the plan;
- (undated) from William M. MacKay forwarding comments on the plan;
- (undated) from Christopher J. Williams, Aird & Berlis LLP, Barristers and Solicitors, forwarding concerns on the plan on behalf of their clients, Castan Waterfront Development Inc.;

- (December 12, 2002) from Jacqueline Courval, Co-Chair and John Carley, Co-Chair, Friends of the Spit, forwarding concerns on the plan; and
- (December 12, 2002) from Karen Buck forwarding concerns on the plan.

January 13, 2003

- (December 12, 2002) from Nicholas T. Macos. Heenan Blaikie LLP. Lawyers - Patent and Trade Mark Agents forwarding comments on the plan on behalf of the owners of 11 Polson and 15-55 Polson Street and the tenants of 20 Polson Street and 176 Cherry Street;
- (December 16, 2002) from Stanley Makuch, Cassels Brock & Blackwell LLP, Barristers and Solicitors forwarding comments on the plan on behalf of their client, the Ontario Realty Corporation (ORC), manager of lands in the West Don Lands area, generally located south of King Street and east of Parliament Street, extending to the Don Valley Parkway;
- (undated) from H. Bruce Crofts forwarding comments respecting the Waterfront Revitalization project;
- (January 8, 2003) from Mary Flynn-Guglietti, McMillan Binch LLP, forwarding client's comments respecting the Central Waterfront Secondary Plan - "Making Waves", on behalf of Ontario Power Generation in connection with its property located at 440 Unwin Avenue;
- (January 10, 2002) from J. Pitman Patterson, Borden Ladner Gervais LLP, Lawyers forwarding client's comments respecting the Central Waterfront Secondary Plan - "Making Waves", on behalf of the Incorporated Synod of the Diocese of Toronto (Anglican Diocese of Toronto);
- (January 9, 2003) from Mark Sterling, BES, B.Arch, OAA, Partner, Sterling Finlayson Architects requesting that the Charette be allowed to address a number of very specific concerns about the Plan;
- (undated) from Robert Freedman, Director, Urban Design, City Planning, Urban Development Services. Presentation material on the Toronto Waterfront Design Initiative (TWDI);
- (undated) from A.J. Diamond, Diamond and Schmidt Architects forwarding comments on behalf of the Toronto Waterfront Charette;
- (January 12, 2003) from Peter Clewes, Architects Alliance forwarding concerns respecting the Plan; and

- (January 13, 2003) from Mark Sterling, B.E.S., B.Arch., OAA, obo Toronto Participants in the Toronto Waterfront Design Initiative forwarding concerns about the Plan.

- 1(f).** Communication (February 4, 2003) from Christopher J. Williams, Aird & Berlis, Barristers and Solicitors.

The package of maps attached to this communication are on file in the City Clerk's office, 4th floor Secretariat, City Hall and will be available for viewing on meeting day.

Public Meeting

- 2. 2:00 p.m. Recommended Changes to Zoning in the Port Lands, west of Bouchette Street (Toronto-Danforth, Ward 30)**

Report (March 11, 2003) from the Commissioner of Urban Development Services reviewing and recommending changes to the existing zoning categories and uses within the Port Lands to limit uses which would be incompatible with policies in the City's new Central Waterfront Secondary Plan. It also recommends limiting retail uses on water's edge properties in the Port Lands. The changes would be a short term solution for zoning in the Port Lands until the City and Toronto Waterfront Revitalization Corporation (TWRC) have completed further studies and are ready to implement new zoning by-laws and recommending that Council:

- (1) limit the areas of the Port Lands to which I3 and I4 zoning categories would apply to those lands lying east of Bouchette Street;
- (2) amend the existing I3 and I4 zoning for the lands west of Bouchette Street, and north of the Ship Channel to a restricted I2 zone; and
- (3) limit retail uses on any site in the Port Lands, to a maximum gross floor area of 200 square metres.