

Authority: Toronto and East York Community Council Item 3.5, adopted as amended,
by City of Toronto Council on March 5, 6, 7 and 8, 2007
Enacted by Council: May 25, 2007

CITY OF TORONTO

BY-LAW No. 594-2007

**To adopt Amendment No. 19 to the Official Plan of the City of Toronto respecting lands
municipally known as 149 Front Street West and 7 Station Street.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,
to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 19 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 25th day of May, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 19 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN AS 149 FRONT STREET WEST AND
7 STATION STREET**

The following text and maps constitute Amendment No. 19 to the City of Toronto Official Plan (being an amendment to the provisions of the Toronto Official Plan and the Railway Lands East Secondary Plan).

The Section headed “Purpose and Location” is explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The amendment is to include lands municipally known in 2006 as 149 Front Street West in the Railway Lands East Secondary Plan, and to permit above grade parking on lands municipally known in 2006 as 7 Station Street and on the privately owned lands known as Station Street.

OFFICIAL PLAN AMENDMENT:

1. The secondary plan boundaries of the Railway Lands East Secondary Plan are amended on the following maps to include the lands municipally known in the year 2006 as 149 Front Street West:
 - a. Map 17-1, Railway Lands East Secondary Plan, Context Map as shown on attached Map 17-1;
 - b. Map 17-2, Railway Lands East Secondary Plan, Land Use Plan as shown on attached Map 17-2;
 - c. Map 17-3, Railway Lands East Secondary Plan, Parks and Open Space as shown on attached Map 17-3;
 - d. Map 17-4, Railway Lands East Secondary Plan, Streets, Blocks and Pedestrian Routes as shown on attached Map 17-4; and
 - e. Map 17-5, Railway Lands East Secondary Plan, Precincts Plan as shown on attached Map 17-5.
2. Map 18, Land Use Plan is amended by re-designating the lands known in 2006 as 7 Station Street and the privately owned lands known as Station Street from Utility Corridors to Mixed Use Areas as shown on attached Map 1.
3. Section 10.3.2 of the Railway Lands East Secondary Plan is deleted and replaced with the following:

10.3.2 Notwithstanding Section 10.3.1, in order to encourage comprehensive redevelopment provided for in Section 10.5.1 of this Secondary Plan, the City upon receipt of a comprehensive application which consolidates this area with lands to the north known as 149 Front Street West, may pass a by-law to include residential gross floor area in Mixed Use Area 'A'.
4. A new Section 3.7 is added to the Railway Lands East Secondary Plan as follows:
 - 3.7 Notwithstanding Section 3.6 of this plan, above-grade parking will be permitted on lands municipally known in the year 2006 as 7 Station Street and on the privately owned lands known as Station Street.

5. A new Section 10.9 is added to the Railway Lands East Secondary Plan as follows:

10.9 Notwithstanding any of the provisions of this Plan, Council may pass by-laws, pursuant to Section 37 of the *Planning Act*, respecting the lands municipally known in the year 2006 as 149 Front Street, 7 Station Street and the privately owned lands known as Station Street (the “site”) to increase the height limits and the maximum non-residential gross floor area permitted on the site to a maximum combined non-residential gross floor area of all buildings or structures erected within the site, of 96,050 square metres, and an additional 15,325 square metres for above-grade parking provided that pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the site to provide the City of Toronto, in return for the densities and height permissions thereby granted, with the facilities, services and matters as set out in Appendix 1 hereto; and, the said facilities, services and matters may also be secured in an agreement pursuant to Section 16 of the *City of Toronto Act, 1971*, (Ontario) as amended by Section 11 of the *City of Toronto Act, 1973* (Ontario):

APPENDIX 1

SECTION 37 PROVISIONS

The facilities, services and matters set out herein are the facilities, services and matters required to be provided by the owner of the site to the City in accordance with an agreement or agreements, pursuant to Section 37(1) of the *Planning Act*, in a form satisfactory to the City with conditions providing for indexed escalation of all financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement:

The owner of the site shall:

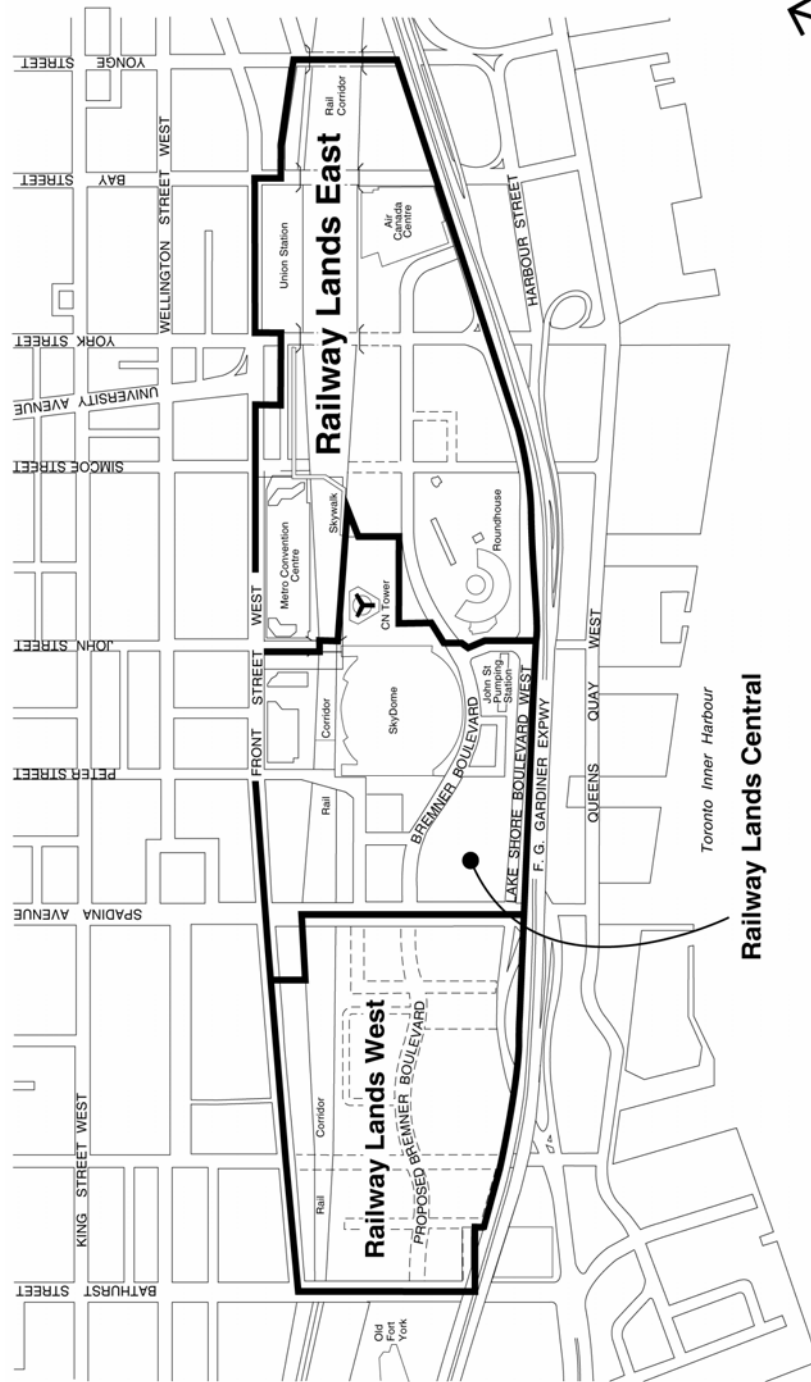
1. provide a contribution of \$1.5 million, prior to the issuance of an above grade building permit for any development, for the following local community improvement initiatives:
 - a. \$50,000.00 for capital improvements to 168 John Street, and \$100,000 for the capital improvements of the block containing 6-28 Henry Street, 40-42 Baldwin Street, 181-203 Beverly Street and 5-15 Cecil Street;
 - b. exclusive of the frontages of the subject lands, \$1,000,000 for streetscaping improvements on Front Street West between University Avenue and Spadina Avenue, Simcoe Street between the railway corridor and Queen Street West including bicycle lanes, and University Avenue between Front Street West and King Street West and Richmond Street West between University Avenue and Spadina Avenue; and
 - c. \$350,000 for weather protection and improvements to the four at-grade TCC stairways at St. Andrew subway station;
2. provide a public art contribution in accordance with the City of Toronto's Percent for Public Art Program;
3. provide the City of documentation as to LEED certification of the development and the marketing materials that will include information on LEED certification;
4. provide the City (including members of the public) with a pedestrian walkway through the building(s) within the site;
5. provide and maintain within the site a publicly accessible walkway (Galleria) connecting the structure known as the SkyWalk to Front Street West;
6. provide space within the development site for the construction of any transformer vaults, hydro vaults, Bell maintenance structures, sewer maintenance holes, exhaust and intake vents and stairwell and associated enclosure;

7. provide the incorporation, in the construction of the building, of exterior materials to be shown for the podium along Simcoe Street, Front Street West and Station Street, pedestrian weather protection and landscaping materials;
8. provide and maintain an irrigation system for any proposed trees within the public road allowance;
9. provide and maintain matters to permit the installation and mature growth of all proposed plant material;
10. provide, before site plan approval, an architectural plan and/or renderings of the roof of the podium, to include a green roof, or a combination of an appropriately landscaped roof and other architectural design treatment and exterior materials;
11. provide knock-out panels to accommodate a potential future connection to the PATH system and enter into the Wayfinding Agreement;
12. provide improvements to the PATH system;
13. provide revisions to the development, if any, to address the recommendations of a Pedestrian Level Wind Study;
14. provide revisions to the development, or a Letter of Credit, in accordance with the recommendations of a Street Lighting Assessment;
15. comply with any other condition to ensure the orderly development and phasing of the lands;
16. provide a continuous weather protection for pedestrians with a minimum depth of 3 metres along the frontage of Simcoe Street from the north limit of Station Street to the southern property boundary;
17. re-construct the intersection of Station Street and Simcoe Street with minimum curb radii of 12 metres at the southeast corner of the intersection;
18. enter into agreements satisfactory to City Legal, in consultation with Transportation Services, City Planning and GO Transit, to secure the proposed pedestrian access through the building, and the proposed pedestrian arcade on the Simcoe Street frontage of the site, as well as the pedestrian facilities on Station Street;
19. submit, for review and acceptance prior to site plan approval, a Transportation Demand Management Plan to the General Manager of Transportation Services, including measures to reduce automobile use;

20. have a qualified Transportation Engineer/Planner certify, in writing, to the General Manager of Transportation Services that the development has been designed and constructed in accordance with the Transportation Demand Management Plan approved by the General Manager, Transportation Services;
21. provide, maintain and operate the Transportation Demand Management measures, facilities and strategies stipulated in the Transportation Demand Management Plan approved by the General Manager, Transportation Services;
22. provide, prior to Site plan approval, for any improvements to the municipal infrastructure should it be determined that upgrades to the infrastructure are required to support this development, according to the site servicing review accepted by the Executive Director of Technical Services;
23. submit a traffic monitoring report within six months of occupancy of the office building to identify vehicular trip distribution patterns associated with the project and identify mitigating measures to address any poor levels of service experienced at Front Street West/Simcoe Street, Station Street/York Street, Station Street/Simcoe Street, York Street/University Street/Front Street West and York Street/Bremner Boulevard intersections, for the review and approval of the General Manager of Transportation Services;
24. provide a Letter of Credit in the amount of \$50,000 to cover the costs associated with the following measures, as deemed appropriate by the General Manager of Transportation Services:
 - a. implementing mitigating measures such as changes to traffic regulations and installation of regulatory signage; and
 - b. implementing the approved signal timing modification and signal phasing adjustments identified at the Front Street West/Simcoe Street, Station Street/York Street, Station Street/Simcoe Street, York Street/University Street/Front Street West and York Street/Bremner Boulevard intersections, which are attributable, in part, to this development, if any;
25. submit, prior to site plan approval, revised drawings that further refine the design of the transition between the SkyWalk atrium and the new internal corridor to the satisfaction of the Manager of Heritage Preservation Services;
26. submit, prior to site plan approval, revised 1:50 scale drawings of the elevations of the front facades of 20 York Street and 149 Front Street West to the satisfaction of the Manager of Heritage Preservation Services;
27. submit, prior to site plan approval, a detailed landscape plan for the subject property, to the satisfaction of the Manager, Heritage Preservation Services;

28. provide, prior to site plan approval, plans for interpretive panels or other interpretive materials to communicate the development history of the property: the research, design, and location of the interpretive materials will be to the satisfaction of the Manager of Heritage Preservation Services;
29. provide, prior to site plan approval, a Letter of Credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services to secure all work for the research, production and installation of interpretive materials;
30. prior to the release of the Letter of Credit the owner shall obtain final approval for the interpretive materials erected on the property from the Manager, Heritage Preservation Services;
31. provide, prior to site plan approval, a revised Vibration Assessment, and if necessary, incorporate vibration mitigating measures and revised drawings, prior to approval of the site plan application and have a qualified consultant certify, in writing, that the development has been designed and constructed in accordance with the approved vibration mitigation measures;
32. provide, prior to site plan approval, a revised Noise Impact Study, and if necessary, incorporate noise mitigating measures and revised drawings, prior to approval of the site plan application and have a qualified consultant certify, in writing, that the development has been designed and constructed in accordance with the approved noise mitigation measures.

Notwithstanding the foregoing, the owner and the City may modify or amend the said agreement(s), from time to time and upon the consent of the City and the owner, without further amendment to those provisions of this schedule which identify the facilities, services and matters to be secured.

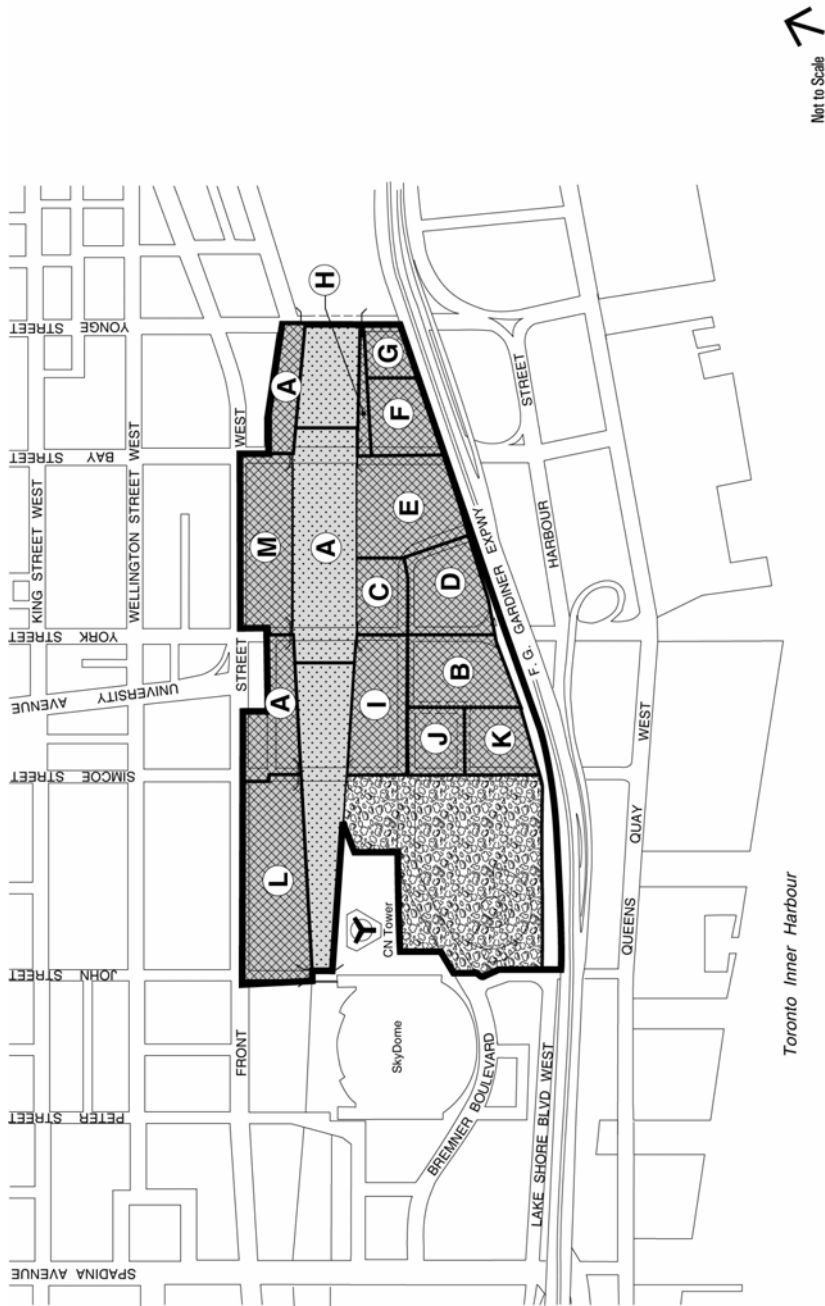


— Boundaries of Railway Lands West,
Central and East

Official Plan Amendment # 19 (Railway Lands East Secondary Plan)

MAP 17-1 Context Map

January 2007

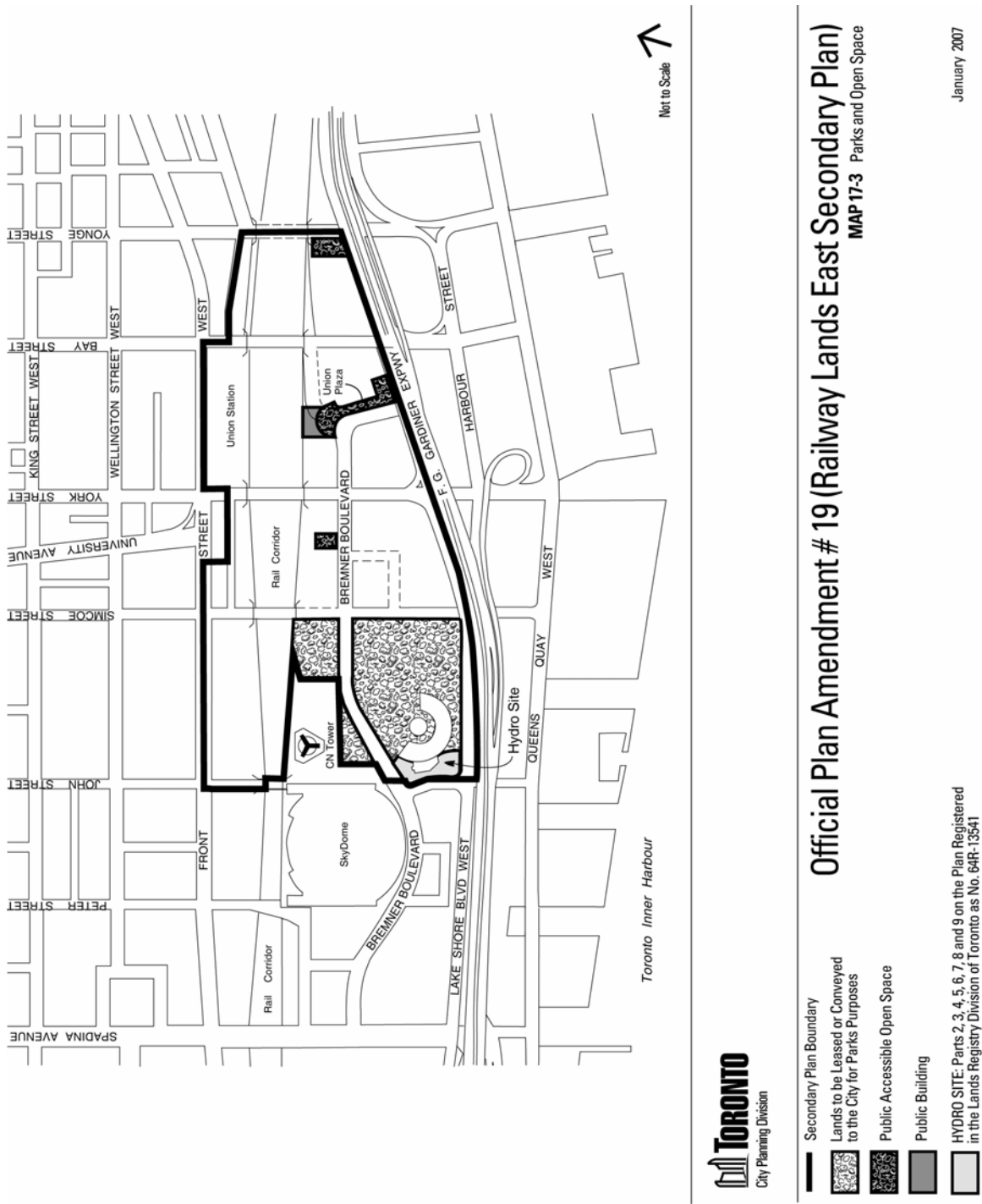


Official Plan Amendment # 19 (Railway Lands East Secondary Plan)

MAP 17-2 Land Use Plan

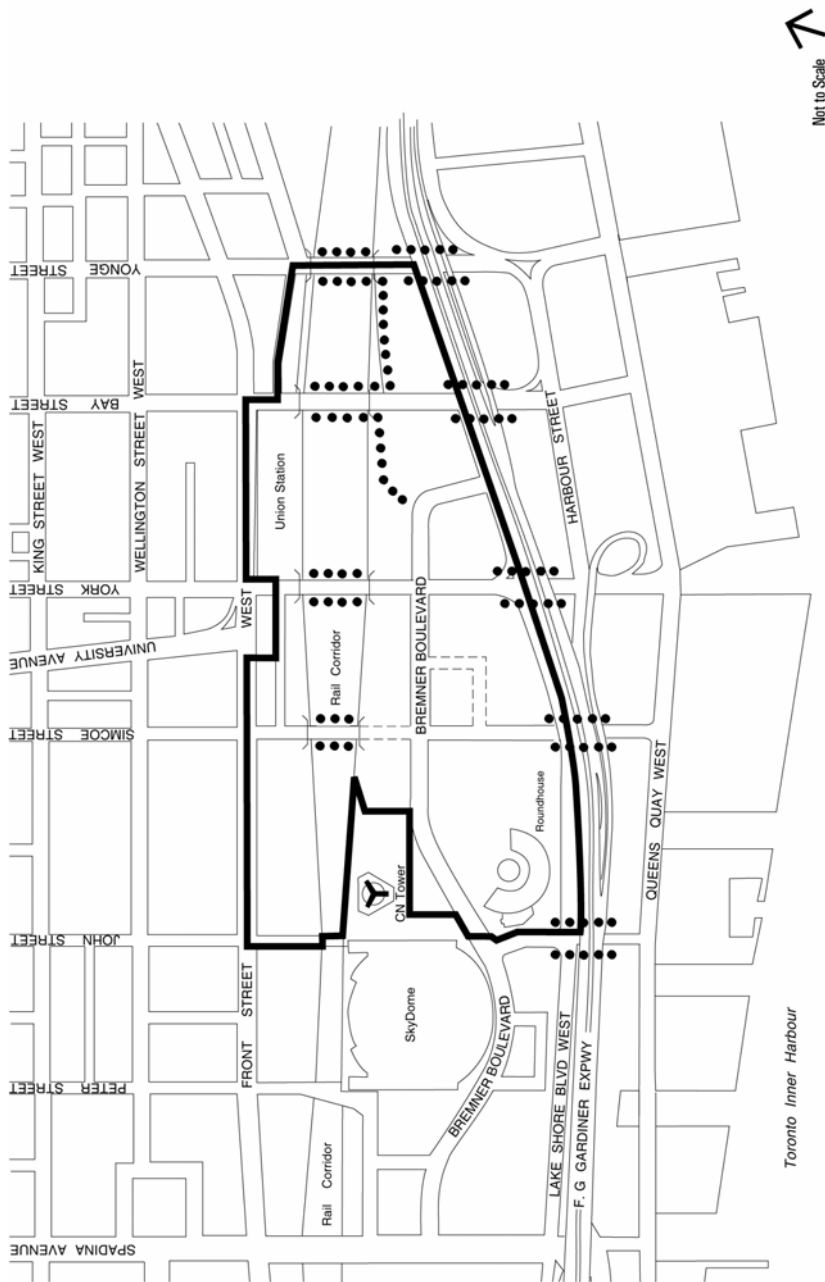
- Secondary Plan Boundary
- Mixed Use Areas
- Utility Corridors
- Parks and Open Space Areas

January 2007



Official Plan Amendment # 19 (Railway Lands East Secondary Plan)
MAP 17-3 Parks and Open Space

January 2007

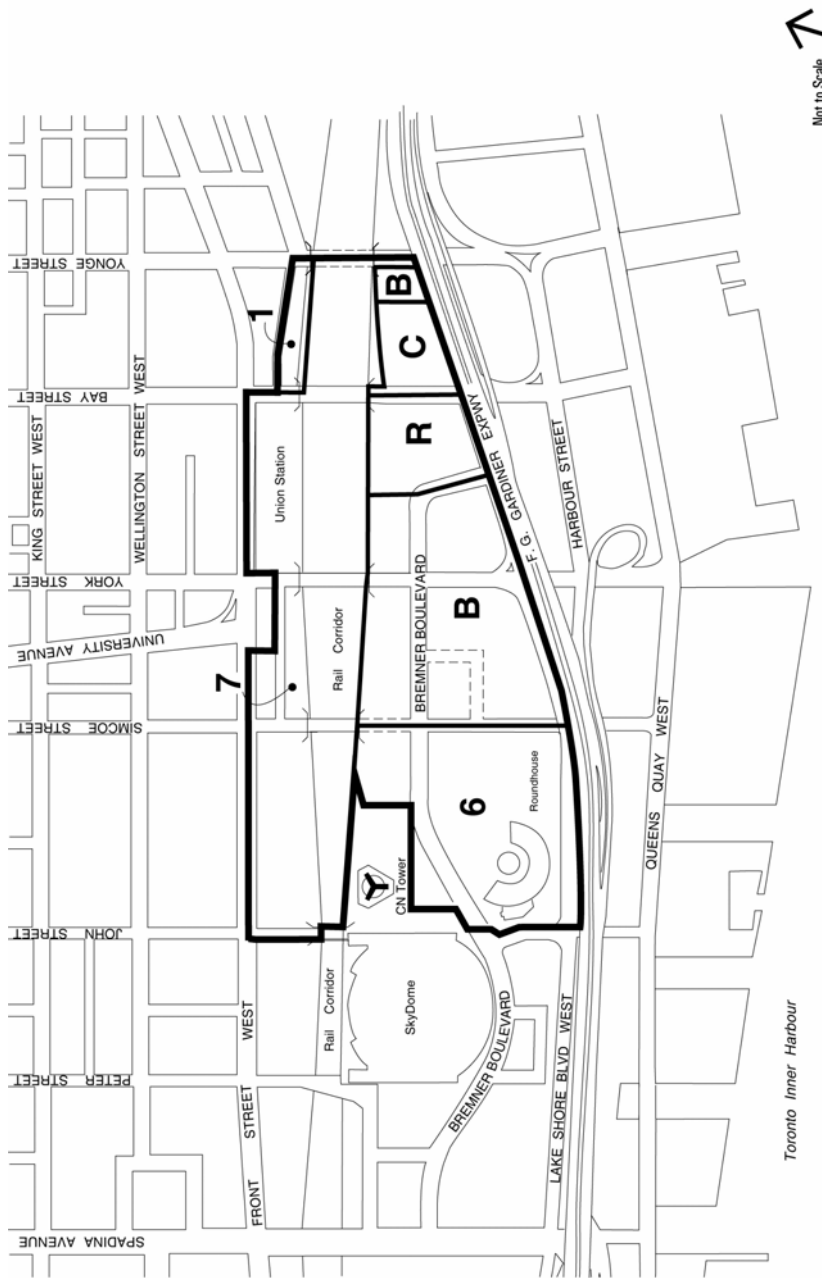


Official Plan Amendment # 19 (Railway Lands East Secondary Plan)

MAP 17.4 Streets, Blocks and Pedestrian Routes

- Secondary Plan Boundary
- Improved at-grade Pedestrian Routes and Rail Corridor Underpasses
- Proposed Roads

January 2007

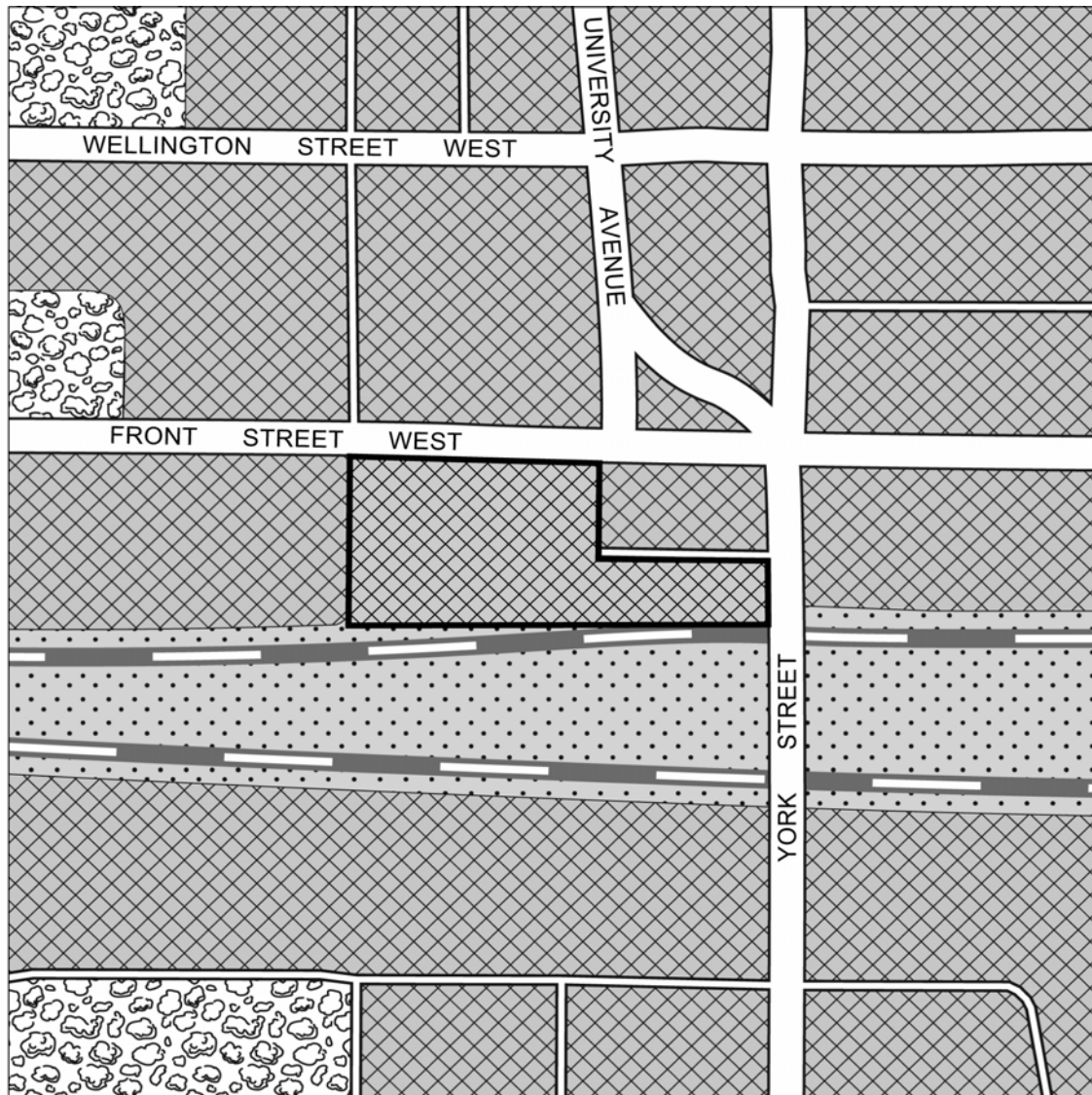


Official Plan Amendment # 19 (Railway Lands East Secondary Plan)
MAP 17-5 Precincts Plan

— Secondary Plan Boundary

□ Precinct Areas

MAP 1



Toronto City Planning

Official Plan Amendment 19

Revisions to Land Use Map 18 to Redesignate lands from Mixed Use Areas & Utility Corridors to Mixed Use Areas

149 Front Street West & 7 Station Street

File # 05_105725

 Site Location

 Mixed Use Areas

Parks & Open Space Areas

 Parks

 Utility Corridors


Not to Scale
04/19/07