

Authority: Toronto and East York Community Council Item TE33.9, as adopted by City of Toronto Council on June 26, 27, 28 and 29, 2018

**CITY OF TORONTO**

**BY-LAW 781-2018**

**To adopt Amendment 417 to the Official Plan for the City of Toronto respecting lands within Bathurst Quay in the area generally bounded by Lake Shore Boulevard West to the north, Western Channel dockwall to the south, Marina Quay West to the east, and the dockwall adjacent to the local yacht club boat mooring area to the west.**

Whereas authority is given to Council under 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 enacts:

1. The attached Amendment 417 to the Official Plan, including map and text, is adopted pursuant to the Planning Act, as amended.

Enacted and passed on June 29, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 417 TO THE OFFICIAL PLAN**

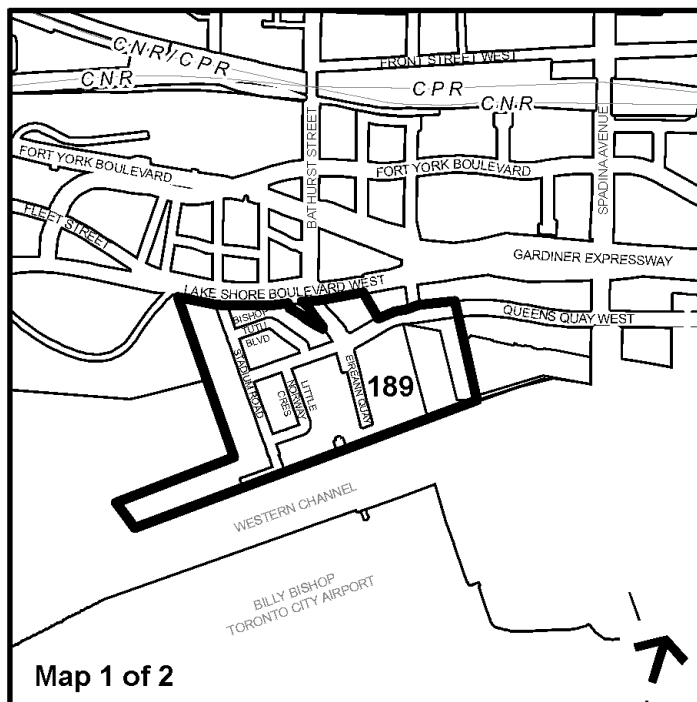
**LANDS WITHIN BATHURST QUAY IN THE AREA GENERALLY BOUNDED BY LAKE SHORE BOULEVARD WEST TO THE NORTH, WESTERN CHANNEL DOCKWALL TO THE SOUTH, MARINA QUAY WEST TO THE EAST AND THE DOCKWALL ADJACENT TO THE LOCAL YACHT CLUB BOAT MOORING AREA TO THE WEST**

The Official Plan of the City of Toronto is amended as follows:

Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 189 and replacing it with a new Site and Area Specific Policy 189 that applies to the lands shown on Map 1 (Map 1 of 2) as follows:

**"189: Bathurst Quay**

**Map 1 - Area of Site and Area Specific Policy**



**1. Context**

1.1 This Site and Area Specific Policy establishes a vision and policies to guide revitalization of the historically significant Canada Malting Silos site and Marina Quay West and continued improvements in the Bathurst Quay neighbourhood.

These policies support the core principles of waterfront renewal established through the Central Waterfront Secondary Plan and provide an additional framework for completing and enhancing this community.

**2. Vision**

- 2.1 Bathurst Quay is a successful, vibrant neighbourhood where residents are connected and share a strong sense of place. A revitalized Canada Malting Silos site integrated with Marina Quay West will be the focus for a new Community and Cultural Hub for the neighbourhood and a new waterfront destination.

**3. Framework Plan**

- 3.1 The Framework Plan as identified in Map 2 (Map 2 of 2) will provide guidance on land uses, and the design and organization of improvements to parks, open spaces, pedestrian and cycling connections, streetscapes, community services and facilities, the Canada Malting Silos site and Marina Quay West.

**4. Land Uses**

- 4.1 Land uses will conform with the land use designations as identified in the Central Waterfront Secondary Plan.

**5. Bathurst Quay Community and Cultural Hub**

- 5.1 A detailed Master Plan will be prepared for the Bathurst Quay Community and Cultural Hub identified on Map 2 (Map 2 of 2) to implement the vision for Bathurst Quay as set out in this Site and Area Specific Policy.
- 5.2 The Bathurst Quay Community and Cultural Hub Master Plan will be guided by the core principles of the Central Waterfront Secondary Plan and the policy directions of this Site and Area Specific Policy in order to achieve the following:
- a. the conservation and adaptive re-use of the historic Canada Malting Silos and Administration Building;
  - b. a range of cultural, community and parks and open space uses that integrate and interpret the heritage resources of Bathurst Quay and animate the Community and Cultural Hub year round;
  - c. design innovation and excellence to establish the Bathurst Quay Community and Cultural Hub as a focal point for the neighbourhood and an exceptional waterfront place;
  - d. integration with existing parks, open spaces, and pedestrian areas, along the waterfront and nearby, and the City's larger parks and open space network;
  - e. the retention and enhancement/expansion of the existing Waterfront Neighbourhood Centre, schools and child care centre;
  - f. a new cultural or community facility on Marina Quay West;

- g. a new City aquatic facility;
- h. a pedestrian bridge over the Portland Slip to improve connectivity and create synergy between the Canada Malting Silos Site and Marina Quay West; and
- i. a shared underground parking facility consolidating community, civic, and airport parking and pick-up and drop-off functions.

5.3 Strategies to achieve the Bathurst Quay Community and Cultural Hub including opportunities for partnerships to bring new uses and activities to the Canada Malting Silos Site, the Administration Building and Marina Quay West, consistent with the vision, will be encouraged as catalysts for longer term revitalization.

## **6. Community Services and Facilities**

6.1 Community services and facilities to address the growing and changing needs of the community will be encouraged through:

- a. the enhancement, expansion or retrofit of existing community service facilities including the Waterfront Neighbourhood Centre; and
- b. the development of new community service facilities integrated with existing community service facilities or in stand-alone facilities.

6.2 A new City aquatic facility is a priority for consideration within the Bathurst Quay neighbourhood and a study will be undertaken to determine the appropriate location for an aquatic facility including within the Bathurst Quay Community and Cultural Hub.

## **7. Public Realm**

7.1 Pedestrian activity is a vital component of the Bathurst Quay neighbourhood and the amenity of public sidewalks, parks and open spaces, and access to and views to and from parks and open spaces, as well as, to and along Lake Ontario will be maintained or enhanced.

7.2 Distinctive new parks and opens spaces that offer a variety of recreation and cultural experiences will be designed to integrate and interpret the natural and cultural heritage of the Bathurst Quay neighbourhood, while extending the existing and planned public realm network across the Central Waterfront and connecting to the larger City greenspace system.

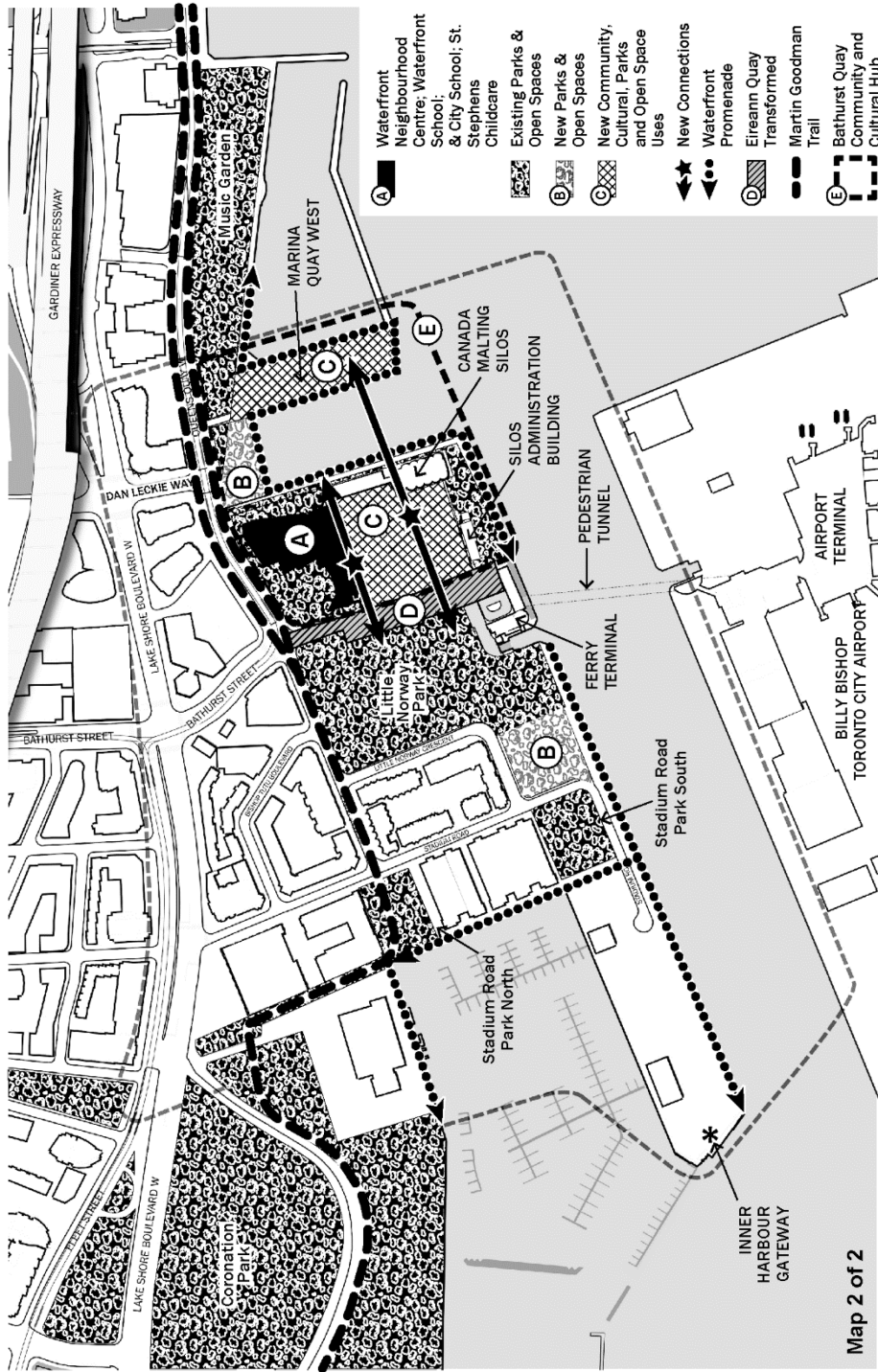
7.3 New parks and open spaces with opportunities for new recreation and cultural amenities, including public art, will be established along the water's edge including:

- a. the completion of the water's edge promenade along the Portland Slip and its extension along the Western Channel dockwall;
- b. a wave deck at the head of the Portland Slip;
- c. a new landmark at the western edge of the Western Channel to celebrate this gateway to the inner harbor; and
- d. a new park south of Little Norway Crescent with the relocation of existing surface parking.

## **8. Mobility**

- 8.1 Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged on the public rights-of-way and adjacent lands throughout the Bathurst Quay neighbourhood including but not limited to:
  - a. widened sidewalks with adequate pedestrian clearways;
  - b. additional street tree planting and other landscape treatments;
  - c. the provision of cycling infrastructure; and
  - d. pedestrian amenities such as street furniture and weather protection.
- 8.2 Eireann Quay will have a consistent public realm character designed to complement the character and quality of the adjacent public realm within the Bathurst Quay Community and Cultural Hub and Little Norway Park, having consideration for the following:
  - a. design guidelines for Complete Streets as developed and applied by the City;
  - b. locating and designing accesses to underground parking facilities in a manner that minimizes impacts on sidewalks and adjacent lands;
  - c. addressing the needs of pedestrians of all ages and abilities;
  - d. facilitating active transportation; and
  - e. co-ordinating transportation improvements with public realm improvements to enhance safety and comfort for pedestrians and cyclists.
- 8.3 The use of transit to access Billy Bishop Toronto City Airport will be encouraged through measures such as streetscape enhancements including widened sidewalks, weather protection, and improved pedestrian wayfinding between transit stops on Queen Quay West and Bathurst Street and the airport."

Map 2 - Bathurst Quay Framework Plan



Map 2 - Bathurst Quay Framework Plan

Not to Scale  
 05/14/2018