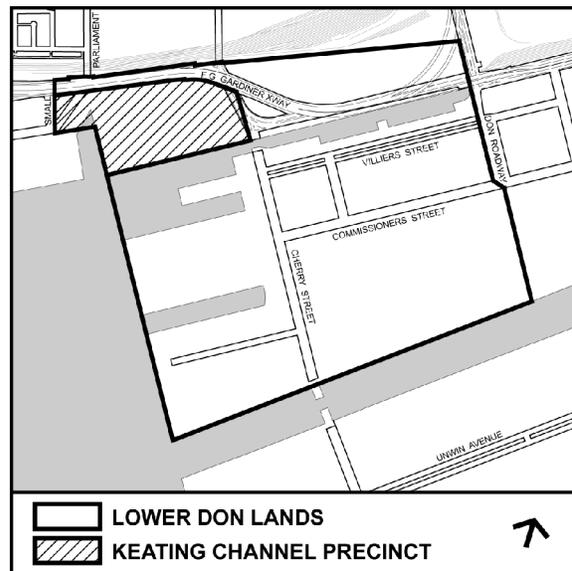


Lower Don Lands Official Plan Amendments and Keating Channel Precinct West Zoning By-Law – Final Report

Date:	August 11, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale and Ward 30 - Toronto-Danforth
Reference Number:	10-117319 SPS 00 OZ

SUMMARY

This report reviews and recommends approval of a City-initiated proposal to amend the former City of Toronto Official Plan and Central Waterfront Secondary Plan for the Lower Don Lands and approve an amendment to By-law 438-86 for the Keating Channel Precinct West. The Keating Channel Precinct West are the lands south of the Rail Corridor between Small Street on the west, Cherry Street on the east and the Keating Channel on the South. This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the draft amendment to the former City of Toronto Official Plan and Central Waterfront Secondary Plan - OPA 388 (Attachment No. 1), the draft amendment to the former City of Toronto Official Plan - OPA 389 (Attachment No. 2) and the draft

amendment to Zoning By-law 438-86 for the former City of Toronto (Attachment No. 3). Attachments 1 to 3 inclusive are attachments to the August 11, 2010 report from the Director, Community Planning, Toronto and East York District;

2. City Council direct staff to take the necessary actions to implement the Official Plan amendments and Zoning By-law amendment through modifications at the on-going Ontario Municipal Board hearing on the Central Waterfront Plan as appropriate;
3. City Council direct staff to report back to City Council on the appropriate actions to protect for the relocation for the mouth of the Don River;
4. City Council direct staff to submit the Official Plan amendments to the Province for approval;
5. City Council direct staff to make any modifications to the Official Plan Amendments that the Chief Planner may deem appropriate to address matters arising from provincial review; and
6. City Council endorse the Affordable Housing Delivery Strategy for Keating West Precinct in Attachment 4, and direct staff to continue discussions with Waterfront Toronto to resolve any outstanding concerns with respect to the Strategy and, if necessary, report back in January 2011 on the outcome of those discussions.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of July 6, 7 and 8, 2010, City Council adopted the recommendations of the June 14, 2010 Executive Committee endorsing the following:

- Lower Don Lands Framework Plan
- Lower Don Lands Infrastructure Environmental Assessment Master Plan;
- Keating Channel Precinct Plan(west of Cherry Street);
- Municipal Class EA for North Keating Neighbourhood (west of Cherry Street).

The link to the report is:

<http://www.toronto.ca/legdocs/mmis/2010/ex/bgrd/backgroundfile-30878.pdf>

The endorsement of these reports creates the vision and policy framework for the Lower Don Lands. In order for the City to establish the policy framework to achieve this vision amendments must be made to the Official Plan.

Toronto and East York Community Council on June 22, 2010 considered the June 18, 2010 report from community Planning entitled “Lower Don Lands Official Plan Amendment and Keating Channel Precinct west Zoning By-law – Directions Report”. The background and discussion on the planning process, Official Plan Amendments and Zoning By-law amendment are contained in the June report. The link to that report is:

<http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-31645.pdf>

At its meeting of July 6, 7 and 8, 2010, City Council adopted the following:

1. City Council endorse the draft amendment to the former City of Toronto Official Plan and Central Waterfront Secondary Plan (Attachment No. 3), the draft amendment to the former City of Toronto Official Plan (Attachment No. 4) and the draft amendment to Zoning By-law 438-86 for the former City of Toronto (Attachment No. 5) and direct staff to submit these documents, along with the required technical studies, to the Province as the basis for review and refinement of the draft amendments. Attachments 3, 4 and 5 are all attachments to the June 16, 2010 report of the Director of Community Planning, Toronto and East York District.
2. City Council direct staff to work with the provincial staff to achieve a revised flood management policy regime for the Lower Don Lands.
3. City Council direct staff to revise the draft amendments, as appropriate, to address issues raised in this report.
4. City Council direct staff to schedule a community consultation meeting together with the Ward Councillors.
5. City Council direct that notice for the community consultation meeting be given to landowners and residents within 120 metres, and that notice be further defined through consultation with the Ward Councillors, TRCA and Waterfront Toronto.
6. City Council direct staff to provide Notice of the Statutory Public Meeting to be held August 17, 2010 and that Notice be given in accordance to the Planning Act.

This report recommends approval of the refined Official Plan amendments and Zoning By-law amendment as endorsed by City Council.

Site and Surrounding Area

The 'Lower Don Lands' is an area of 125 ha located southeast of the City's downtown. It includes lands within the northwest area of the Port Lands and lands north of the Keating Channel. It is a large district bounded on the north by a rail corridor, the east by the Don Roadway, the south by the Ship Channel, and the west by the Inner Harbour. The area is bordered by the neighbourhoods of East Bayfront to the west, the Distillery District and West Don Lands to the north and the rest of the Port Lands to the south and east.

The properties in the Lower Don Lands are currently used for industrial storage, recycling and processing operations. There are some recreational, entertainment and food service uses and some lands are vacant. Privately owned lands are located primarily north of the Keating Channel to the west of Cherry Street and along Polson Street. Most of the publicly owned land is owned by the City of Toronto and through its corporation, Toronto Port Lands Company, and is leased to businesses on a short-term basis. Near the Keating Channel, there is a concentration of major infrastructure serving downtown that includes roads, the elevated Gardiner Expressway, a hydro substation and high voltage lines, a Port Authority works yard, trunk sewers and buried utilities. There are also a number of heritage structures including the Essroc and the Victory Soya Mills Silos, the Toronto Harbour Commission storage buildings, the former Coopers Iron and Metal

Office and plant and the former Darling and Pearson Architects and Bank of Montreal buildings. A significant cultural heritage feature is the Keating Channel.

COMMENTS

There were a number of items that City Council requested further information on from the previous report.

Special Policy Area Designations

The Lower Don Lands is subject to flooding. Under existing policies, parts of the area have a Special Policy Area designation that would permit limited development within the floodplain. Ultimately, flood protection for the area will be achieved with the relocation of the mouth of the Don River but as this will not occur immediately there is a concern that development may occur in the meantime. The draft Official Plan Amendment (Attachment 1- OPA 388) includes policies intended to preserve the river alignment and to provide for phasing and controlled development. The proposed policies provide for only limited development in the Lower Don Area. Limited temporary uses under specific conditions and subject to TRCA review and approval would be permitted until the river realignment or a phase of the river realignment is completed.

Provincial staff have advised policy amendments within the floodplain including SPA policies must be approved by the Province. Following the Community Council meeting of June 22, 2010, the Province provided advice in a letter dated June 28, 2010 respecting the procedure and information required for a submission on the amendments to the Special Policy Areas for the Lower Don. An information package, prepared by the City and TRCA, was submitted to the Province on July 15, 2010 to support the proposed Official Plan Amendments. Staff have continued to meet with provincial staff to reach an approval. Province has advised that a favourable communication would be submitted in time for Council's consideration.

Community Consultation

Consistent with City Council direction, two further community consultation meetings were held. On July 12, 2010 a Lower Don Stakeholder Committee meeting was held to review the details of the Official Plan Amendments and the draft Zoning By-law Amendment. The Lower Don Stakeholder Committee, formed by Waterfront Toronto, is a citizen group formed of interested community members to review and provide input into the Lower Don work. There was concern raised of permitting surface parking in the Lower Don Lands. This will be discussed in more detail in the next section. A further concern raised by the stakeholders involved the time period of 25 years for the affordable rental housing in waterfront areas. A concern was expressed that this is not a long enough time frame. This is discussed in further detail below.

A second community consultation meeting was held on July 22, 2010. Notice for this meeting was given by advertisement in the Toronto Star on July 15, 2010 and mail to property owners, owners within 120 meters and interested parties. E-mail notice was given to the Lower Don Stakeholders Committee and to approximately 500 interested parties listed with the TRCA during Don Mouth Naturalization and Port Lands Flood Protection EA work. Comments at the community meeting were generally favourable. A land owner expressed concern that the relocation of the river did not take into account existing business. TRCA responded that one of the evaluation criteria of the Don Mouth Naturalization and Port Lands Flood Protection EA was impact on existing business and explained that each alternative was reviewed with the evaluation criteria and the preferred alternative had the least amount of overall impact. Other questions

related to flood protection, size of the West Don Lands flood protection landform, proposed new river crossing locations in the Framework Plan and how the area will be developed.

Surface Parking

Toronto and East York Community Council at its meeting of June 22, 2010 requested the Director, Community Planning, Toronto and East York district to examine eliminating or minimizing surface parking during the consultation process. Surface parking was discussed with the Stakeholder Group. Parking uses and standards are usually contained in zoning regulations. Under the existing industrial zoning, parking including surface parking, would be permitted. Further precinct level planning is required for much of Lower Don Lands and it would be through this work that specific parking strategies would be developed. Future planning work would also incorporate the Central Waterfront principle of “transit priority” for development in the waterfront as well as Waterfront Toronto’s sustainability program. Both of these programs strive to reduce car dependency. At this time, Keating Channel Precinct West is the only area of the Lower Don Lands being considered for a zoning change. The draft Keating Channel will require parking in accordance with the lower standards applicable to the “Downtown”. However, commercial parking lots which could include surface parking are not a permitted use. Any surface parking proposed as part of the development application would be reviewed through site plan.

Light Rail Transit

The June 18, 2010 report included discussion on the area wide provision of transit. The goal is to achieve the construction of high-order transit services so that the transit objectives of the plan are achieved from the outset. While the area that is subject to the zoning amendment can initially be serviced by existing and proposed transit, the City, TTC and Waterfront Toronto will continue to discuss the timing of future transit facilities and the proposed timing of future development to determine how transit first priorities can be realized consistent with City Council policy.

Affordable Housing

The recommended Affordable Housing Delivery Strategy for the Keating Channel West precinct is outlined in Attachment 4. The June 18, 2010 report discussed the affordable housing provisions in the by-law and the consistent approach with the East Bayfront By-law. Discussions since that time have centered around the length of time to secure the affordability of the affordable rental housing, particularly on lands owned by Waterfront Toronto. Previously, at the time of the East Bayfront zoning by-law approval in 2006, City Council asked that measures be explored to extend the period of affordability of the rental housing. This concern has also been consistently expressed by community stakeholders for the Waterfront lands.

Generally, the City takes a different approach to the provision of affordable rental housing based on public or private ownership of the lands. City practice has been to make city owned lands available for affordable rental housing on a long term lease basis of at least 50 years. Where private land owners are providing affordable rental housing at their own expense as a Section 37 measure, affordability is secured for at least 20 to 25 years. The Affordable Housing Delivery Strategies previously approved by Council for the West Don Lands and East Bayfront Precinct Plans were based on Waterfront Toronto providing their share of the affordable rental housing on public lands on a long term lease basis.

The goal is to ensure that the initial investment of public lands and housing funding for the Waterfront results in the continued presence of affordable housing in Waterfront communities. Waterfront Toronto has always indicated that it is committed to provide the affordable housing requirement on the public lands, but has expressed caution about committing to achieve public control of these lands to ensure affordability over the longer term, or in perpetuity. Staff are of the opinion that it is appropriate to set the objective of ongoing affordability for the public lands

in the Waterfront, but other delivery options may be considered if sufficient funding is not available in the future. For example, the West Don Lands Affordable Housing Agreement between the City and Waterfront Toronto provides for a review of other options after 5 years if affordable housing land has not been able to be funded. Similar provisions could be included in Agreements for East Bayfront and Keating West.

Staff are recommending that the overall delivery strategy for affordable housing for all the lands in Keating West precinct be endorsed as outlined in Attachment 4, as the basis for proceeding with residential development and that staff and Waterfront Toronto continue discussions to resolve any outstanding issues and report back in January 2011.

CONCLUSION

The proposed amendments reflect the principles and big moves established in the Central Waterfront Plan. The proposed changes are a result of detailed in-depth study and have been developed in consultation with land owners and the community.

The combined efforts for flood protection and naturalization of the Don River along with the creation of a new mixed-use urban area with significant new parkland will result in the revitalization of the Lower Don Lands consistent with the established principles of the Central Waterfront Secondary Plan. The proposed amendments reflect the detailed technical studies and establish a clear vision for the Lower Don Lands. The amendments are consistent with the policy framework of the City Council approved Central Waterfront Secondary Plan.

The proposed draft by-law implements the policy direction contained in the Lower Don Lands Framework Plan and the Keating Channel Precinct Plan West.

As a package, this is an important step forward in the revitalization of the Waterfront and the Lower Don Lands.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment 388
Attachment 2: Draft Official Plan Amendment 389

Attachment 3: Draft Zoning By-law Amendment for Keating Channel Precinct West
Attachment 4: Principles of the Affordable Housing Delivery Strategy

Attachment 1: Draft Official Plan Amendment 388

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an Amendment to the Former City of Toronto Official Plan
respecting the Lower Don Lands**

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

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. 388 to the Former City of Toronto Official Plan is hereby adopted pursuant to the *Planning Act*, as amended;

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

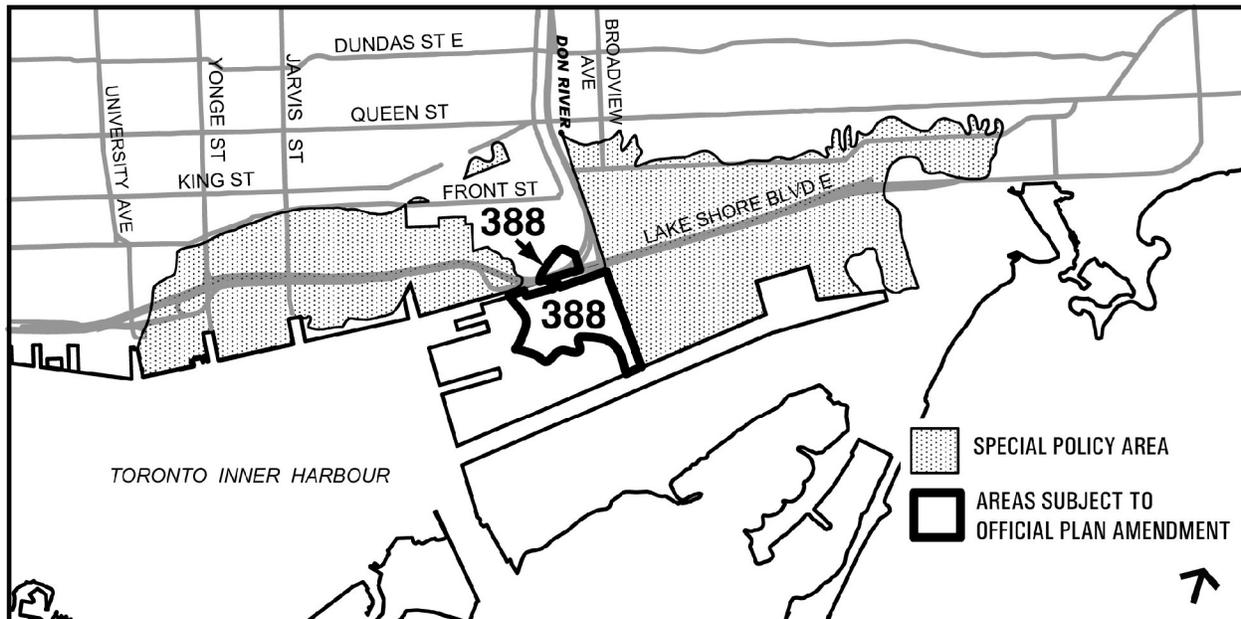
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 388 TO THE FORMER CITY OF TORONTO OFFICIAL PLAN
RESPECTING THE LOWER DON LANDS**

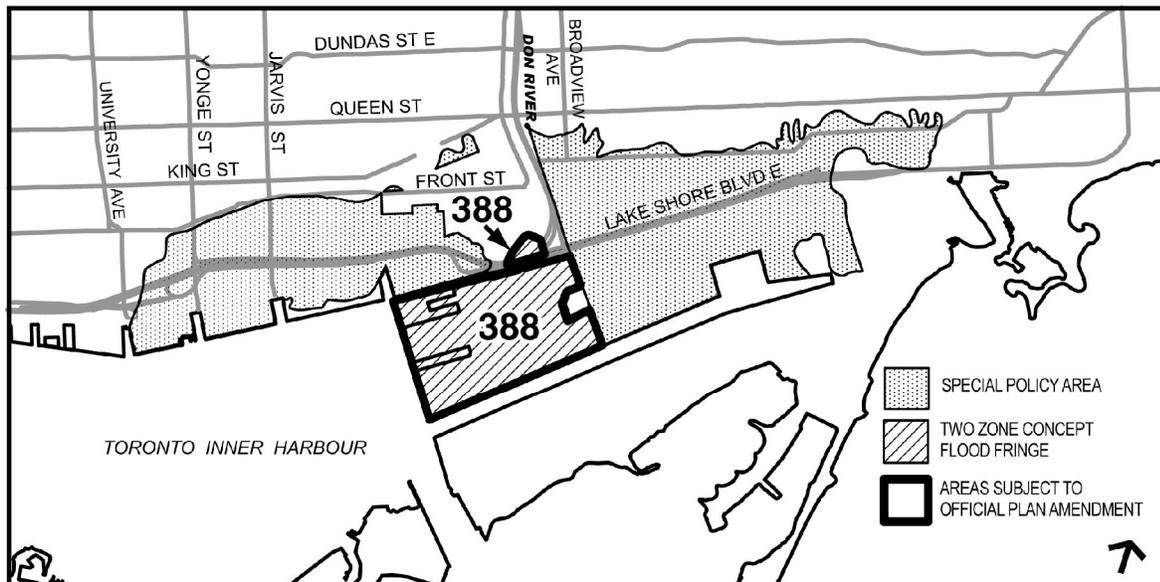
1. The former City of Toronto Official Plan is amended as follows:

Upon approval of Central Waterfront Plan (OPA 257), Map 3, Floodplain Lands and Appendix B Lower Don Lands *Special Policy Area* Maps 10 and portion of Map 11 are amended to remove the *Special Policy Area* designation for the areas generally north and south of the Keating Channel, west of the Don Roadway and north of the Ship Channel identified as “Areas Subject to the Official Plan Amendment” on the map below.



2. The former City of Toronto Official Plan is amended as follows:

Upon approval of Central Waterfront Plan (OPA 257), Map 3, Floodplain Lands, is amended to add a Two Zone Concept designation on the areas generally north and south of and including the Keating Channel, west of the Don Roadway and north of the Ship Channel identified as “Areas Subject to the Official Plan Amendment” on the map below.



3. The former City of Toronto Official Plan and the Central Waterfront Plan (OPA 257) are amended as follows:

Maps listed below for the Central Waterfront Plan are deleted and replaced with the following maps, as attached;

Map A - Roads Plan

Map B - Transit Plan

Map C - Open Space Areas Plan

Map D - Pedestrian, Cycling and Water Routes Plan

Map E - Land Use Plan

Policy P9 to the Central Waterfront Secondary Plan, be deleted and replaced with the following text:

(P9) Streets that extend to the water's edge will create opportunities to see the lake from the city and the city from the lake. The design of buildings and public and private spaces that frame these streets will be of high architectural quality and take advantage of these views. New streets will be laid out to reinforce visual connections between the city and the water. Among these, Villiers Street/Commissioners Street would be realigned as the main street of the new Port Lands communities from Cherry Street to Leslie Street

Big Move B11 to the Central Waterfront Plan, is amended by deleting then replacing it with the following text:

B11_ THE DON RIVER AND DON GREENWAY, A NATURAL HERITAGE CORRIDOR

Completing the Don Mouth Naturalization and Port Lands Flood Protection Project will be a priority for connecting people, places, and the natural heritage system from the north and west to the Port Lands, and to flood protect lands to facilitate revitalization. A new Natural Heritage corridor will be created as a component of the Don River renaturalization in the centre of the Port Lands, functioning as an important open space connection linking the Don Valley, renaturalized Don River, Tommy Thompson Park and Lake Ontario. In addition to providing local open space and subject to its Natural Heritage designation in the Official Plan, the corridor will be able to fulfill a variety of functions, including recreation, flood protection, compatible community uses, multi-use pathways, a wildlife corridor and habitat, and a receptor for stormwater from adjacent communities.

Big Move B18 to the Central Waterfront Plan, is amended by deleting then replacing it with the following text:

B18_NEW MOUTH OF THE DON RIVER AND THE KEATING CHANNEL, MAJOR NEW OPEN SPACES

A major new open space will be located adjacent to the renaturalized Don River. It will showcase urban open space design and the integration of flood protection measures. This new river alignment will provide a comprehensive system of open spaces by integrating them with new neighbourhoods and the larger network of the Don River, proposed Don Greenway and Lake Ontario Park. This newly naturalized Mouth of the Don and river system will provide a variety of active and passive recreational uses complementing the newly created naturalized and expanded ravine system. Smaller local parks will also be provided throughout the Port Lands. The precise configuration and function of the various parks will be determined after study of local and regional recreational needs and the preparation of a comprehensive open space framework for the Port Lands in the context of the larger Toronto Waterfront open space network. The Keating Channel will be retained as the centerpiece of a channel-based open space.

Big Move C21 to the Central Waterfront Plan, is deleted and replaced with the following text:

C21_RENATURALIZING THE MOUTH OF THE DON RIVER

The mouth of the Don River will be renaturalized and rerouted through the Lower Don Lands, south of the Keating Channel. Completing the Don Mouth Naturalization and Port Lands Flood Protection Project will be a top priority to restore and improve the ecological function of the river, provide flood protection, attract new wildlife to the area, and provide for appropriate sediment management. The renaturalized river will also become a key open space and recreational link to the Don Valley, West Don Lands, Port Lands and waterfront park system. This enhanced river setting will provide a gateway to the new urban communities in the Port Lands, including the Lower Don Lands. Vehicular and pedestrian and cyclist's bridges over the river will be designed as signature entrances of beauty and inspiration, including new bridges associated with the river crossing of the realigned Cherry Street and Villiers Street/Commissioners Street. The Keating Channel will be retained as a cultural heritage centrepiece of a new community.

Policy P28 to the Central Waterfront Plan is deleted and replaced with the following text:

(P28) Lakefilling will be considered only for stabilizing shorelines, flood protection, improving open spaces, creating trail connections, preventing siltation and improving natural habitats and is subject to Provincial and Federal Environmental processes. Consideration will be given to the impact of such lakefilling on recreational uses and fish habitat.

Big Move D22 to the Central Waterfront Plan, is amended by deleting the twelfth sentence replacing it with the following text:

Cherry Street and Villiers/Commissioners Street will be important components of this new centre.

A new Big Move D26 is added to the Central Waterfront Plan:

D26_LOWER DON LANDS

The revitalization of the Lower Don Lands will transform the City's waterfront into a significant waterfront destination which combines sustainable city building with the restoration and naturalization of the Don River. The Lower Don Lands and renaturalized Don River will provide a gateway to Port Lands and reconnect the City to the waterfront. The Lower Don Lands comprise a new urban district within the Port Lands and will be developed into a number of diverse mixed-use communities focused around the renaturalized Don River and the historic Keating Channel. Vibrant waterfront communities will be developed with a balance of live, work and recreational opportunities which reduce automobile dependency and encourage sustainable transportation choices, such as walking, cycling and public transit. An expansive and interconnected system of public parks and open spaces, pedestrian and multi-use trails, and accessible public transit network, will weave together the waterfront communities with a healthy natural heritage system.

Due to the risk of flooding and important site planning and environmental considerations in the Lower Don Lands, a Two Zone Concept, as described in the Provincial Policy statement, of floodplain management applies to the portion of the Lower Don Lands generally located north and south of the Keating Channel, west of the Don Roadway and north of the Ship Channel, shown as Two Zone Concept on Map 3, Floodplain Lands of the Official Plan. Under the Two Zone Concept, development, excluding the construction of servicing and infrastructure forming part of the flood protection works and the proposed Promontory, shall not be permitted until all of the following has been satisfied:

1. The remedial flood protection works approved in the approved Don Mouth Naturalization and Port Lands Flood Protection EA are complete and in effect;
2. Updated flood line mapping has been prepared and approved by the TRCA;
3. Phases 1- 4 inclusive of the Lower Don Lands Class Environmental Assessment Master Plan are complete and in effect;

4. The development meets the program, regulatory, and policy requirements of the TRCA;
5. Notwithstanding 1) above, development is permitted in association with phased implementation of the remedial flood protection works outlined in the approved DMNP EA, subject to:
 - i. The development phase meeting all flood plain management policies with respect to ecological management, naturalization, flood remediation (including but not limited to safe ingress/egress and flood proofing to the level of the Regulatory Flood, and no significant off-site impacts to flooding) to the satisfaction of the TRCA and the City; and that development is appropriately phased without compromising the implementation of future phases of the DMNP;
 - ii. Assessment of the phasing plan against the implementation of the approved precinct plan(s) and transit, transportation, water, waste water and storm water and other servicing infrastructure plans of the Lower Don Lands Class Environmental Assessment Master Plan;
 - iii. The undertaking of adequate public consultation to obtain broad stakeholder and agency input respecting the proposed phased implementation of the remedial flood protection works; and
 - iv. Updated flood line mapping prepared and approved by the TRCA for the phase in recognition that the proposed development phase is flood protected to the level of the Regulatory Flood.
6. Notwithstanding the above, Council may, in a by-law passed under S. 39 of the Planning Act, authorize the temporary use of land, or existing buildings or structures for any purpose set out therein that is otherwise prohibited by the Zoning by-law if all of the following have been satisfied:
 - a. The temporary use is not located on lands identified as part of the new valley corridor, including the 10 metre buffer, in the DMNP EA.
 - b. The temporary use will not compromise the implementation of the DMNP EA.
 - c. The period of time for which the authorization shall be in effect shall not exceed one year from the day of the passing of the by-law.
 - d. Any new structures must be temporary in nature and easily removable.
 - e. Any new temporary structures must be floodproofed to the satisfaction of the TRCA.
 - f. A flood emergency response plan must be implemented to the satisfaction of the TRCA and the City.

- g. The following temporary uses are prohibited:
 - i. Residential uses;
 - ii. Institutional uses associated with or in the nature of hospitals, nursing homes, pre-school, school nurseries, day care and schools;
 - iii. Essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding or the failure of floodproofing measures;
 - iv. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
 - h. The temporary use meets the program and policy requirements of the TRCA.
7. Nothing in this section will limit the ability of legal conforming uses existing on the day of adoption of this bylaw to continue to exist.

Subsection 2.6 Holding By-laws of Section Five Making It Happen: is amended by adding the following text:

2.6.2 Holding Provisions related to the Lower Don Lands

2.6.2.1 In addition to the matters specified in Section 2.6, for the lands north of the Keating Channel between Cherry Street and the Don Roadway, Council may enact zoning by-laws pursuant to Sections 34 and 36 of the *Planning Act* with an "h" holding symbol to prevent development until:

The completion of the Environmental Assessment for the Reconfiguration of the Gardiner Lake Shore Corridor. After the necessary Environmental Assessment and related urban design studies specified in the zoning bylaw have been completed, the holding symbol may be removed after Council is satisfied that the resulting built form arrangement is compatible with any plans for any reconfiguration of the transportation corridor.

2.6.2.2 In addition to the matters specified in Section 2.6 and 2.6.2.1, for the lands north and south of the Keating Channel and west of the Don Roadway and north of the Ship Channel, Council may enact zoning by-laws pursuant to Sections 34 and 36 of the *Planning Act* with an "h" holding symbol to prevent development until:

Confirmation from TRCA that the flood protection works contained in the DMNP EA or phases thereof, are complete.

Section 5, Making It Happen, is amended by adding the following as subsection 6.3:

6.3 The passage of any by-law or development occurring within the Lower Don Lands in reliance on the following Big Moves (B11, B18, C21, D22, D26) Policies (P9, P28), Schedule A, Maps A, B, C, D and E shall occur pursuant to:

- 1) The Minister of the Environment having approved the Environmental Assessment for the Don Mouth Naturalization and Flood Protection Project; and
- 2) Official Plan Amendment 257 being in full force and effect for the Lower Don Lands.

Schedule A to the Central Waterfront Plan, is amended as follows:

Schedule A to the Central Waterfront Plan is amended by modifying Commissioners Street, as well as adding Villiers Street and Munition Street as follows:

Proposed Rights-of-Way (ROW) For Major Roads

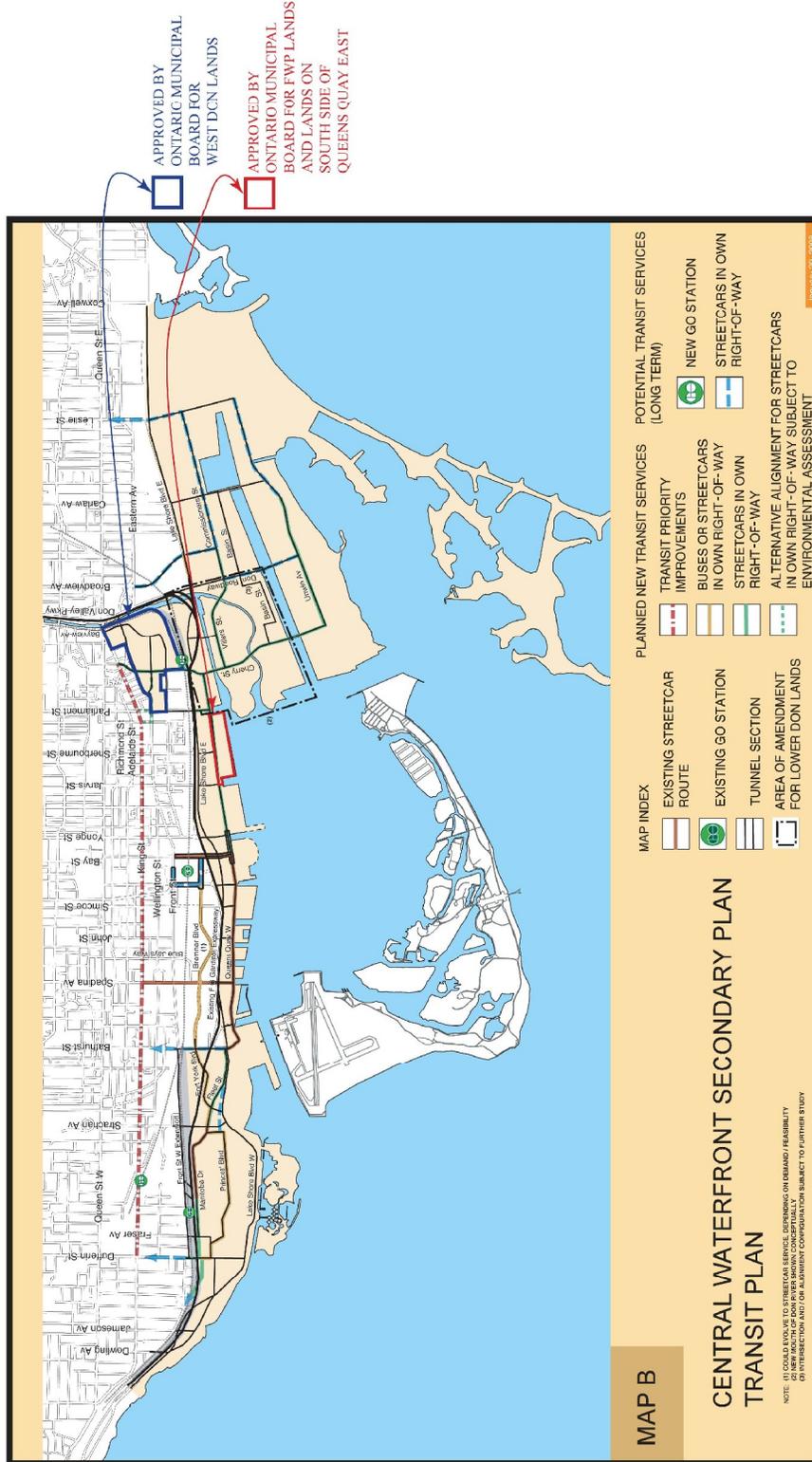
Roadway (1)	From	To	RO W	Streetcar in own ROW
Commissioners St.	Don Roadway	Leslie St.	40 m	Yes
Commissioners St./Villiers St.	Cherry St.	Don Roadway	43 m	Yes
Munition St.	GO Transit Railway Yard	Villiers St.	25 m	No

Map A – Roads Plan



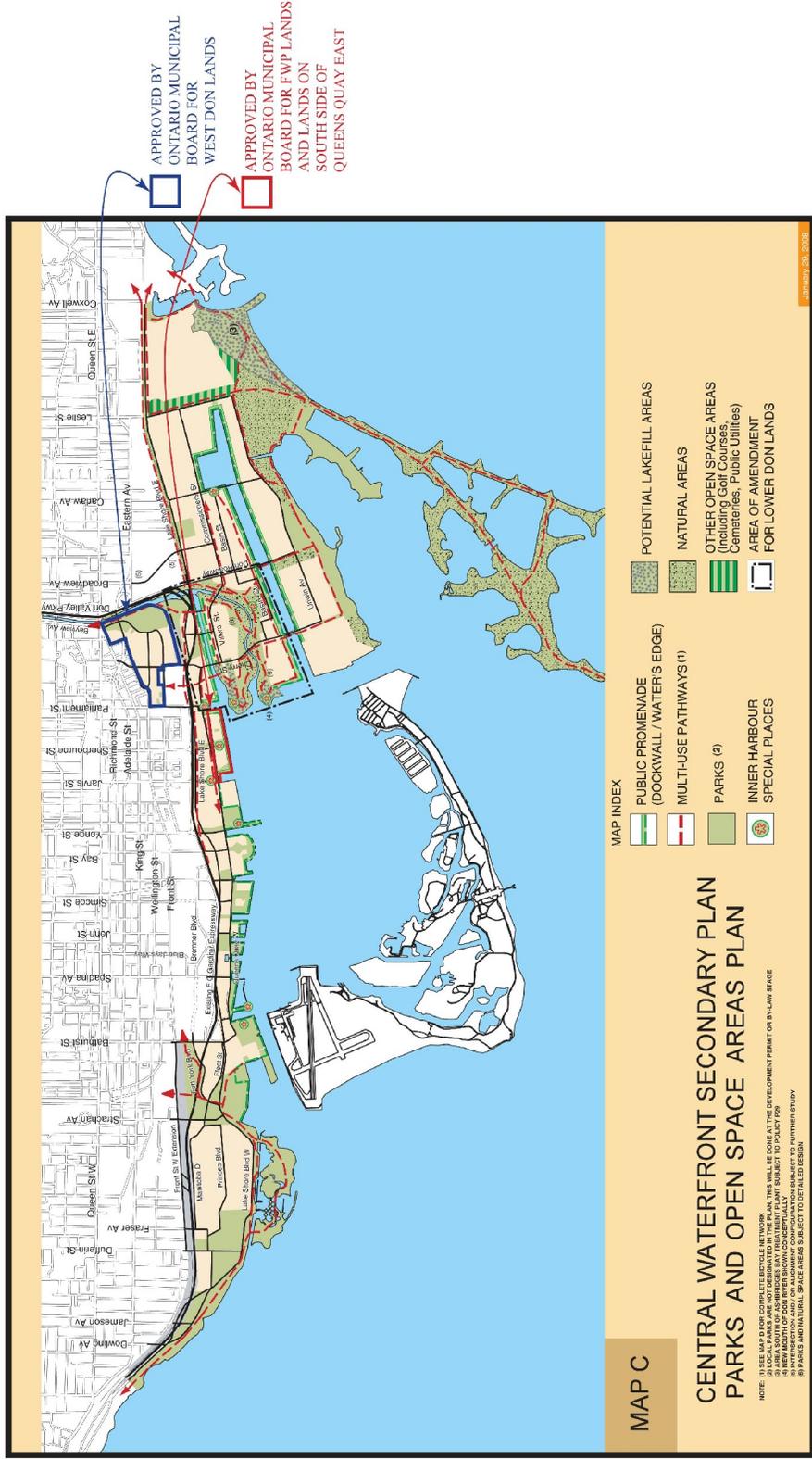
July 2010

Map B – Transit Plan



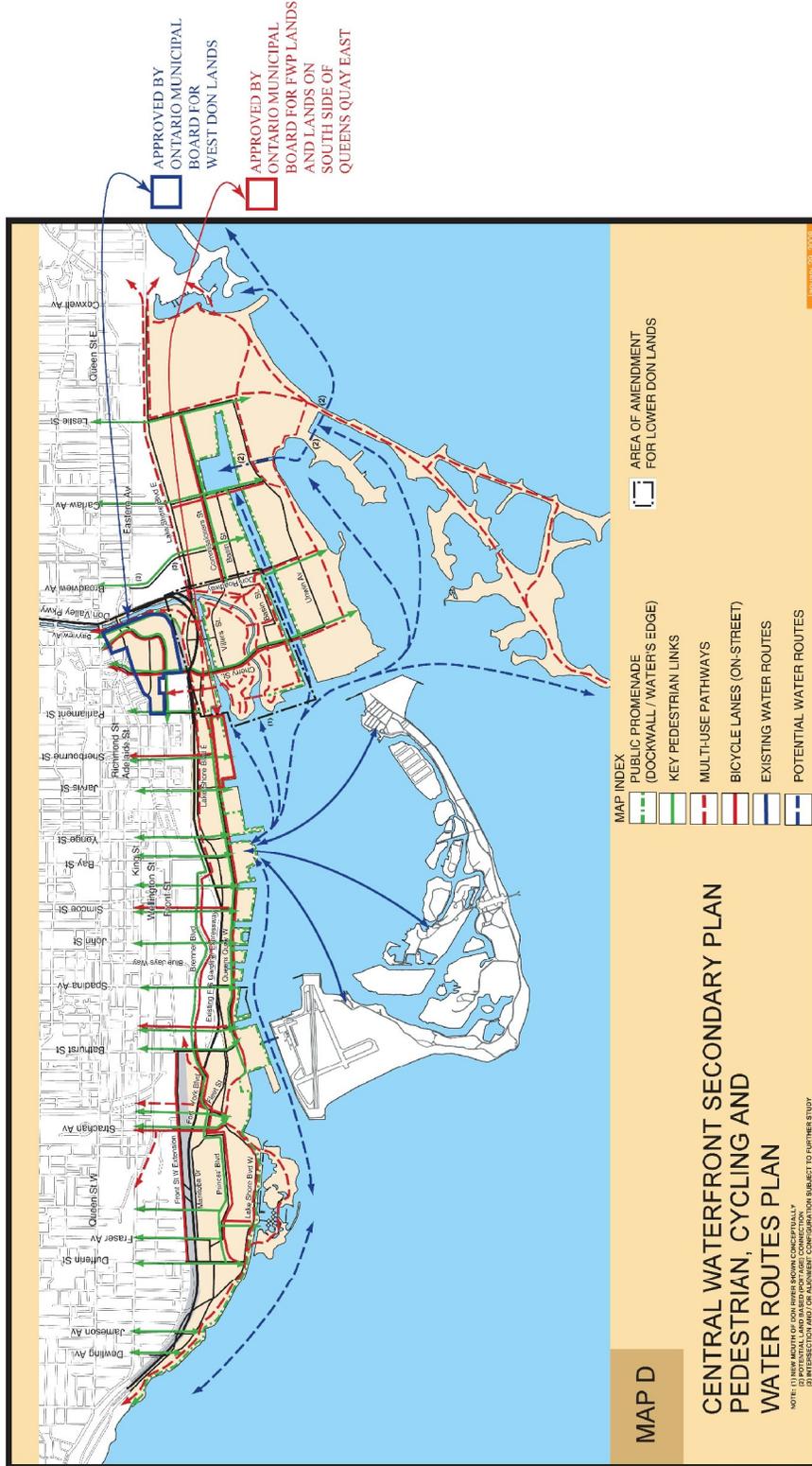
May 2010

Map C – Parks and Open Space Areas Plan



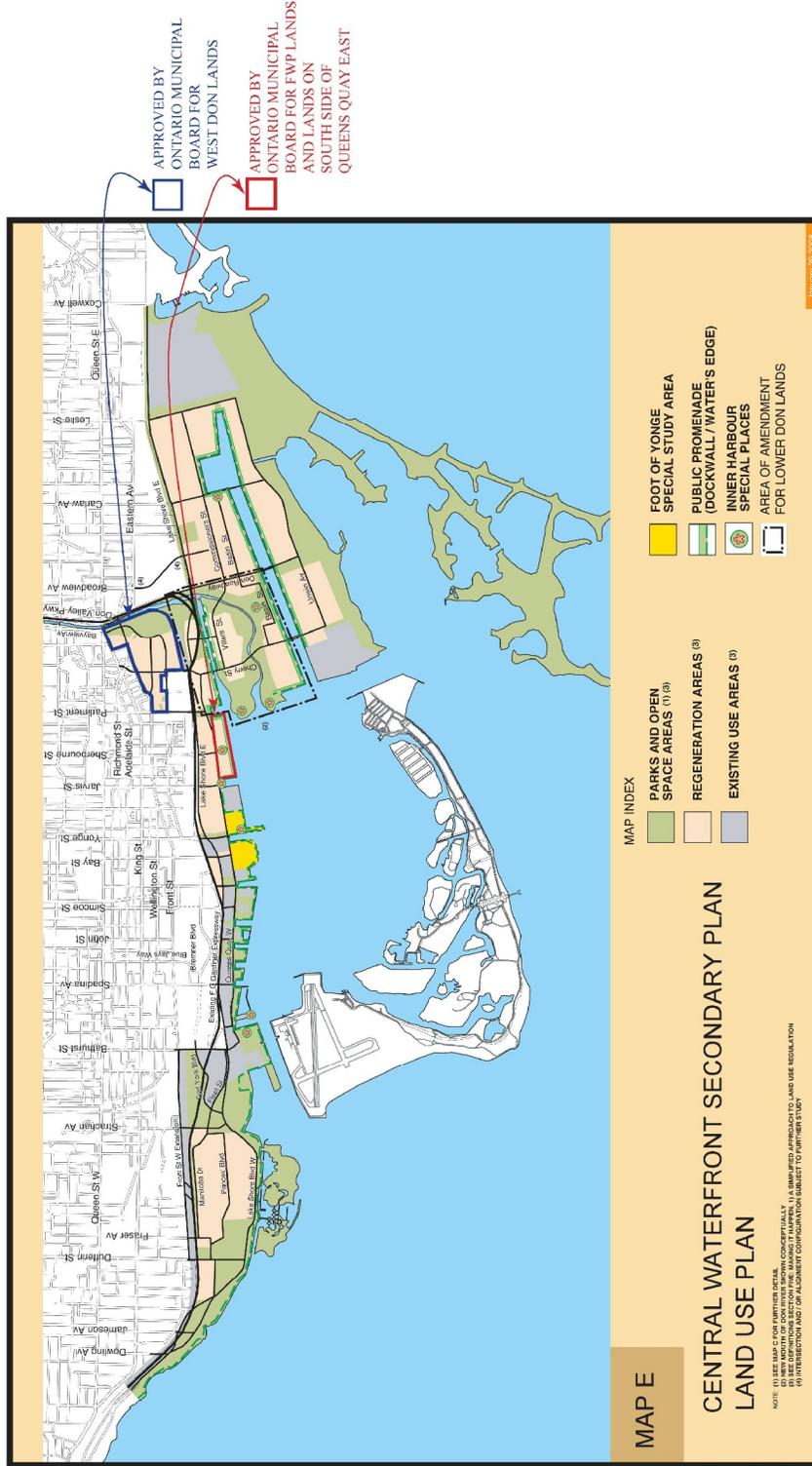
July 2010

Map D – Pedestrian, Cycling and Water Routes Plan



July 2010

Map E – Land Use Plan



July 2010

Attachment 2: Draft Official Plan Amendment 389

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an Amendment to the Former City of Toronto Official Plan
respecting lands west of the Don River, north of the Keating Channel and Lake Ontario**

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

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. 389 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

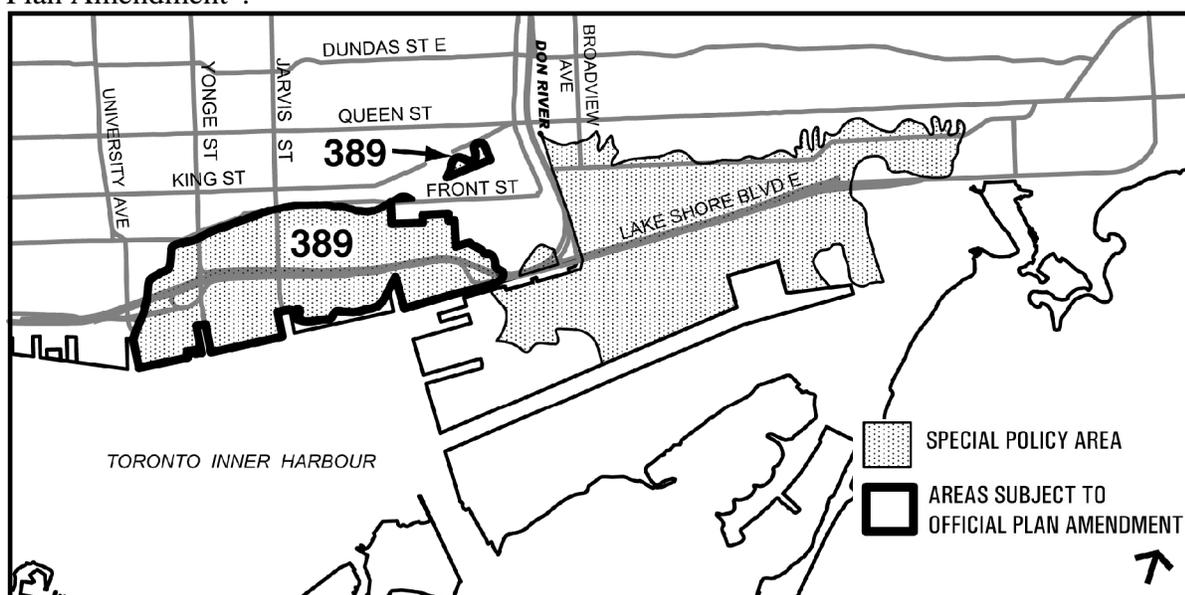
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 389 TO THE FORMER CITY OF TORONTO OFFICIAL PLAN
RESPECTING LANDS WEST OF THE DON RIVER AND NORTH OF THE KEATING
CHANNEL AND LAKE ONTARIO**

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

Appendix B, Lower Don *Special Policy Area* Maps 1, 2, 3 and 5 are amended by identifying a portion of the *Special Policy Area* identified on the map below as “Areas Subject to Official Plan Amendment” wherein policies 2.68(c), 2.72(d) and 2.73(h) apply. Appendix B, Lower Don *Special Policy Area* Maps 1, 2, 3 and 5 are further modified by including a new legend item “Spill Zone” to be applied to lands identified on the map below as “Areas Subject To Official Plan Amendment”.



Policy 2.68 Development Policies in the Lower Don *Special Policy Area* of the former City of Toronto Official Plan is amended by adding the following:

- (c) For lands shown as “Spill Zone” on Maps 1, 2, 3, and 5 in Appendix B, where a change in land use and/or intensification from existing permissions is proposed, approval of such change by City council shall only occur subject to enacting an amending by-law(s) pursuant to sections 34 and 36 of the Planning Act that include a holding symbol “h” wherein development will not be permitted until the “h” is removed pursuant to the implementation policy 2.73(h).

Policy 2.72 Land Use in the *Special Policy Area* of the former City of Toronto Official Plan is amended by adding the following:

- (d) for lands shown as “Spill Zone” on Maps 1, 2, 3 and 5 in Appendix B where City Council deems it appropriate to approve development proposals which will result in a change in land use and/or intensification from existing permissions, City Council may enact amending zoning by-laws pursuant to Sections 34 and 36 of the Planning Act that will include a holding symbol “h” wherein development will not be permitted until the “h” is removed pursuant to the implementation of policy 2.73(h).

Policy 2.69 is amended by adding the following paragraph:

The Lower Don River West Remedial Flood Protection Project Class EA consists of a number of projects which together, when completed, are intended to eliminate risk of flooding to the areas shown as “Spill Zone” on Maps 1, 2, 3 and 5 in Appendix B. The works related to this EA commenced post approval in 2006.

Policy 2.73(b) is deleted and replaced with the following:

Modifications to the boundaries of the *Special Policy Area* designation as shown in Appendix B may be considered, based on improvements made to the flood or erosion control remedial measures, or other relevant changes as approved by City Council in co-operation with the Metropolitan Toronto and Region Conservation Authority and in consultation with the Province. Such boundary modifications require Provincial approval before they are approved by City Council.

Policy 2.73 Implementation of the *Special Policy Area* Criteria of the former City of Toronto Official Plan is amended by adding the following:

- (g) Official Plan or zoning by-law amendments that result in a change to land use and/or intensification from existing permissions for lands within the *Special Policy Area* are to be municipally initiated and require Ministerial approval in accordance with Provincial procedures, prior to Council approval of such amendments;
- (h) Notwithstanding (g), for lands shown as “Spill Zone” on Maps 1, 2, 3 and 5 in Appendix B, City Council may approve a land use change and/or intensification from existing permissions that is consistent with the City’s vision for this area; however such an approval shall only occur subject to enacting a zoning by-law pursuant to Sections 34 and 36 of the Planning Act that will include a holding symbol “h” wherein development will not be permitted until the “h” is removed.

The holding symbol “h” shall not be removed until the West Don Lands Flood Protection Project Class EA is deemed complete and functional from a floodplain management perspective by the Metropolitan Toronto and Region Conservation Authority and that the City of Toronto has received approval from the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources that the lands shown as “Spill Zone” on Maps 1, 2, 3 and 5 in Appendix B, can be removed from the Lower Don *Special Policy Area*.

**Attachment 3:
Draft Zoning By-law Amendment for Keating Channel Precinct West**

Authority: Toronto and East York Community Council Report No. ____, Clause No. ____,
as adopted by City of Toronto Council on _____, 2010
Enacted by Council: _____, 2010

CITY OF TORONTO

BY-LAW No. _____-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the *Keating Channel Precinct West*.

WHEREAS Council at its meeting held on _____, 2010, adopted as amended, Toronto and East York Community Council Report No. ____, Clause No. ____; and

WHEREAS this By-law is passed in implementation of the City of Toronto Secondary Plan for the Central Waterfront; and

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act*, Council may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services and matters as set out in the 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*; and

NOW THEREFORE the Council of the City of Toronto ENACTS as follows:

1. Section 2(1) of By-law No. 438-86, being “a By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended by inserting after the definition of “Junction Triangle”, the following:

“Keating Channel Precinct” means that part of the City of Toronto delineated by heavy lines and shown on the following map.

2. District Maps 51G-313, 51G-323, 52G-311, and 52G-321 contained in Appendix “A” of By-law No. 438-86, as amended, are hereby further amended by redesignating the lands delineated by heavy lines to “CR (h)” and “G” as shown on Map A attached hereto.
3. Height and Minimum Lot Frontage Maps 51G-313, 51G-323, 52G-311, and 52G-321 contained in Appendix ‘B’ of By-law No. 438-86, as amended, are hereby further amended by redesignating the lands delineated by heavy lines as shown on Map B attached hereto.

4. Section 12(1) of By-law No. 438-86, as amended, is hereby further amended by adding the following exception:

“(482) to prevent the erection of buildings or structures or the use of land in the *Keating Channel Precinct West* in accordance with the following provisions:

Permitted Uses

- (a) the following uses shall be permitted within a CR district:
- (i) those residential uses permitted within a CR district in section 8(1)(f)(a), and subject to the qualifications in section 8(2), provided that:
 - (A) only the qualifications in Section 8(2)1 and 8(2)3 shall apply;
 - (B) the owner of the *lot* elects to provide the facilities, services or matters referred to in paragraph (12)(1)(482)0 and enters into the agreement(s) referred to in paragraph (12)(1)(482)(p)(iii).
 - (ii) those non-residential uses permitted within a CR district in section 8(1)(f)(b), and subject to the qualifications in section 8(2) where applicable, except for an *automobile service and repair shop, cold storage locker plant, commercial parking lot, car washing establishment or motor vehicle repair shop, class A*
 - (iii) a *district energy, heating and cooling plant* located below finished ground level on the lot or wholly contained within a building in which other uses are the primary use, and a vacuum waste collection facility.
- (b) the following uses shall be permitted within a G district:
- (i) those uses permitted within a G and Gm district in section 5(1)(f);
 - (ii) community related uses, playing fields; and
 - (iii) patios and open air markets within those areas identified on Map 3 provided they are located within 5 metres of the property line and are accessory to the ground floor uses of abutting buildings.
- (c) where the zoning for a CR district is followed by an “h” holding symbol, permitted uses prior to the removal of the “h” shall be limited to those uses and buildings existing on _____, 2010, or an addition thereto not exceeding 100 square metres in *non-residential gross floor area* or 10% of the *non-residential gross floor area* existing on _____, 2010, whichever is the greater.

Density

- (d) (i) *the non-residential gross floor area, residential gross floor area, or any combination thereof to be erected and used within Area A1, Area A2, Area B, and Area C, illustrated on Map 1 shall not exceed the amounts for each Area shown on the following table:*

Area	Maximum Combined <i>Non-Residential Gross Floor Area and Residential Gross Floor Area</i> (square metres)	Maximum <i>Residential Gross Floor Area</i> (square metres)
A1	25,280	18,890
A2	88,870	66,650
B	82,940	62,210
C	222,140	166,600

- (ii) in the case of *Area A1*, the *lot* shall consist of at least the lands identified as *Area A1* on Map 1, otherwise density shall be limited to those uses and buildings existing on _____, 2010, or an addition thereto not exceeding 100 square metres in *non-residential gross floor area* or 10% of the *non-residential gross floor area* existing on _____, 2010, whichever is the greater.
- (iii) Any amount of floor area existing on the date of the passing of the by-law and located within the structure known as the “Victory Soya Silo” located on the site known municipally in 2010 as 351 Lake Shore Boulevard East shall not be counted towards the maximum non-residential gross floor area or residential gross floor area as set out in subparagraph (1);

Height

- (e) maximum *height* shall be in accordance with section 4(2) except that:
- (i) one tower may be located within each permitted tower area as shown on Map 2 up to a maximum height of 125 metres, provided the *residential gross floor area, non-residential floor area, or any combination thereof, of any floor located above the maximum heights* shown on Map B does not exceed 750 square metres.
- (ii) notwithstanding paragraph (12)(1)(482)(e)(i), buildings containing exclusively *non-residential gross floor area* will be permitted

within each permitted tower area located north of Queens Quay East as shown on Map 2 up to a maximum height of 62 metres, provided the non-residential floor area of any floor located above the maximum heights shown on Map B does not exceed 1600 square metres.

- (f) Paragraph (12)(1)(482)0 does not prevent the erection or use of the following for buildings located within each permitted tower area as shown on Map 2:
- (i) A stair tower, elevator shaft, or other heating, cooling or ventilating equipment or window washing equipment or electrical energy generating equipment on the roof of the building or a fence, wall or structure enclosing such elements, provided:
 - (A) the maximum vertical extent of such elements or enclosure above the permitted height is no greater than 6 metres;
 - (B) the aggregate horizontal area of such elements, including the area contained within an enclosure, does not exceed 40% of the area of the roof of the building; and
 - (C) the width of any such elements, including the width of an enclosure, located within six metres of a lot line that is a street line, does not exceed 30% of the width of the main wall of the building facing the *lot line* provided the width is to be measured parallel to the *lot line* boundary;
 - (ii) structures identified in Section 4(2)(a)(ii), subject to the limitations contained therein;
 - (iii) parapets to a maximum vertical projection of 1.0 metre; and
 - (iv) a chimney stack for a *district energy, heating and cooling plant*, where permitted in accordance with paragraph (12)(1)(482)(a)(iii) and which has been approved by the Ministry of Environment.

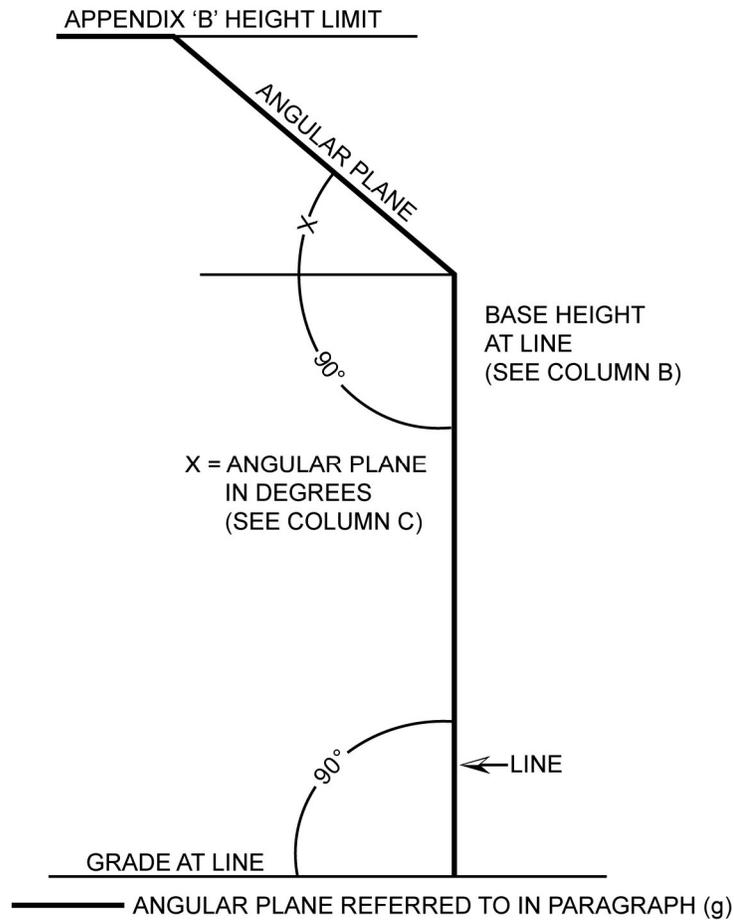
Angular Planes

- (g) no person shall, on a *lot* abutting the shaded area on Map 3 attached, erect or use a building or structure other than a tower as permitted in paragraph (12)(1)(482)(e)(i) and (f) (ii) that:
- (i) exceeds the *height* at the line as set out in Column A below; and
 - (ii) penetrates the corresponding angular plane indicated in Angle column below, measured horizontally over the *lot* at the *height* determined in subparagraph (i) as shown in the diagram following the Chart;

<u>COLUMN A</u>	<u>ANGLE</u>
BASE HEIGHT AT LINE AND POINT AT WHICH ANGULAR PLANE IS MEASURED (in metres)	(degrees)

12

55



Parking and Loading

- (h) parking facilities shall be provided in accordance with section 4(5) except that:
 - (i) the total number of *parking spaces* required to meet the requirements for residential use (excluding visitors) may be reduced by 4 *parking spaces* for each *car share parking space* provided and maintained on the *lot*. The limit on this parking reduction is calculated as the greater of: 4 x (total number of units/60), rounded down to the nearest whole number; or 1 space;

- (i) loading facilities shall be provided in accordance with section 4(8) except that:
 - (i) for a block of land surrounded by public streets on all sides that includes more than one building, not more than one *loading space – Type G* shall be required to service all buildings on that block of land and other loading facilities for that block shall be provided in accordance with section 4(8).

Residential Amenity Space

- (j) *residential amenity space* shall be provided in accordance with section 4(12), except that:
 - (i) the maximum amount of indoor *residential amenity space* which shall be required for any building is 300 square metres;
 - (ii) the maximum amount of outdoor *residential amenity space* which shall be required for any building is 300 square metres;
 - (iii) *residential amenity space* provided indoors may be provided in rooms which are not contiguous; and
 - (iv) *residential amenity space* shall only be required for buildings containing 20 or more *dwelling units* which are not grade related and where access to all such *dwelling units* is by means of a common internal corridor.

Stepbacks

- (k) no building or structure within a designated tower area as shown on Map 2 may exceed 38 metres in height unless the portion of the building above such height is setback from the exterior wall of the storey immediately below;
 - A. 5 meters adjacent to Queens Quay East;
 - B. 3 meters where such wall faces a street other than Queens Quay East
- (l) All buildings located west of Cherry Street along the *lot* line adjacent to Lake Shore Boulevard East shall be set back a minimum of 7 metres from the Lake Shore Boulevard East road allowance;
- (m) Window separation requirements in section 8(3) Part II 1(a) and (c) shall apply except that the minimum distance referred to in section 1(a)(i) shall be 15 metres and the minimum distance referred to in section 1(a) (ii) shall be 7.5 metres.

Ground Floor Animation Areas

- (n) no building or structure on a *lot* subject to a Ground Floor Animation Area requirement as shown on Map 4 may be erected or used unless:
 - (i) at least 60 percent of the ground floor of the building facades identified as Ground Floor Animation Areas on Map 4 are used for no purposes other than *ground floor animation uses*;
 - (ii) no *dwelling units* are located on the ground floor unless other permitted uses are provided, in an enclosed structure, between any part of the building containing *dwelling units* and a frontage identified as a Ground Floor Animation Area;

Build to Lines

- (o) no building may be erected or used on a *lot* subject to a Build to Line as shown on Map 5 unless:
 - (i) an exterior face of the building is located no more than 0.15 metres back from the Build to Line between *grade* and a *height* of 12 metres, for a minimum of 60% of the length of the *frontage* of the *lot* identified as the Build to Line; and

Section 37 Agreements

- (p) pursuant to Section 37 of the *Planning Act*, the heights and density of residential development contemplated herein are permitted subject to compliance with all of the requirements set out in section 12(1)(482) and in return for the provision by the owner of the *lot* of the following facilities, services and/or matters on terms satisfactory to the City at the owner's sole expense and in accordance with and subject to the agreement(s) referred to in subparagraph (iv) below:
 - (i) on the lands in A2 on Map 1 to secure new *affordable rental housing*, which shall comprise either:
 - (A) the provision and maintenance on the *lot*, or on other lands in the same Area as shown on Map 1, of not less than 20% of the total number of *dwelling units* as new *affordable rental housing*, as defined by the City of Toronto Official Plan for a term of not less than 25 years; or
 - (B) the provision of sufficient land in the *Keating Channel Precinct* or in combination on the lands municipally known in 2010 as 480 and 480A Lake Shore Boulevard East to construct *dwelling units* equal in number to 20% of the total *dwelling units* on the *lot*:

- (ii) on the lands in each of Area A1, Area B and Area C shown on Map 1 to secure new affordable rental housing which shall comprise either:
 - (A) the provision and maintenance on the *lot*, or on other lands in the same Area as shown on Map 1, of not less than 20% of the total number of *dwelling units* as new *affordable rental housing*, as defined by the City of Toronto Official Plan for a term of not less than 25 years; or
 - (B) one of the following to be determined at the sole discretion of the City:
 - 1. a dedication to the City of sufficient land to construct 20 % of the total number of dwelling units on the *lot*; or
 - 2. a cash-in-lieu contribution to the City in the amount of the value of the dedication referred to in 1, to be paid prior to the issuance of the first above-grade building permit for the *lot*.
- (iii) any development containing ownership *dwelling units* shall provide not less than 5% of all ownership *dwelling units* on the *lot* with the following size restrictions:
 - (A) A maximum *residential gross floor area* of 46.5 square metres for a bachelor *dwelling unit*;
 - (B) A maximum *residential gross floor area* of 60.4 square metres for a one-bedroom *dwelling unit*;
 - (C) A maximum *residential gross floor area* of 79 square metres for a two bedroom *dwelling unit*;
 - (D) A maximum *residential gross floor area* of 93 square metres for a three bedroom *dwelling unit*;
 - (E) A maximum *residential gross floor area* of 120 square metres for a two bedroom *rowhouse/rowplex*; and
 - (F) A maximum *residential gross floor area* of 135 square metres for a three bedroom *rowhouse/rowplex*;
- (iv) the owner of lands within the Keating Channel Precinct proposed for residential uses shall enter into one or more agreements with the City pursuant to section 37 of the Planning Act to secure the facilities, services and matters required by this paragraph, with conditions providing for indexing of the financial contributions, indemnity, insurance, GST, termination and unwinding, and

registration and priority of the agreement, and such agreements are to be registered on title, to the satisfaction of the City.

Holding Symbol

- (q) lands zoned with the “h” symbol shall not be used for any purpose other than as provided for in paragraph (c) above until the “h” symbol has been removed. An amending by-law to remove the “h” symbol in whole or in part, and in respect of specific uses, shall be enacted by Council when the implementation of the following conditions at the owner’s sole expense has been secured to the satisfaction of Council through the execution and registration on title of an agreement or agreements pursuant to Section 37, 51 and/or 53 of the *Planning Act* or Section 114 of the *City of Toronto Act, 2006*, as appropriate:
- (i) the provision of an infrastructure and storm water management plan dealing with, among other matters, the provision of roads, sewers and water services, public parks and community services and facilities;
 - (ii) Council is satisfied as to the availability of all infrastructure and servicing requirements necessary to accommodate development on the *lot*, and all necessary transportation, servicing and other infrastructure improvements have been secured at the Owner’s expense to the satisfaction of the City of Toronto;
 - (iii) the provision of a satisfactory streets and blocks plan is prepared demonstrating how the development provides for new streets and blocks in relation to the existing and proposed system of streets;
 - (iv) where applicable, inclusion of a provision in the agreement that the Owner will convey land to the City, for nominal consideration, for the extension of Queens Quay East, the realignment of Cherry Street and Parliament Street, any widening of Lake Shore Blvd. East, the Promenade along the north side of the Keating Channel, and other roads necessary to serve the development of the *lot*;
 - (v) the provision of a phasing plan dealing with the sequencing of development and the timing of the provision of the infrastructure and services addressed in subparagraphs (12)(1)(482)(q)(i) to (iv);
 - (vi) a public art contribution at the owner’s expense in accordance with the City’s public art program of a value not less than 1% of the gross construction costs of all buildings and structures to be erected on the lot;
 - (vii) the owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard as adopted by Toronto City Council;

- (viii) provision of a higher level of sustainable performance measures is encouraged. To this end the owner shall be encouraged to undertake the following:
 - A. provide post construction Energy Modelling Reports and As Built Drawings to the Chief Planner and Executive Director, City Planning, from a qualified Professional Engineer or Architect involved in the design and construction, confirming that the new building(s) has been constructed and incorporates Tier 2 TGS performance measures satisfactory to the chief Planner; and
 - B. achieve LEED Canada-NC for New construction & Major Renovations Version 2.0 Gold.
- (ix) the connection of all buildings to a district energy system and/or on-site renewable energy sources, if available at costs comparable to other energy sources;
- (x) the provision of a three dimensional computer model, prepared by a qualified consultant, which demonstrates to the satisfaction of the City that built form continuity has been addressed;
- (xi) the submission of Site Plan Application(s) for review and comment by the Waterfront Design Review Panel;
- (xii) the provision of a noise and vibration study, prepared by a qualified noise consultant, and detailed design plans, all to be peer reviewed by the City at the owner's expense, which demonstrate to the satisfaction of the City that appropriate noise mitigation measures will be implemented;
- (xiii) the provision of a wind study, prepared by a qualified wind consultant, and detailed design plans, which demonstrate to the satisfaction of the City that appropriate built form and other wind mitigation measures will be implemented, with such study to be submitted to the City prior to the submission of Site Plan Application(s) to the Waterfront Design Review Panel;
- (xiv) the submission of a soil and groundwater management strategy prepared by a qualified consultant which demonstrates to the satisfaction of the City that contaminated soil and groundwater can be managed in a manner that is consistent with Provincial regulations;
- (xv) written confirmation from the Toronto and Region Conservation Authority that the flood protection landform in West Don Lands is complete and functional and the Special Policy Area designation is removed;

- (xvi) in the case of lands within the *Keating Channel Precinct* proposed for residential uses, in addition to those matters set out above, the owner has elected to provide the facilities, services or matters referred to in paragraph (12)(1)(482) (p) above and entered into the agreement(s) referred to in subparagraph (12)(1)(482)(p)(iv);
- (xvii) in the case of lands containing the structure known as the “Victory Soya Silo” and known municipally in 2010 as 351 Lake Shore Blvd. East, in addition to the matters set out in subparagraphs (12)(1)(482) (p) (i) to (xi) above, the owner shall agree to submit a Heritage Impact Statement satisfactory to the Chief Planner to include amongst other matters retention of the Silos and reuse opportunities;
- (xviii) in the case of the lands within *Area A2* as illustrated on Map 1, in addition to the matters set out in subparagraphs (12)(1)(482)(p)(i) to (xi), the owner shall prepare a conceptual design for a school, a community centre, associated open spaces and other potential uses to the satisfaction of the City and the relevant school board(s).
- (xix) In the case of lands in each of Areas A1, A2 , B or C within the *Keating Channel Precinct* proposed for residential uses, in addition to those matters set out above,
 - A. the owner has provided an affordable housing strategy which establishes targets for meeting the affordable housing requirements in the Area to the satisfaction of the Chief Planner by:
 1. unit type, ensuring that they are generally in the same proportion and mix by bedroom type as the residential units that are not affordable housing units;
 2. development parcel, identifying the order of development to ensure that the requirements are achieved prior to or at the same rate as development of the residential units that are not affordable housing units;
 3. identifying proposals to meet the requirements through the conveyance of land or, for lands other than Area A2, the provision of cash-in-lieu; and
 4. by including a report on the affordable housing achievements to date in the Area for the second and subsequent *lots* in each Area applying for the removal of the “h” symbol where it is to be removed in phases within the same Area

Definitions

For the purposes of this exception:

“*affordable rental housing*” means rental housing where the total monthly shelter cost (gross monthly rent including utilities—heat, hydro and water—but excluding parking and cable television charges) is at or below the average Toronto rent by unit type (number of bedrooms) as reported annually by the Canada Mortgage and Housing Corporation;

“*car share motor vehicle*” means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of a building erected within the *lot*.

“*car share parking space*” means a *parking space* that is provided exclusively for the use of vehicles that are used exclusively for the parking of a *car share motor vehicle*.

“*district energy, heating and cooling plant*” means a building or structure that is used for the production of electrical power, heating and/or cooling which is generated/converted at one or more linked locations and then is distributed to the users;

“*ground floor*” means the first floor of a building or structure above *grade*;

“*ground floor animation uses*” shall have the same meaning as the expression *street-related retail and service uses*, except that, in addition to those uses listed in sections 8(1)(f)(b)(i), (ii), and (iv), an *artist’s or photographer’s studio*, or a *custom workshop* and an entrance to a residential building shall also be permitted;

All other italicized terms shall have the same meaning as in Bylaw 438-86.

ENACTED AND PASSED this ____ day of _____, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Proposed Maps

Area Referred to as: “Keating Channel Precinct”

Map A: District Use Map

Map B: Maximum Heights

Map 1: Density

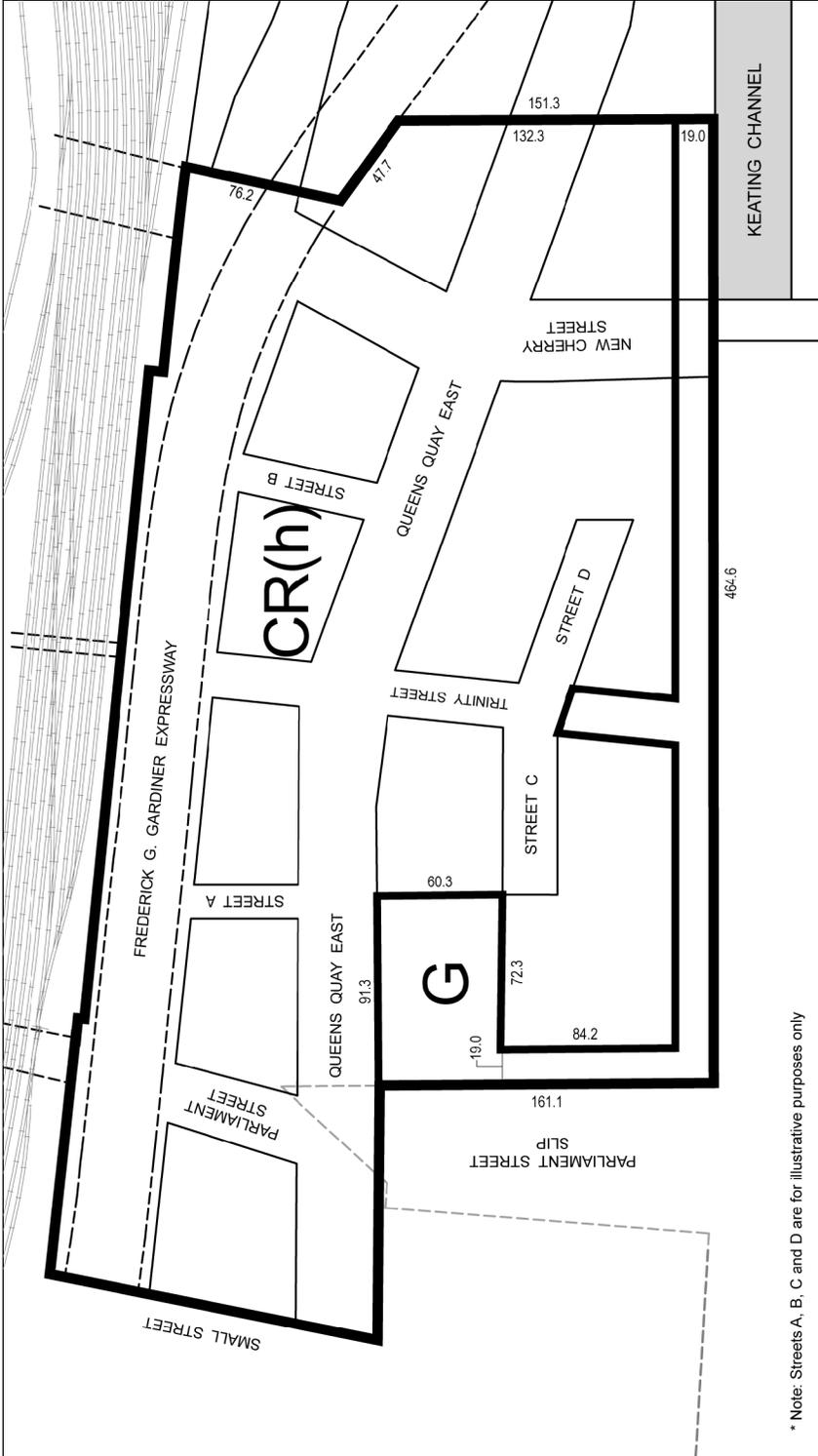
Map 2: Permitted Tower Areas

Map 3: Angular Plane

Map 4: Ground Floor Animation Areas

Map 5: Build To Lines

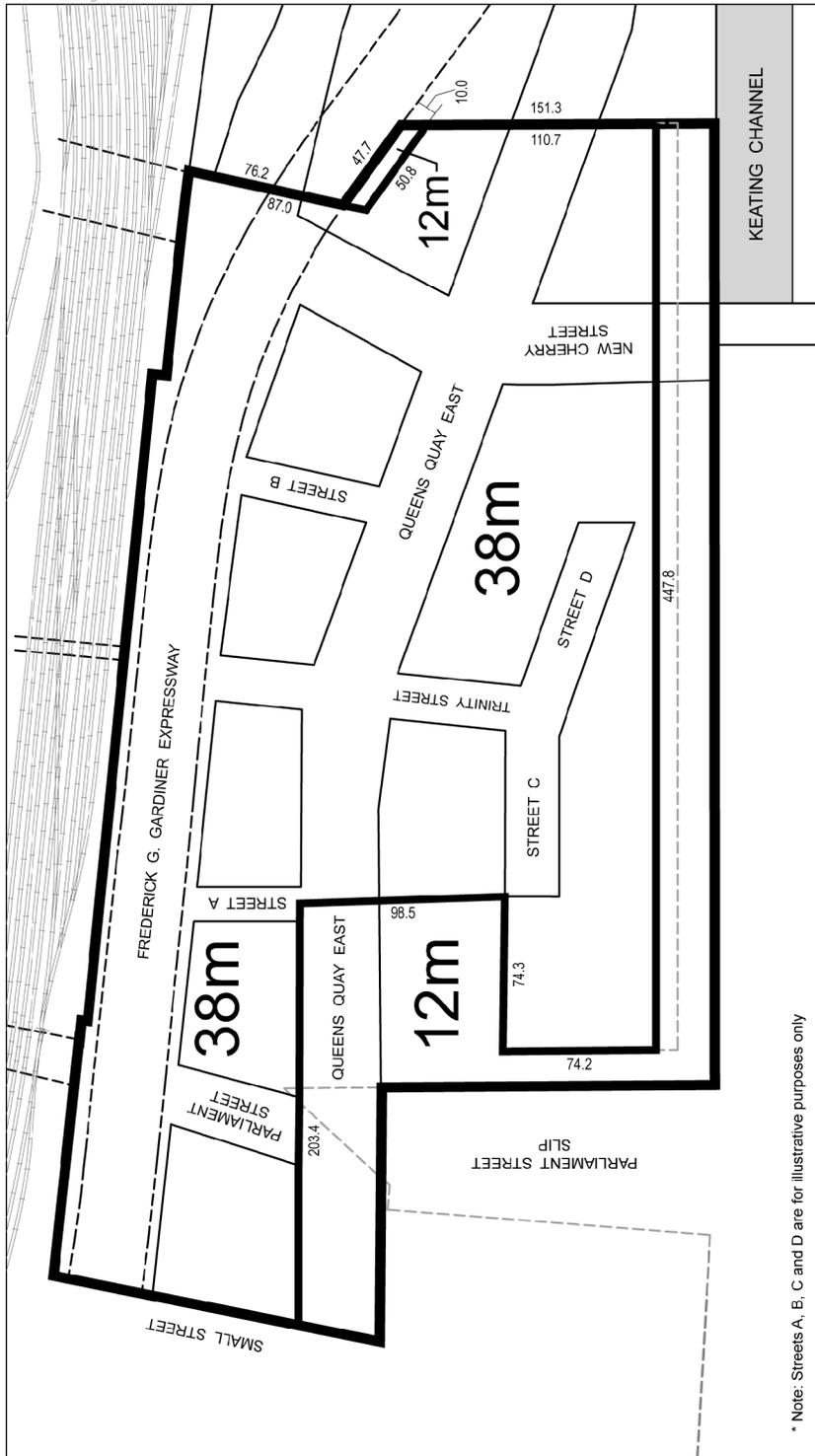
Map A (District Use Map)



* Note: Streets A, B, C and D are for illustrative purposes only



Map B (Maximum Heights)



* Note: Streets A, B, C and D are for illustrative purposes only

Toronto City Planning
Map B Maximum Heights

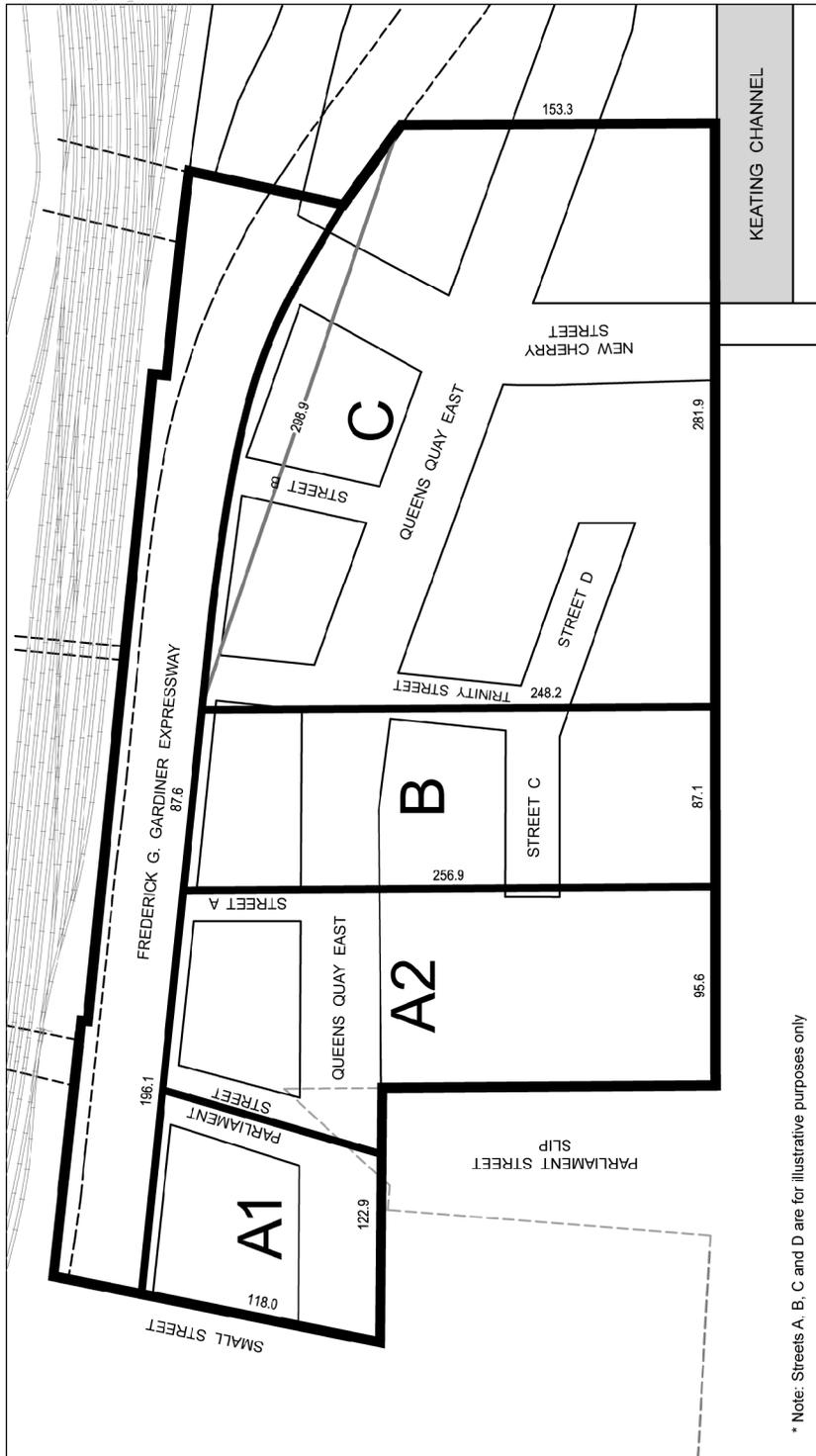
Keating Channel Precinct West

File # 10_117319



Not to Scale
 06/03/2010

Map 1 (Density)



* Note: Streets A, B, C and D are for illustrative purposes only



Keating Channel Precinct West

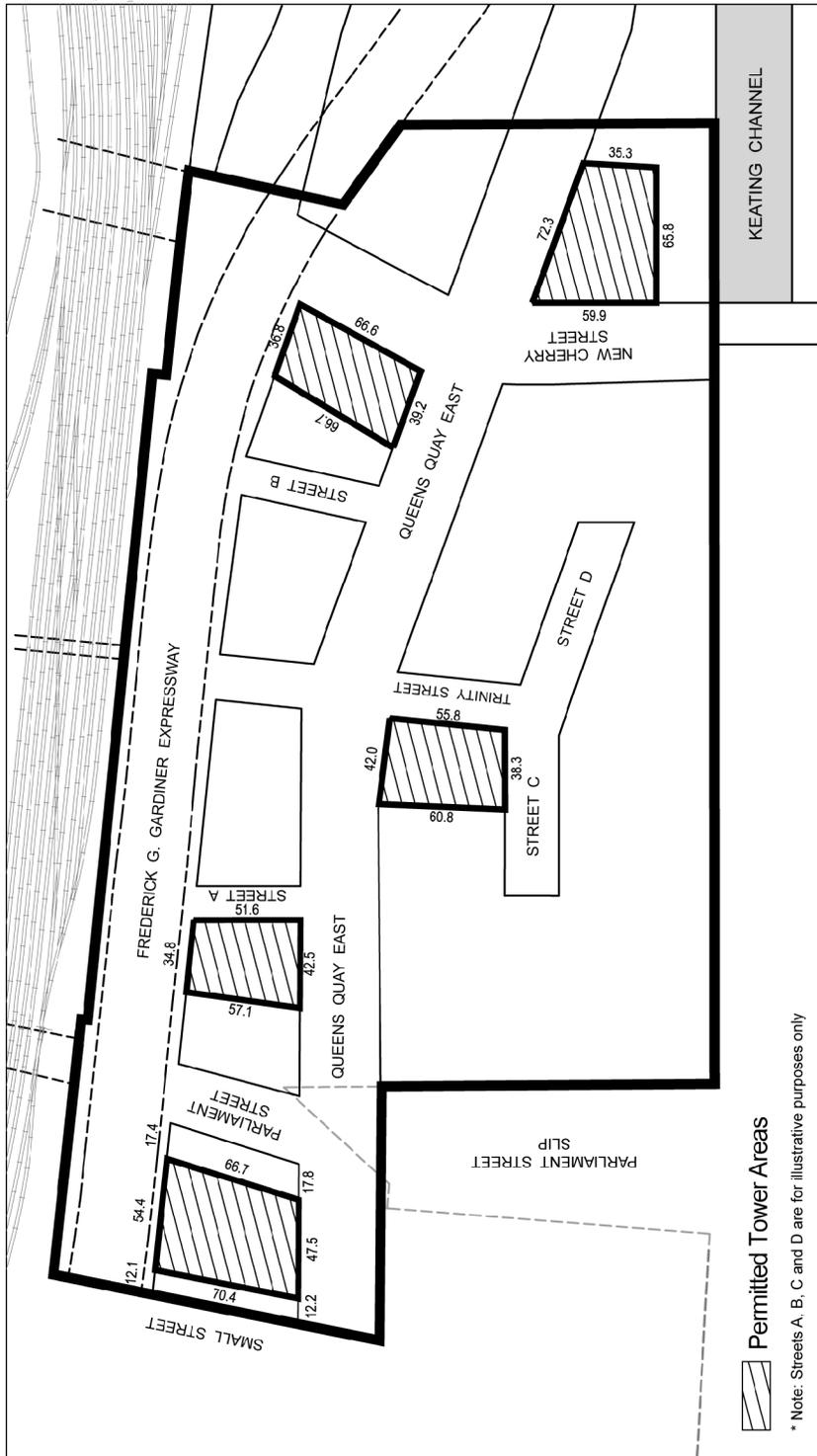
Map 1 Density: Parcels Referred to in Section 12(1)482(d)

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Not to Scale
06/03/2010

Map 2 (Permitted Tower Areas)



TORONTO City Planning
Map 2 Permitted Tower Areas

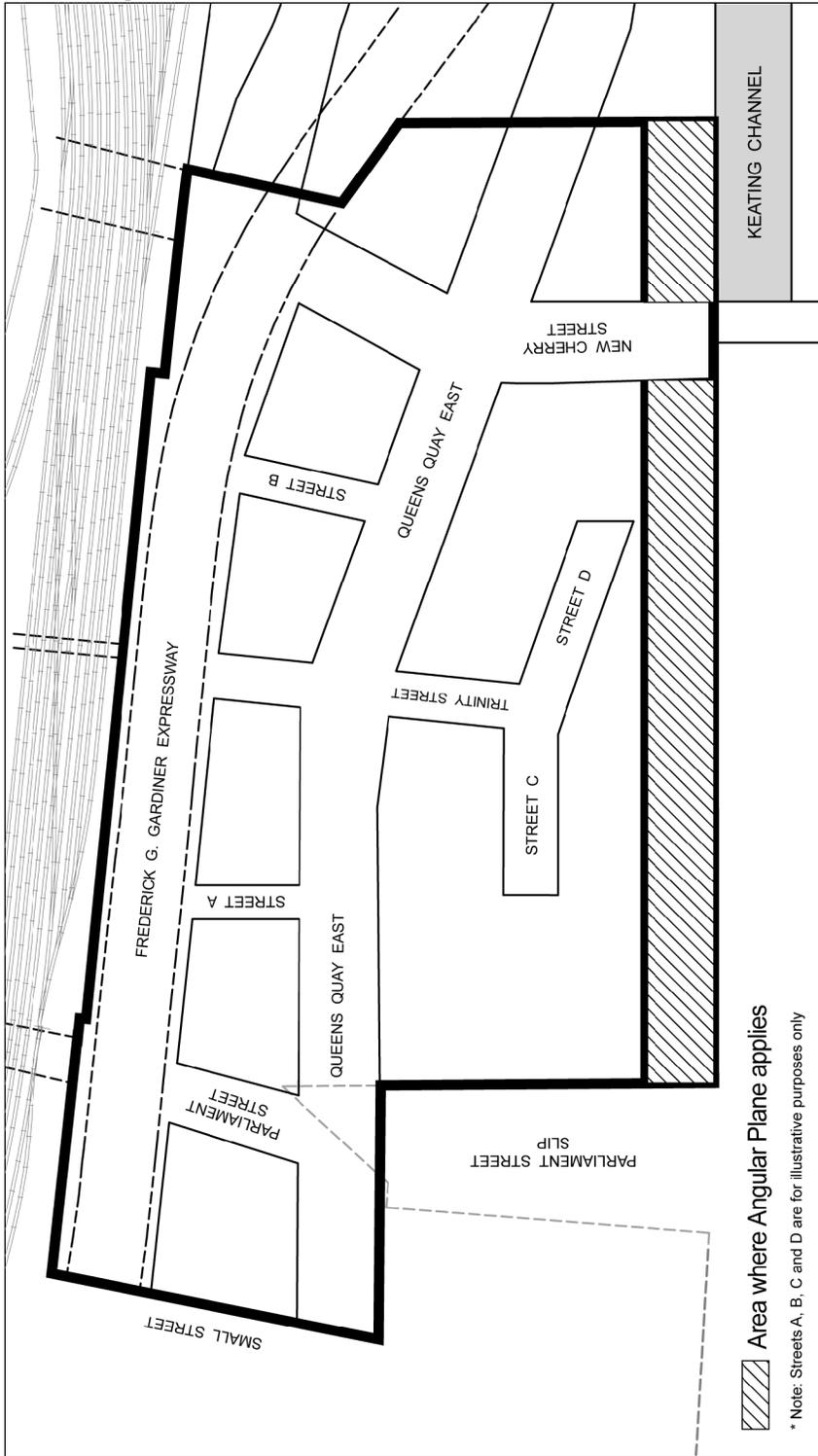
Keating Channel Precinct West

File # 10_117319



Not to Scale
 06/03/2010

Map 3 (Angular Plane)



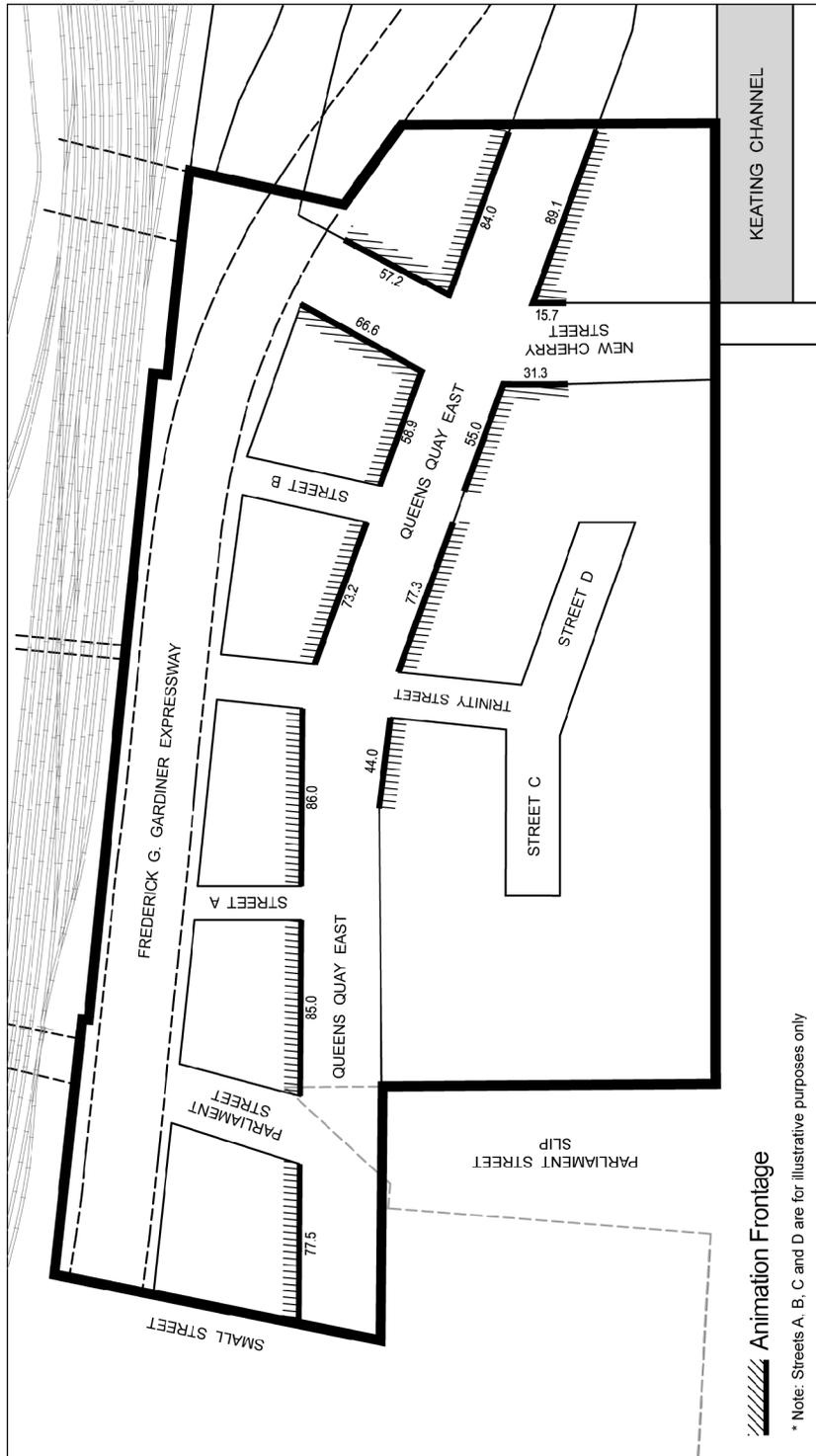
TORONTO City Planning
Map 3 Angular Plane

Keating Channel Precinct West

File # 10_117319

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 Not to Scale
 06/03/2010

Map 4 (Ground Floor Animation Areas)



Keating Channel Precinct West

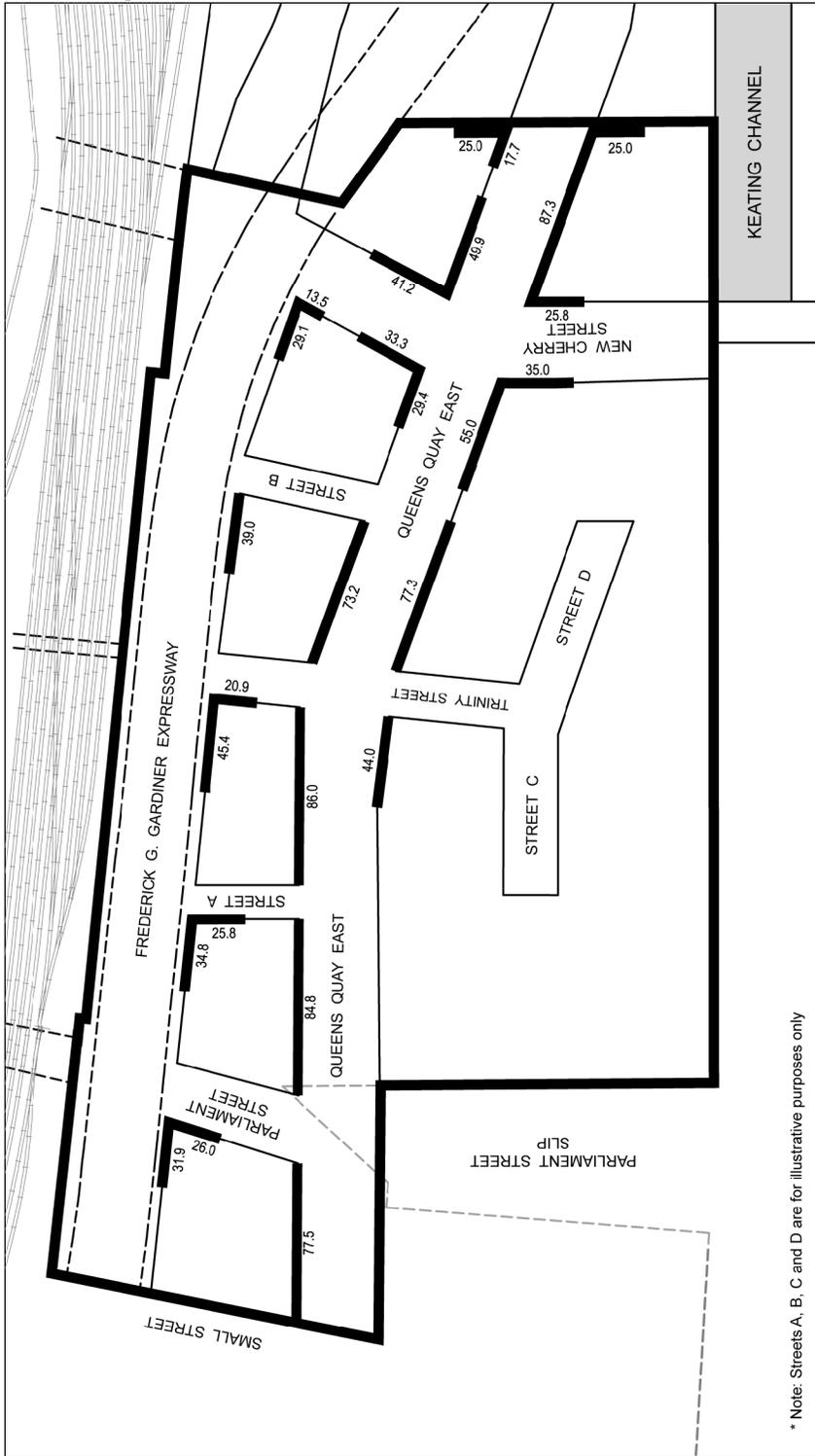
Toronto City Planning
 Map 4 Ground Floor Animation Areas

File # 10_117319



Not to Scale
 06/03/2010

Map 5 (Build to Lines)



* Note: Streets A, B, C and D are for illustrative purposes only

Toronto City Planning
Map 5 Build To Lines

Keating Channel Precinct West

File # 10_117319

↑
 Not to Scale
 06/03/2010

ATTACHMENT 4

Affordable Housing Delivery Strategy in Keating West Precinct

Objectives

- Ensure the distribution of Affordable Housing throughout all Areas of the Keating Channel Precinct, and its delivery commensurate with the progress of delivery of the market housing
- At least 20% of the residential units will be *affordable rental* units
- Secure the ongoing affordability of the affordable rental housing on private and public lands for as long as possible
- Lands in public ownership in Keating Channel on which Affordable Rental Housing is provided should remain in public ownership and/or control to ensure affordability of the housing in perpetuity, if possible
- Secure the rental tenure of the affordable rental housing to ensure an ongoing mix of housing tenures throughout the Keating Channel neighbourhoods
- At least 5% of the residential units will be *low-end-of-market housing* units for ownership which shall not exceed size restrictions as defined in the zoning by-law
- Provide for a similar mix of unit types in the affordable housing as is being built throughout the balance of the residential units in the Precinct
- Locate larger units suitable for families close to grade, where possible
- Seek ways to exceed the minimum affordable housing requirements in order to achieve an ongoing healthy mix of housing in the Precinct by unit types, tenure, affordability

Delivery of Affordable Housing on Waterfront Toronto Lands (Area A)

- Waterfront Toronto will provide land at no cost for affordable rental housing sufficient for at least 20% of the residential units to be built on Waterfront Toronto Lands, the land to be fully serviced and remediated
- To ensure as long a period of affordability as possible, provide the land through measures such as the use of long term leases and with particular emphasis on non-profit and co-operative housing providers
- Waterfront Toronto will work with the City to identify the available financial incentives to develop affordable housing, and approach the federal and provincial governments to secure funding commitments for the development of the affordable rental housing
- Additional funding will be sought for rent supplements or the equivalent to provide assistance to persons of low income
- Work with a wide variety of housing providers in the delivery of the affordable housing
- Ensure that the housing units for ownership include at least 5% *low-end-of-market housing*
- Explore opportunities to deliver ownership housing at prices affordable at below market rates
- Encourage the creation of larger units of Affordable Housing and give priority to families with children in the allocation of this housing

Delivery of Affordable Housing on Lands in Private Ownership (Areas B and C)

- 20% of the residential units approved for development in each of the Areas will be provided as *affordable rental* housing
- Provision will be at the owner's expense through one of three methods:

- Direct provision of the affordable rental units for a period of not less than 25 years; or
 - If the owner prefers, but at the City’s discretion, a dedication to the City of sufficient land to construct the affordable rental units in the Area; or
 - If the owner prefers, but at the City’s discretion, a cash-in-lieu contribution to the City in the amount of the value of the dedication of the land
- Ensure that the housing units for ownership include at least 5% *low-end-of-market housing*
 - Waterfront Toronto will work with the City and the private land owners through the development approval process to secure the agreements for achievement of the affordable housing targets on all the lands in the Precinct

Affordable Housing Requirements from non-Waterfront Lands

- Provision of new affordable rental housing or replacement of existing social or rental housing that is the subject of Section 37 Agreements on other lands not in the Central Waterfront Secondary Plan Area may be located on lands in the Keating Channel. Such housing units must be in addition to the affordable housing units that are required to meet the minimum affordable housing targets in the Precinct.