

Keating Channel Precinct – Lower Don Lands – Request for Report on Status of Official Plan and Zoning Actions

Date:	September 29, 2011
To:	Executive Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward Nos. 28 & 30 – Toronto Centre-Rosedale & Toronto-Danforth
Reference Number:	P:/2011/Cluster B/pln/exec/ex11040 (File Number: 10-117319 SPS 00 OZ)

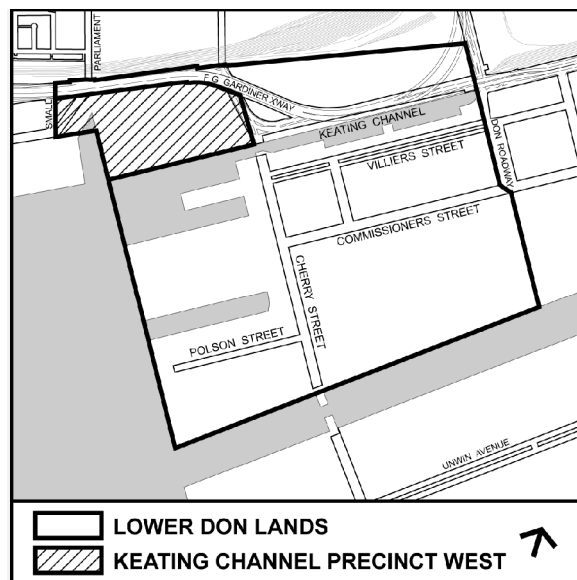
SUMMARY

City Council at its meeting on September 21 and 22, 2011 requested the Chief Planner and Executive Director, City Planning to report back on any actions required to ensure that development north of Keating Channel is not delayed by the actions of City Council.

By-law 1174-2010 establishes zoning provisions to guide development in the Keating Channel Precinct West, north of Keating Channel. The by-law reflects a municipal Class Environmental Assessment (EA) for roads, bridges, transit and hard services which is in effect.

By-law 1174-2010, and Official Plan Amendments 388 and 389 which apply to the Lower Don Lands and vicinity, are under appeal to the Ontario Municipal Board.

The Keating Channel Precinct West is the first precinct in the Lower Don Lands where Council has adopted zoning amendments to permit mixed use development. Staff will continue with the previous Council direction to resolve appeals at the Ontario Municipal Board as they apply to Keating Channel Precinct West and other lands north of Keating



Channel.

RECOMMENDATIONS

The City Planning Division recommends that:

City Council direct that staff continue with the previous Council direction to resolve appeals at the Ontario Municipal Board as they apply to the Keating Channel Precinct West and other lands north of the Keating Channel.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Executive Committee at its meeting on September 6, 2011, addressed the report entitled "Toronto Port Lands Company – Revitalization Opportunities for the Port Lands". Recommendation 7 requested a report back to the Executive Committee "on any actions required to ensure that development to the north of the Keating Channel is not delayed by the actions set out in the report (August 22, 2011) from the City".

City Council, at its meeting on September 21 and 22, 2011, adopted the recommendations of the September 21, 2011 Supplementary report. A link to the Supplementary report is below:

<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-41080.pdf>

City Council endorsed a protocol for the revitalization of the port lands and requested the City Manager to report on the anticipated costs of completing the review of the port lands. The result of adopting the September 21, 2011 recommendations is that Waterfront Toronto continues as the lead agency for Waterfront Revitalization and the City, Waterfront Toronto and TRCA will establish an Executive Steering Committee to guide the review of the port lands.

Council retained Recommendation 7 from the September 6, 2011 report of the Executive Committee requesting a report on actions to ensure that development is not delayed for lands north of Keating Channel.

ISSUE BACKGROUND

City Council at its meeting on July 6, 7 and 8, 2010 endorsed the preferred alternative for the Don Mouth EA and its submission to the Minister of the Environment for approval. It also authorized the municipal Class EA (which is in effect) for new roads and bridges, transit, water, waste water and storm sewer infrastructure to support development in the Keating Channel Precinct West.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EX45.15>

City Council at its meeting on August 25, 26 and 27, 2010 adopted Official Plan Amendments (OPA's) 388 and 389 for the Lower Don Lands (including lands north of Keating Channel) and By-law 1174-2010 which facilitates the development of the Keating Channel Precinct West.

<http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-33144.pdf>

OPA 388 is premised in part on the Don Mouth Naturalization and Port Lands Flood Protection EA, as well as other Environmental Assessments to facilitate the development of the Keating Channel Precinct West through the relocation of roads, bridges, transit and other infrastructure.

OPA 389 identifies those areas to the west of the Don River which would be removed from the potential of flooding upon the completion of the Flood Protection Landform in the West Don Lands. This will allow the development of much of the land to the north of the Keating Channel.

Appeals to OPA's 388 and 389, as well as By-law 1174-2010 are before the Ontario Municipal Board. An initial pre-hearing conference dealing with these appeals was held on September 7, 2011.

COMMENTS

By-law 1174-2010 defines the opportunities for development of the Keating Channel Precinct West, the first development precinct in the Lower Don Lands. The By-law is based (among other assumptions) on the extension of Queens Quay East from Parliament Slip, the relocation of Cherry Street to the west of its current alignment, as well as the construction of a new bridge on Cherry Street over Keating Channel. The municipal Class EA for Keating Channel Precinct West addresses the location of roads, bridges and rail underpasses, as well as municipal water, waste water, storm water and transit facilities all of which provide the necessary works to support redevelopment.

The majority of the lands within the Keating Channel West Precinct are privately owned. The owners of these lands have been working towards submitting mixed-use, high-density development proposals. Staff will continue to follow the previous Council direction to resolve the private owners' appeals at the Ontario Municipal Board as they apply to Keating Channel Precinct West and other lands north of Keating Channel.

CONTACT

Gregg Lintern, Director Community Planning

Tel. No. 416-392-0427

Fax No. 416-392-1330

E-mail: glintern@toronto.ca

SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning Division