

September 27, 2012

City of Toronto City Clerk's Office
Attention: Merle MacDonald
Administrator, Planning and Growth Management Committee
Toronto City Hall,
100 Queen Street West
10th Floor, West Tower
Toronto, ON M5H 2N2

**RE: City of Toronto Draft Zoning By-law Review
Infrastructure Ontario's Comments on the Draft Zoning By-law**

This letter is provided by Infrastructure Ontario (IO) following a review of the revised draft City-wide Zoning By-law 1156-2010 as it relates to the land portfolio under IO's management. IO is an agent for the Ministry of Infrastructure and is responsible for the strategic management of the Province's real estate portfolio.

Infrastructure Ontario has already filed multiple letters with the City providing comment on the various versions of the draft Zoning By-law. Letters have been dated November 3, 2009, May 21, 2010, August 17, 2010 and September 29, 2010. In addition to this letter, a separate letter dated September 25, 2012, was filed by Infrastructure Ontario providing targeted comments on our Hydro Corridor Lands. Infrastructure Ontario has yet to receive a response to any of the above letters.

As a result of our most recent review of the Draft Zoning By-law, we have identified several site specific comments/concerns, which are presented below. Following the site specific comments are more general comments that apply to specific sections of the Draft Zoning Bylaw.

Site Specific Comments:

130 Horner Avenue - Mimico Correctional Centre

The zoning for this property in the draft by-law is Employment Industrial (E 1.0). The lands are currently utilized as a correctional facility and this type of use is not permitted within the Employment Industrial zone. Consequently, this zoning renders the current use on the property non-conforming, which is a concern. We recommend adding a permission for correctional uses in this zone. We have also noted that Section 800.50 does not provide a definition for this type of use. We would like to see correctional uses defined in the bylaw.

2 Island Road – Lands north of Fernie House Boy's Rehabilitation Centre

We understand that this site is currently zoned as Commercial (C). The draft zoning for this property is UT (Utility and Transportation Zone). The purpose of the UT zone is to provide a zone where major public

utilities and transportation uses are permitted. We would request that this zoning designation be amended to reflect the existing permissions and use. Thus, we are requesting a Commercial Residential Employment classification to recognize existing uses and to allow for the future expansion of adjacent uses (Fernie Boy's Rehabilitation Centre, at 1 Island Road – also managed by IO) or potential redevelopment of the site.

1075 Millwood Road - Ontario Government Building

The draft zoning for this property is OR (Open Space – Recreation Zone). This zone is to provide for parks where recreation uses and facilities, such as sports fields, arenas and major community centres, along with associated services, are permitted. In terms of recognizing the current use and future development of this site, the proposed zoning would be limiting. We recommend that the current institutional use be recognized in order to allow for continued use and potential future expansion.

51 Panorama Court - Thistletown Regional Centre

The zoning for this property in the draft zoning by-law is Institutional General Zone(Ix67). The exception permits only a “detention facility operated by the Government of Canada or the Province of Ontario”. The term “detention centre” does not accurately describe the current use of this property. Rather, the Thistletown Regional Centre offers a number of counselling and treatment services to children and youth. We request that Exception #67 be removed or revised to accurately reflect the current use of the site.

77 Grenville Street- Former Public Archives Building

The draft zoning for these lands is CR (Commercial Residential). We would request confirmation as to whether medical clinic is a permitted use. Previous permitted uses include private hospital, psychiatric hospital and public hospital in addition to clinic, treatment or research centre. We would like assurance that these uses will continue to be permitted.

125 Resources Road and 81 Resources Road- MOE Laboratory and MOHLTC Laboratory

In the draft zoning bylaw, 81 Resources Road has been zoned from Class One Industrial (I.C1) to Employment Industrial (E 1.0). The current use of the property - an MOHLTC Laboratory - is a permitted use under the Employment Industrial zoning. 125 Resources Road is zoned as Private Open Space (POS), which remains unchanged from the Former Zoning Code of the City of Etobicoke, V131. The current use of the property - an MOE Laboratory - is not a permitted use under this classification.

Considering that 81 Resources Road and 125 Resources Road currently both support the same type of uses and that the majority of 125 Resources Road does not function as a Private Open Space, our recommendation is that the entire area be zoned as Employment Industrial (E), or a similar zoning classification as per 81 Resources Road. This revised zoning would appropriately recognize the current use of both properties. Open space/natural heritage designations already apply to portions of the site in the Official Plan. Consistency between these two documents is desired.

3131 Lakeshore Blvd W – from C (commercial) to Institutional Education Zone (IE)

It is our understanding that the Former Zoning Code of the City of Etobicoke, V131, zones this site as Commercial (C). The proposed draft zoning of is that of Institutional Education Zone (IE) which restricts office uses to only those associated with an educational institution and limits retail stores to no more than

500 square metres of interior floor area. Please clarify the rationale for this reclassification. In line with the existing zoning and future potential for the site, we would recommend a Commercial Residential Employment zoning.

George Appleton Way - Lands at Keele Street & Highway 401

This vacant site (see Figure 1 below) has been zoned as a Utility and Transportation Zone (UT) in the draft Zoning Bylaw. The purpose of the UT zone is to provide a zone where major public utilities and transportation uses are permitted. Significant redevelopment has occurred in this area and we would request that this zoning be changed to reflect the current conditions of the area and provide for future commercial and/or residential opportunities. The parcel immediately adjacent to this site (to the north) supports a zoning of Commercial Residential (CR 1.0) and no other parcels on the north side of Highway 401 are zoned as UT. Thus, we are requesting a Commercial Residential classification in order to support potential growth and not prevent the redevelopment of the site.



Figure 1
Location of IO managed property at
Keele Street and Highway 401

Rangoon Road - Lands at Rangoon Road and Hartland Road

This vacant property is located south of Eglinton Avenue West and west of Highway 427, with frontage on Rangoon Road (see Figure 2 overleaf). The property is located within the UT – Utility & Transportation zone in the draft by-law. The zoning for this property is not in conformity with the City's Official Plan, which designates it *Neighbourhoods*, unlike the adjacent properties which are appropriately zoned "Residential" in the draft by-law. As such, we request that this property be placed in the Residential Zone.



Figure 2
Location of IO managed property at
Rangoon Road and Hartland Road

General Comments

Section 800.50 – Defined Terms

It is not clear in the draft zoning by-law if a medical clinic is a permitted use in the 'Commercial Residential – CR' zone. We request that the term "office" be included in the list of defined terms in Chapter 800 and that this definition make specific reference to a doctor's office/medical clinic to avoid any confusion in the future.

It has also been noted that *Section 800.50 – Defined Terms* does not provide a definition for correctional uses (such as correction centres, prisons, etc.). We would like to see the term correctional uses included as a definition in the bylaw.

Development Standard Set 1 and Set 2: Building Setbacks & Separation of Building Walls

The introduction of more detailed setbacks in the CR zone will have an impact on properties where redevelopment is contemplated in the future. In particular, the minimum and maximum set back standards are concerning (40.10.40.70) as they are not context specific and could hinder future redevelopment options. Also of concern is the expansion of building separation controls (40.10.40.80) to include all types of buildings, as opposed to controls imposed only on residential or mixed use building that *contain five or more dwelling units*. Properties impacted by the above Development Standards include:

- 33 CentreStreet (Development Standard Set 1)
- 222 Jarvis Street and associated parking lot at 202 Jarvis Street (Development Standard Set 1)
- 25 Grosvenor Street (Development Standard Set 1)
- lands located at the southeast corner of Bay Street and Wellesley Street – see Figure 3 below (Development Standard Set 1)
- 311 Jarvis Street (Development Standard Set 2)
- 135 St. Clair Avenue West (Development Standard Set 2).



Figure 3
Location of IO managed property at south-east corner of Bay Street and Wellesley Street.

Concluding Comments

We understand that staff will be reporting at the October 12th, 2012 Planning and Growth Management Committee meeting and we look forward to receiving a formal response on the above-noted issues.

We would request that this letter be included as part of the record of submission on the Zoning By-law Review and that we be notified of any decisions regarding this matter. We thank you for considering our comments and recommendations on this important initiative and we look forward to working with you to resolve the above noted concerns. Please contact the undersigned to discuss this matter further.

We thank you for your consideration of the above.

Sincerely,



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