STAFF REPORT
ACTION REQUIRED

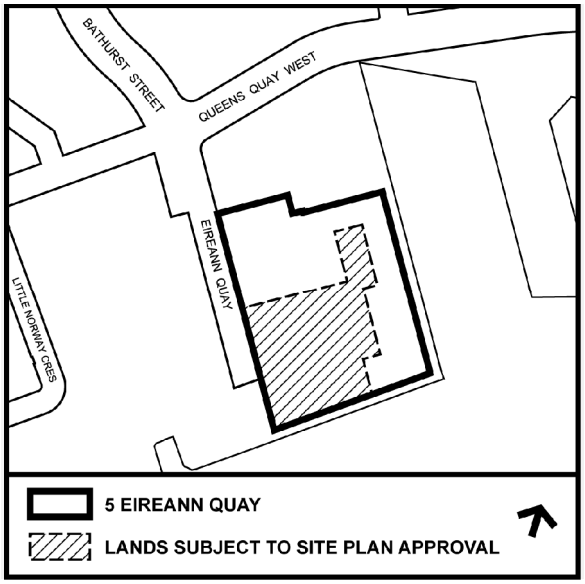
5 Eireann Quay – Site Plan Control Application – Supplementary Report

Date:	March 29, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11-314425 STE 20 SA

SUMMARY

At its meeting on March 20, 2012, Toronto and East York Community Council (TEYCC) deferred consideration of the Final Report - 5 Eireann Quay - Site Plan Control Application from the Director, Community Planning (dated March 9, 2012 - Item TE14.1). TEYCC requested a report from the Chief Planner and Executive Director, City Planning Division, which imposes additional conditions on the Site Plan Approval application. This report responds to the request.

The application proposes a temporary taxi management area, commercial parking lot and construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Centre Airport on a portion of 5 Eireann Quay.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve in principle, the revised conditions set out in Attachment No. 2 to report dated March 29, 2012 for the proposal for a temporary taxi management area, commercial parking and construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Airport on a portion of the lands at 5 Eireann Quay.

2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval and that final Site Plan Approval not be issued until the applicant has fulfilled all pre-approval conditions.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on March 20, 2012, Toronto and East York Community Council (TEYCC) deferred consideration of the Final Report - 5 Eireann Quay - Site Plan Control Application from the Director, Community Planning (dated March 9, 2012 - Item TE14.1). TEYCC requested a report from the Chief Planner and Executive Director, City Planning Division on the item to include additional conditions to be imposed on the Site Plan Approval application.

The TEYCC decision can be accessed at this link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE14.1.

The three conditions are:

1. That the applicant submit a Construction Management Plan for any works in the area by the applicant, to the satisfaction of the General Manager, Transportation Services and the Ward Councillor;

2. That the applicant ensure members of the neighbouring community will have access to the short stay parking spaces; and

3. That the applicant be required to plant trees at the north end of the site to act as a buffer to the schools, daycare, and community centre to the north, to the satisfaction of Urban Forestry and the Ward Councillor.

TEYCC also requested that speed bumps be installed on Eireann Quay as traffic calming measures, as per TEYCC approval on August 17, 2010 (Item 36.96). The TEYCC decision can be accessed at this link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.TE36.96.

At its meeting on March 20, 2012, TEYCC also deferred consideration of the Parking Amendment - Eireann Quay report from the Director, Transportation Services (dated January 20, 2012 - Item 14.31) and requested a report from the Acting Director, Transportation Services to the May 15, 2012 TEYCC on the following issues:

1. The implementation of right and left turn restrictions for northbound traffic on Eireann Quay at Queens Quay West; and

2. The creation of a student pick-up and drop-off zone at the north end of Eireann Quay. TEYCC added the following actions to the Transportation report:

In addition to the issues that TEYCC recommended the following actions to be undertaken by the Acting Director, Transportation Services:

1. Directed that a red light camera be installed at the intersection of Eireann Quay and Queens Quay West immediately.

2. Directed that the traffic calming approved by the Toronto and East York Community Council on August 17, 2010, be installed immediately.

The TEYCC decision can be accessed at this link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE14.31.

COMMENTS

TEYCC Imposed Conditions
Attachment 2 to this report modifies and adds the three TEYCC requested conditions that the applicant is required to fulfill prior to the issuance of Site Plan Approval.

1. Construction management plan
The applicant has prepared a draft Construction Management plan that was the subject of a community consultation meeting hosted by the Toronto Port Authority on March 28, 2012. Prior to Site Plan Approval, the applicant will be required to finalize this plan in consultation with the Ward Councillor and to the satisfaction of Transportation Services staff.

The revised Conditions of Site Plan Approval (Attachment 2) modifies Item TE14.1, Clause 1.a.i. by removing "to the satisfaction of the General Manager, Transportation Services and the Ward Councillor" and replacing it with, "to the satisfaction of the General Manager, Transportation Services and in consultation with the Ward Councillor". The amended clause should read,

> "That the applicant submit a Construction Management Plan for any works in the area by the applicant, to the satisfaction of the General Manager, Transportation Services and in consultation with the Ward Councillor."

This modification is in keeping with standard practice.

2. Community access to short-stay parking
The second imposed condition requires that community members have access to the short-stay parking spaces. It is Planning staff's understanding that the short-stay parking spaces will be available through the pay-and-display format, where members of the public are able to access the parking spaces, whether they are a patron of the airport or not. The applicant has suggested that these short-stay parking spaces can be signed for pick-up and drop-off uses during peak hours.

3. Additional planting
In order to fulfill the third imposed condition, the applicant will be required to submit a revised Landscape Plan for review and acceptance by Urban Forestry staff and in consultation with the Ward Councillor.

The revised Conditions of Site Plan Approval (Attachment 2) modifies Item TE14.1, Clause 1.a.iii. by removing "to the satisfaction of Urban Forestry and the Ward Councillor" and replacing it with, "to the satisfaction of Urban Forestry and in consultation with the Ward Councillor." The amended clause should read,

> "That the applicant be required to plant trees at the north end of the site to act as a buffer to the schools, daycare and community centre to the north, to the satisfaction of Urban Forestry and in consultation with the Ward Councillor."

This modification is in keeping with standard practice.

CONTACT

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SIGNATURE

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Gregg Lintern, MCIP, RPP, Director
Community Planning, Toronto and East York District

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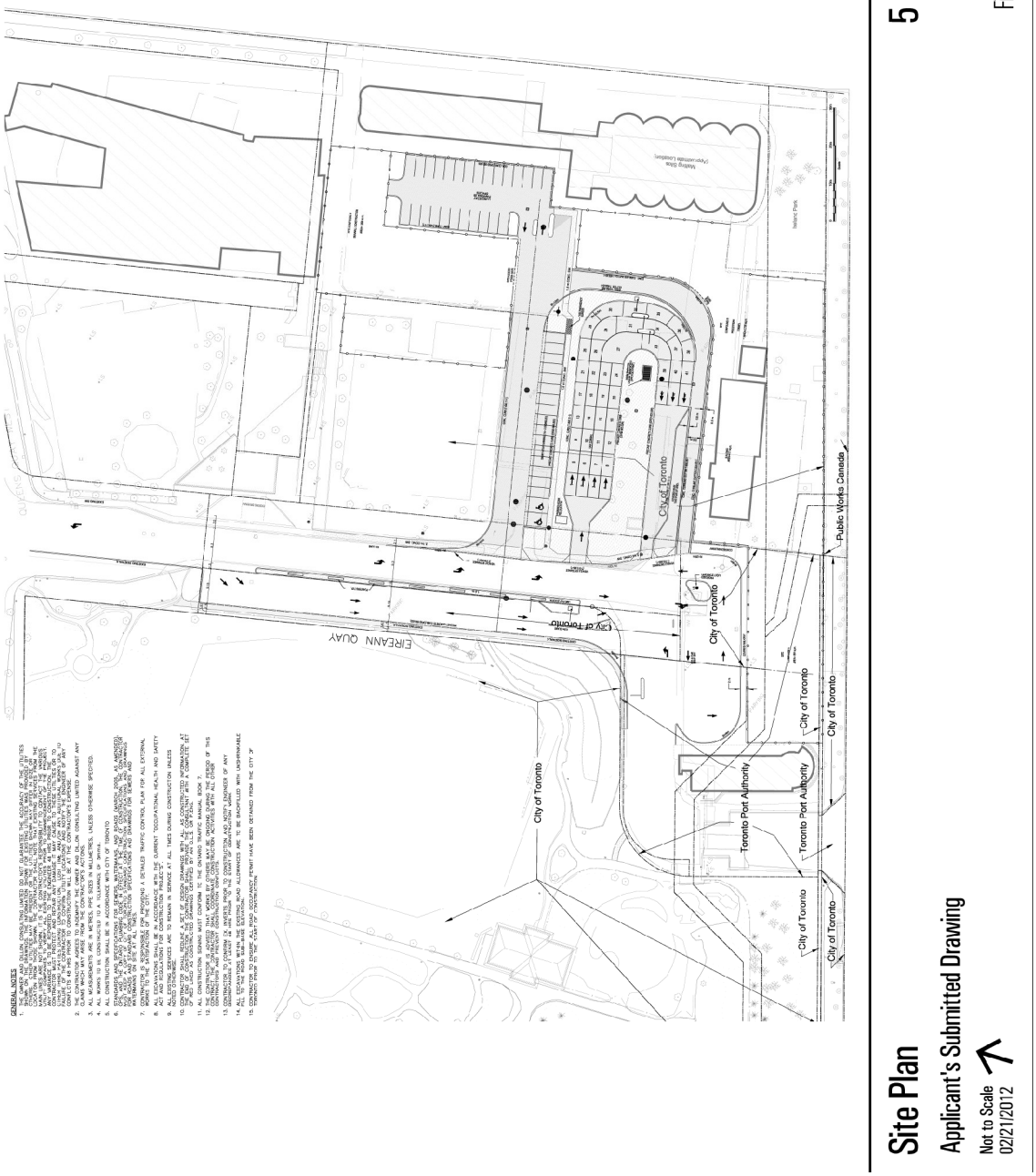
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Revised Conditions of Site Plan Approval

Attachment 1: Site Plan



Attachment 2:
Revised Conditions of Site Plan Approval

No.	Plan Title	Date Stamped	Date Prepared By Architect/Engineer	Prepared By
GP-1	General Plan Above Ground	March 7, 2012	January 25, 2012	Dillon Consulting
L-1	Tree Preservation Plan	January 27, 2012	January 25, 2012	Dillon Consulting
*L-2**	*Planting Plan*	*March 7, 2012*	*January 25, 2012*	*Dillon Consulting*
DET-1	Section A and Std. Details	January 27, 2012	January 25, 2012	Dillon Consulting
GR-1	Grading Plan	March 29, 2012	January 25, 2012	Dillon Consulting
S-1	Site Servicing Plan	March 29, 2012	January 25, 2012	Dillon Consulting
PM-1	Pavement Markings and Traffic Control Signage	February 21, 2012	February 7, 2012	Dillon Consulting
TR-1	Vehicular and Pedestrian Movement Plan	February 7, 2012	February 3, 2012	Dillon Consulting
	Lighting Plan - South End Eireann Quay	February 21, 2012	March 17, 2011	The Stresscrete Group
E-1	Parking Layout Lighting Plan	February 21, 2012	November 18, 2011	Dillon Consulting

**Plan L-2 to be revised by the applicant.*

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow 416-397-5379

1. Enter into the City's standard Memorandum of Understanding (in place of the standard site plan agreement) for the subject lands with the City.

CITY PLANNING – Jeffrey Cantos 416-338-5740

2. The applicant shall submit financial security in the amount of $39,805.00 to the Director, Community Planning, Toronto and East York District in the form of a Letter of Credit or certified cheque to guarantee the on-site landscaping identified as Tree Preservation Plan (L-1) and Planting Plan (L-2). This amount is based on the Probable Construction Cost - Landscaping prepared by Dillon Consulting Limited, received on February 16, 2012.

URBAN FORESTRY – Mark Ventresca 416-392-7390

3. The applicant shall revise the Planting Plan (L-2) prepared by Dillon Consulting to include tree planting at the north end of the site to act as a buffer to the schools, daycare, and community centre to the north, to the satisfaction of Urban Forestry and in consultation with the Ward Councillor.

4. The applicant shall submit a tree transplanting deposit to cover the value of the trees proposed to be transplanted within the street allowance in the form of a certified cheque or money order payable to *Treasurer, City of Toronto* in the amount of $5,000.00 to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

5. The applicant shall submit a tree protection deposit to cover the value of the trees proposed to be protected within Ireland Park in the form of a certified cheque or money order payable to *Treasurer, City of Toronto* in the amount of $12,250.00 to the attention of the Supervisor of Urban Forestry, Tree Protection & Plan Review.

TRANSPORTATION SERVICES – Jacqueline White 416-397-5021 & Andre Filippetti 416-392-7713

6. The applicant shall submit a Construction Management Plan for any works in the area by the applicant, to the satisfaction of the General Manager, Transportation Services and in consultation with the Ward Councillor.

7. The applicant shall ensure members of the neighbouring community will have access to the short stay parking spaces.

B. POST APPROVAL CONDITIONS

TECHNICAL SERVICES Stephen Sudac 416-392-1803

1. The applicant shall remove all existing accesses, curb cuts, traffic control sign, etc. along the development frontage that are no longer required and reinstate the curb, gutter and boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director, Technical Services.

2. The applicant shall construct and maintain stormwater management measures/facilities and site grading as recommended in the accepted Stormwater Management Report entitled Stormwater Management Design Brief for Use of Malting site Construction Phase prepared by Dillon Consulting Limited and dated March 29, 2012 and Grading Plan Drawing No. GR-1, prepared by Dillon Consulting Limited and dated March 29, 2012.

3. The applicant shall construct and maintain site servicing as indicated on the accepted Site Servicing Drawing No. S-1 prepared by Dillon Consulting Limited and dated March 29.

4. The applicant shall provide certification to the Executive Director, Technical Services demonstrating that the construction of the stormwater management facilities and site grading has been constructed in accordance with the accepted Stormwater Management Report and the accepted Grading Plans, such certification shall be provided by the Professional Engineer who designed and supervised the construction of the stormwater management facilities and site grading.

5. The applicant shall provide certification to the Executive Director, Technical Services demonstrating that the construction of the site servicing facilities has been constructed in accordance with the accepted drawings, such certification

shall be provided by the Professional Engineer who designed and supervised the construction of the site servicing facilities.

URBAN FORESTRY Mark Ventresca 416-392-7390

6. The applicant shall have a qualified company implement the approved Landscape Plans and all approved tree preservation and maintenance strategies to the satisfaction of Urban Forestry. As well, prior to construction or grading activities, where necessary to ensure the health and vigour of trees to be preserved, tree maintenance measures must be undertaken by a certified arborist or other qualified expert and according to currently accepted sound arboricultural practices.

7. The applicant will ensure that the tree planting must be completed according to the approved Landscape Plans and to the satisfaction of Urban Forestry within a reasonable time frame. Any proposed revisions to the planting plan must first be approved by Urban Forestry.

8. The applicant shall develop and maintain in accordance with the approved plans and conditions of approval associated with the Site Plan, Grading Plan, Site Servicing Plan, Landscape Plan, and Tree Permit(s)/Approvals. Any proposed revisions/alterations to the approved plans or permits that affect trees must be approved by Urban Forestry, on behalf of the General Manager of Parks, Forestry & Recreation.

9. The applicant shall maintain all new tree plantings within the City road allowance in good condition. Trees will be inspected during and prior to the end of the lease agreement between the City and applicant. If the trees are in good condition at the end of the lease period, the City will assume maintenance and ownership of the trees.

10. The applicant shall be responsible for the maintenance or replacement of all new tree plantings within the City road allowance and, if during or at the end of the lease period, the trees are not in good condition, require maintenance or require replacement, the applicant will be responsible for rectifying the problem as determined by and to the satisfaction of the General Manager of Parks, Forestry & Recreation.

11. The applicant shall maintain all newly replanted trees within the City road allowance in good condition.

C. SITE PLAN ADVISORY COMMENTS

1. In the event that deeply buried archaeological remains are encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Culture be notified immediately at (416) 314-7146 as well as the City of Toronto, Heritage Preservation Services Unit (416) 338-1096.

2. In the event that human remains are encountered during construction, the proponent should immediately contact both the Ministry of Culture, and the Registrar or Deputy Registrar of Cemeteries at the Cemeteries Regulation Unit, Ministry of Government Services, (416) 326-8393.

3. The applicant will be required to obtain approval from the Transportation Services Division for any work within the City's right-of-way. For further information, please contact your district Right-of-Way Management Section at Toronto and East York District 416-392-7877.

4. The applicant will need to obtain a permit from Right-of-Way Management section of Transportation Services for the portion of the covered walkway that is located within the Eireann Quay public-of-way.

5. In order to obtain approval for work in the City's right-of-way, the applicant will be required to provide up to date stake out information for most construction related work. For further information, please contact Ontario One Call at 1-800-400-2255 to arrange for an appointment.

6. The applicant will be required to make an application to Toronto Water Division for the installation of any proposed services within the City's right-of-way after acceptance of the stormwater management report and site servicing plan. For further information, please contact 311 Toronto.

7. This proposal will require approval from the Toronto and East York Community Council to rescind the existing "No Parking 8:00 a.m. to 6:00 p.m." regulation along the east side of Eireann Quay and implement a "No Stopping Anytime" regulation.

8. The applicant may be required to apply for revised municipal numbering to identify the entrance to the parking lot. The applicant is advised to contact Mr. John House, Property Records Supervisor at 416-392-8338 to revise the address to reflect the entrance on Eireann Quay. It should be noted that all addressed parcels and structures must have the correct municipal address posted. Please see http://www.toronto.ca/mapping/numbers/index.htm for details.