

**475 Front St E - Zoning Amendment Application -
Temporary Use By-law - Preliminary Report**

Date:	May 18, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	12 162077 STE 28 OZ

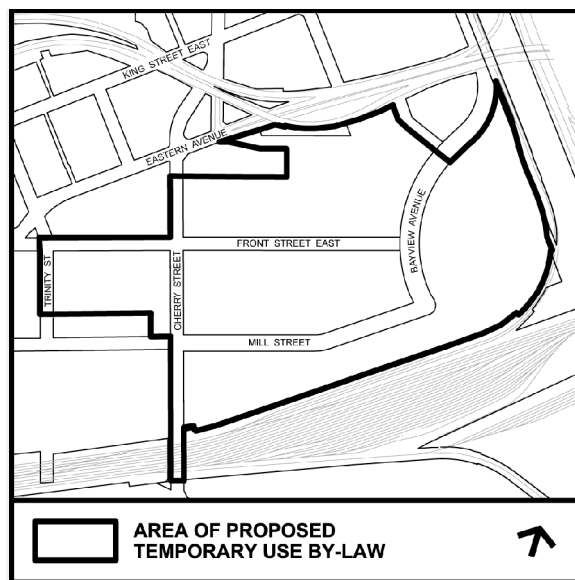
SUMMARY

This application by Ontario Infrastructure and Lands Corporation ("Infrastructure Ontario") is for a Temporary Use By-law for a portion of the West Don Lands to permit the construction and use of lands and structures for the purposes of preparing for and hosting the Athletes' Village for the 2015 Pan/Parapan American Games (Pan Am Games).

The Temporary Use By-law is necessary because certain temporary uses of land, buildings and structures are required for the purposes of the Pan Am Games and will not comply with applicable zoning by-law provisions.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting is targeted for the end of June, 2012 with the final report targeted for the fall of 2012.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site, and that notice be further defined through consultation with the Ward Councillor, TRCA and Waterfront Toronto.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

DECISION HISTORY

The West Don Lands Precinct Plan and the West Don Lands Block Plan and Urban Design Guidelines provide a framework for development in the West Don Lands and were endorsed by City Council in 2005 and 2006. A Zoning by-law Amendment to implement the Precinct Plan, Block Plan and Urban Design Guidelines was adopted by City Council in June 2006. Phase 1 and Phase 2 of the Plans of Subdivision have been approved and registered.

Pre-Application Consultation

City staff met with the applicant on March 30, 2012 prior to the submission of the application and discussed the requirements for a complete application.

ISSUE BACKGROUND

Proposal

The 2015 Pan/Parapan American Games are a multi-sport event held every four years with competitors from countries in the Americas. In November 2009, the Toronto region was announced as the successful bid to host the Pan American Games, which will take place from July 10-26, 2015 and the Parapan American Games which will be held from August 7-14, 2015. Infrastructure Ontario, an agency of the Province, is responsible for the delivery of venues for the Pan Am Games, including the Athletes' Village, which is located in the West Don Lands.

Infrastructure Ontario is working in partnership with Waterfront Toronto and the Toronto Organizing Committee (TO2015) to develop the Athletes' Village. The long-term build-out contains permanent structures and facilities including market and non-profit housing with some commercial uses on the ground floors, a sports/recreational facility and a student residence. These permanent structures and facilities will be used temporarily in 2015 for the Pan/Parapan Games. The Athletes' Village will also include a number of temporary facilities that will be removed after the Game. Temporary uses in the Athlete's

Village during the games will include the athlete's accommodations and recreation facilities, a welcome centre, team administrative offices, media centre, laundry, massage and medical facilities, fitness centre, parks, bus parking, and related facilities.

The Athletes' Village is being designed and constructed by Dundee Kilmer Developments who were awarded the Athlete's Village project through a competitive procurement process of Infrastructure Ontario. They are responsible for site plan approvals and delivery of the Athlete's Village for the Pan Am Games. Following the Pan Am Games, in September 2015 the temporary facilities will be removed and permanent buildings will be fitted out for their permanent uses.

Site and Surrounding Area

The West Don Lands is comprised of approximately 32 hectares of land. The lands are largely owned by the Province of Ontario, while the City of Toronto owns existing and closed roads and lanes. The Toronto Waterfront Revitalization Corporation (Waterfront Toronto) acts as a master developer.

The lands affected by the Temporary Use By-law for the Athletes' Village are generally bounded by Trinity Street to the west, the CN/Metrolinx rail tracks to the south, the Don River to the east and Eastern Avenue to the north.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS. Staff will review the proposed development for consistency with the PPS.

Central Waterfront Secondary Plan

The Central Waterfront Plan was passed as Official Plan Amendment No. 257 by City Council on April 16, 2003. Although the Waterfront Plan was appealed to the Ontario Municipal Board, it was approved on December 9, 2005 as it pertains to the West Don Lands with the exception of the housing policies. The Central Waterfront Secondary Plan designates the West Don Lands as a "Regeneration Area" and "Parks and Open Space Areas".

King Parliament Secondary Plan

The King-Parliament Secondary Plan policy 10.1 designates the West Don Lands as a *Regeneration Area* with a portion, generally in the location of Don River Park, designated as *Parks and Open Space*. The *Regeneration Area* designation provides for a broad mix of residential, live/work, commercial, industrial, light industrial and institutional, including recreational and open space uses in an urban form in order to revitalize areas that are largely vacant or under-utilized.

West Don Lands Precinct Plan

The West Don Lands Precinct Plan was endorsed by City Council on May 17, 18, & 19 2005. The Precinct Plan provides an important framework for the West Don Lands which sets out the built form, public realm plan, parks and open spaces, sustainability measures, transit, public infrastructure, phasing and implementation initiatives.

West Don Lands Block Plan and Design Guidelines

The West Don Lands Block Plan and Design Guidelines were endorsed in principle by City Council in May 2006. The main objectives of the block plans and guidelines are to reinforce the vision of the West Don Lands Precinct Plan by defining height and massing of development, setbacks and stepbacks and the scale and character of building facades.

Zoning

The Athletes' Village lands are zoned RA, Reinvestment Area. A site specific Zoning By-law Amendment 4-2011 was adopted by City of Toronto Council in August 2010 and enacted by Council in December 2010. By-law 4-2011 is consistent with the Block Plan and allows for a greater range of permitted uses and performance standards including maximum heights, permitted tower areas, building setbacks and ground floor animation areas. On April 4, 2012 the Toronto and East York Committee of Adjustment approved minor variances to the zoning with respect to site plan applications for permanent structures that are currently under review within the Athletes' Village. The minor variances were not appealed.

The lands west of Cherry Street have not yet been rezoned in accordance with the Block Plan. The lands are primarily zoned RA (H) with a height limit of 26m. An application to lift the H holding symbol has not been submitted. An H holding symbol also remains of Block 26 of the West Don Lands Phase 2 Plan of Subdivision.

Site Plan Control

The Athletes' Village lands are subject to Site Plan Control. Site Plan applications for the permanent structures have been submitted for Blocks 1/14, 3, 4, 11 and 15 which are being developed as athletes' housing during the Pan Am Games. Following the Games, these facilities will become residential condominiums, non-profit housing, a sports/recreational facility and a student residence.

Reasons for the Application

Temporary residences and facilities are being constructed that will be modified following the Games to allow for their final uses as residential condominiums, non-profit housing, a sports/recreational facility and a student residence. The existing zoning allows for the height, massing, stepbacks and setbacks of the final uses, however, the temporary uses and temporary structures may not comply with applicable zoning by-law provisions.

The temporary uses proposed for the Athletes' Village are primarily residential dormitories for the athletes, but they also include a number of event and entertainment

related uses. Potential uses include a transport mall, a large-scale dining tent with food preparation facilities, dry cleaning, laundry and parking facilities.

There is a need for the Temporary Use By-law to be in place this fall to ensure that applicable building permit and inspection reviews will take into consideration the temporary and permanent uses of buildings and structures, in order to allow for construction to proceed and to permit the uses during the Pan Am Games.

This Temporary Use Zoning By-law will allow for the temporary Pan Am Games uses for a period of three years, until the fall of 2015. Following the three year period, the lands will revert to the existing zoning that allows for the final permanent structures.

COMMENTS

Issues to be Resolved

Staff have questions regarding the interim plan for sites where temporary structures/site works for the Pan Am Games will be constructed and then removed. Staff will work towards ensuring that appropriate undertakings or collateral agreements are enacted so that both during and after the Games, the undeveloped sites will be landscaped to a minimum standard and restored to an interim base condition if they remain vacant following the Games, until future redevelopment occurs.

Additional issues may be identified through the review of the application and the community consultation process.

CONTACT

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SIGNATURE

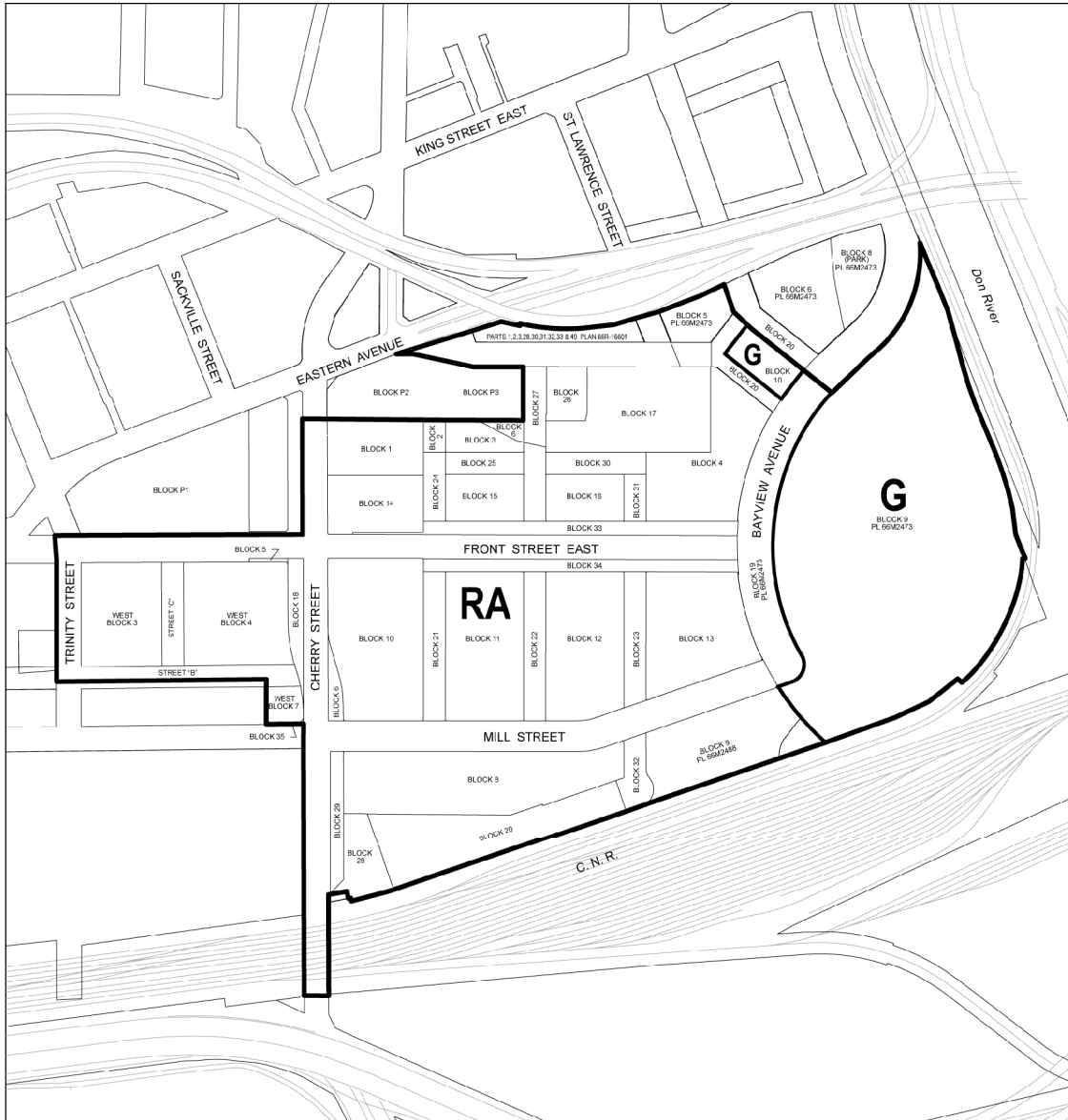
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Zoning
Attachment 2: Official Plan


Attachment 1: Zoning



TORONTO City Planning
Existing Zoning

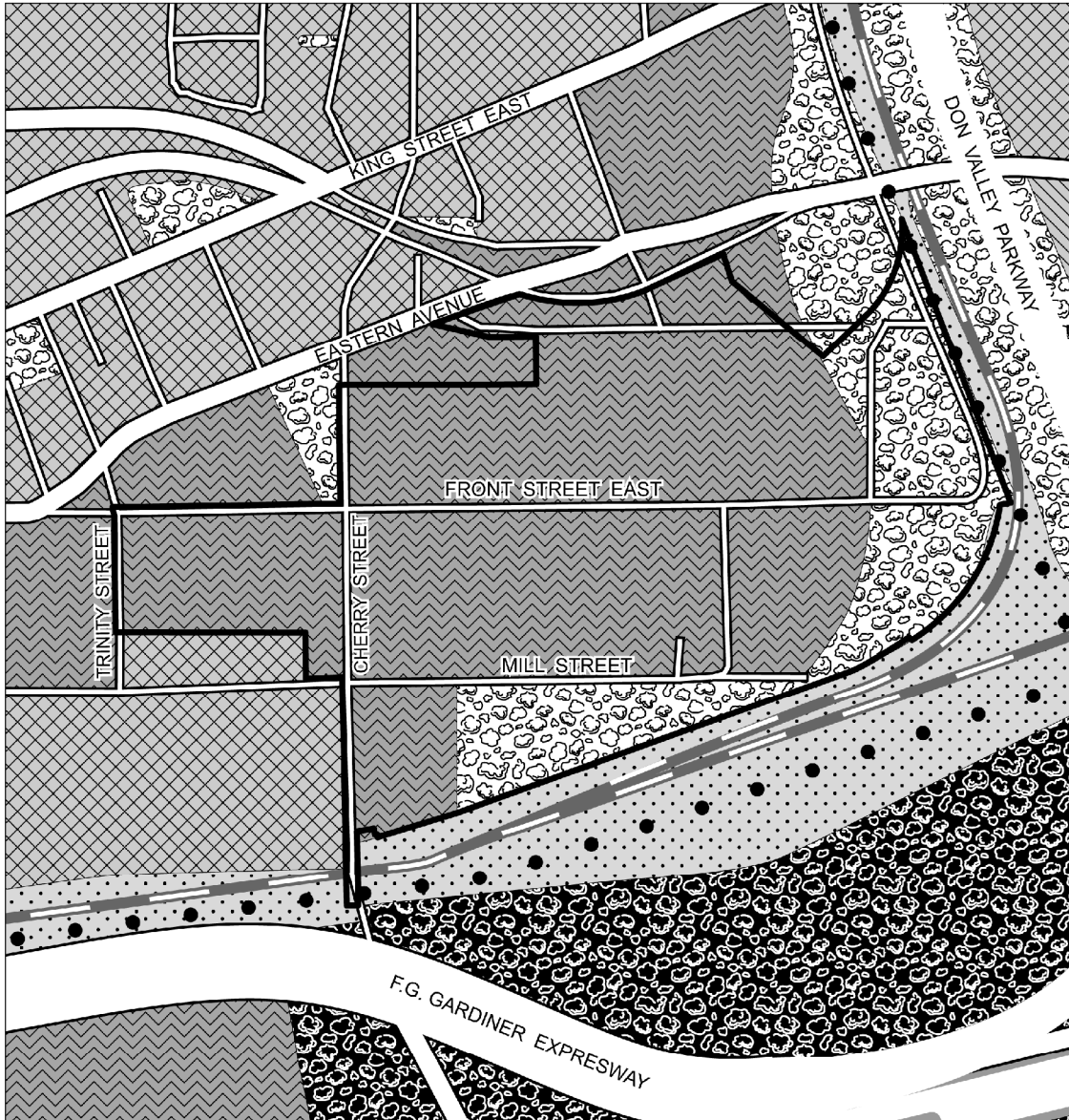
475 Front Street East

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-  Area of Proposed Temporary Use By-law
- RA Mixed-Use District
- (h) Holding District


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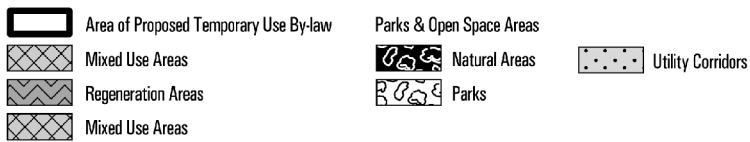
Attachment 2: Official Plan



TORONTO City Planning
Official Plan

475 Front Street East

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