

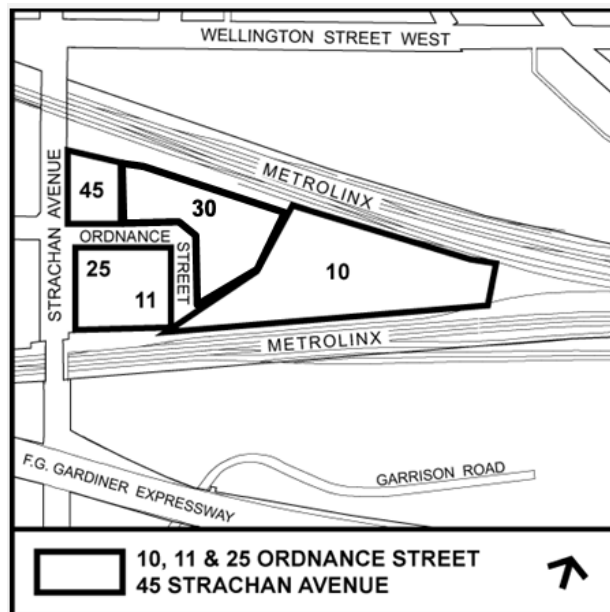
10, 11, 25, and 30 Ordinance Street and 45 Strachan Avenue - Zoning By-law Amendment Application Supplementary Report

Date:	December 4, 2014
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	P:\2014\Cluster B\PLN\14143 (12 223589 STE 19 OZ - Official Plan Amendment Application 12 230482 STE 19 OZ - Zoning By-law Amendment Application)

SUMMARY

At its meeting on June 19, 2014, Planning and Growth Management Committee considered a Final Report dated May 28, 2014, and Supplementary Report dated June 16, 2014 from the Director of Community Planning, Toronto and East York District, recommending approval of the Zoning By-law Amendment application to construct two mixed-use buildings with towers at heights of 39, 34, and 24 storeys, at 11 and 25 Ordinance Street and 45 Strachan Avenue. The reports also recommended approval of amendments to Official Plan Amendment 125 and to Zoning By-law 159-2012 to modify existing permissions for two residential buildings at 30 Ordinance Street (10 115786 STE 19 OZ). All lands subject to this application are collectively referred to as the “Ordinance Triangle”.

Planning and Growth Management Committee recommended that the Chief Planner and Executive Director, City Planning Division be directed to report further and directly to Council on certain matters related to road improvements, park grading and retaining wall design and construction, and a reduction to resident and visitor parking spaces.



At its meeting on August 27 and 28, 2014 City Council referred the matter back to the Chief Planner and Executive Director, City Planning to continue discussions and report back directly to Council at its meeting in December 2014. This report recommends adoption of the Official Plan Amendment and further revisions to the Draft Zoning By-law amendment for 30 Ordnance Street, with no further notice being required. It further recommends that staff to report back to City Council in February 2015 on the proposed Zoning By-law amendment application at 10, 11, and 25 Ordnance Street and 45 Strachan Avenue.

RECOMMENDATIONS

The City Planning Division recommends that Recommendations 1 to 11 contained in Final Report (Item PG 34.3), dated May 28, 2014 and Recommendations 1 to 5 contained in the Supplementary Report, dated June 16, 2014, from the Chief Planner and Executive Director, City Planning, be deleted and replaced with the following:

- “1. City Council receive the Final Report (Item PG 34.3), dated May 28, 2014 and the Supplementary Report (Item PG 34.3a), dated June 16, 2014, from the Chief Planner and Executive Director, City Planning, for information;
2. City Council amend the City of Toronto Official Plan substantially in accordance with the draft Official Plan Amendment No 283 for the lands at 30 Ordnance Street attached as Attachment 1 to the Supplementary Report (December 4, 2014) from the Chief Planner and Executive Director, City Planning Division;
3. City Council amend former City of Toronto Zoning By-law 159-2012, being a By-law to amend Zoning By-law 438-86, as amended, for the lands at 30 Ordnance Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2 to the Supplementary Report (December 4, 2014), from the Chief Planner and Executive Director, City Planning Division;
4. Before introducing the Bills contemplated in Recommendations 2 and 3 above to Council for enactment, City Council require that the adjustment of the proposed boundary between 30 Ordnance Street and the future park has been accepted in accordance with the Park Reconveyance Agreement dated April 16, 2012 between the City of Toronto and Build Toronto Inc. to the satisfaction of the General Manager, Parks, Forestry and Recreation, and the Chief Corporate Officer;
5. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments as may be required;
6. Before introducing the necessary Bills contemplated in Recommendations 2 and, 3 to City Council for enactment, City Council require the owner(s) to enter into

appropriate Agreement(s) pursuant to Section 37 of the *Planning Act* satisfactory to the City Solicitor to secure the following, at the owner's expense, in connection with 30 Ordnance Street also referred to as Block 2:

- i prior to issuance of any building permit, including permits for excavation and shoring, for the first building or structure on the lands, the owner shall submit a Construction Management Plan, for each phase, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Chief Building Official, in consultation with the Ward Councillor, and thereafter, shall implement the plan during the course of construction, with details to be included in the Section 37 Agreement;
- ii. prior to issuance of any building permit for the first building or structure within the lands, excluding issuance of permits for shoring and excavation within that portion of the lands identified on Map 1 forming part of By-law 159-2012 as originally passed by City Council on February 6 and 7, 2012, the owner shall obtain all necessary approvals and ensure that arrangements are in place to provide for temporary relocation of existing access routes and access easements in favour of Metrolinx within the easterly limit of the lands (formerly part of 10 Ordnance Street) to an alternative location through 10 Ordnance Street, providing access to the Metrolinx infrastructure at the 'tip lands' to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manger, Parks Forestry and Recreation and the Chief Corporate Officer;
- iii. prior to issuance of any building permit for the first building or structure within the lands, excluding issuance of permits for shoring and excavation within that portion of the lands identified on Map 1 forming part of By-law 159-2012 as originally passed by City Council on February 6 and 7, 2012, the owner shall have acquired all of the additional land comprising the lands subject to the Zoning By-law Amendment for 30 Ordnance Street confirmed by written notice to the City Solicitor and the agreements securing the provision of the facilities, services and matters relating to the increase in height and density on the lands as contemplated by the Zoning By-law Amendment shall have been registered on title to all of the lands to the satisfaction of the City Solicitor;
- iv. prior to issuance of an above grade building permit for the first building on the lands, the owner shall make a cash contribution to the City in the amount of \$100,000.00 to be allocated toward the costs associated with the Fort York Pedestrian and Cycle Bridge and/or improvements to the area park space at the discretion of the Ward Councillor, as required pursuant to the decision of the Ontario Municipal Board issued September 9, 2013 (OMB File PL130565) in connection with minor variance application A0915/12TEY. Such amount to be indexed upwardly in accordance with

the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the Ontario Municipal Board Decision to the date of submission of the funds by the owner to the City;

- v. prior to the registration of the first plan of condominium for a building on the lands, the owner shall provide and shall thereafter maintain, at no cost to the City, a minimum of 70 additional bicycle parking spaces on the lands in excess of the minimum zoning requirements applicable to the lands. The type and location of the additional bicycle parking spaces will be determined in the context of site plan control applications for the lands and the additional spaces will be provided in accordance with the dimensional requirements of a bicycle parking space-occupant or bicycle parking space-visitor, as the case may be, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - vi. prior to the issuance of the first above grade permit for a building on the lands, the owner shall, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, provide at no cost to the City a bike share station to be located in the vicinity of the lands which will be owned by a profit or non-profit bike sharing organization and comprises a minimum of ten (10) bike share spaces, or, at the option of the owner, submit payment for the cost of provision of the same in lieu thereof;
7. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of necessary Section 37 Agreement;
 8. City Council authorize cash-in-lieu funds generated through the Alternative Rate Parkland Dedication By-law in connection with 30 Ordinance Street that are above the first 5%, to be directed for use to construct the Above Base Park Improvements to the future park within 10 Ordinance Street, the South Stanley Park extension, and/or Fort York National Historic Site, to the satisfaction of the General Manager, Parks Forestry and Recreation, Division, in consultation with the Manager, Fort York National Historic Site, and the Ward Councillor;
 9. That City Council determine that pursuant to Section 34(17) of the Planning Act, as amended, no further notice is required in respect of the proposed Zoning By-law Amendment for 30 Ordinance Street;
 10. City Council grant authority to amend the terms of the Park Reconveyance Agreement between the City and Build Toronto Inc. dated April 16, 2012, and any related agreements or easements, substantially on the terms outlined in the Attachment No. 4, to the Supplementary Report (December 4, 2014) from the Chief Planner and Executive Director, City Planning Division, and on such other or amended terms and conditions as are acceptable to the Chief Corporate Officer

and General Manager of Parks, Forestry and Recreation, and in a form satisfactory to the City Solicitor;

11. City Council authorize the funds generated through the amendment to the Park Reconveyance Agreement, as described in a) of Attachment 3 to the Supplementary Report (December 4, 2014) from the Chief Planner and Executive Director, City Planning Division, be directed for use to construct the Above Base Park Improvements to the future park within 10 Ordnance Street;
12. City Council authorize the Chief Corporate Officer and the Director of Real Estate Services to execute the transaction documents required to implement Recommendation 10, above, regarding the Park Reconveyance Agreement on behalf of the City, including the execution of any required consents, approvals or permissions; and,
13. That the Chief Planner and Executive Director, City Planning Division report to the April 13, 2014 Planning and Growth Management Committee on the proposed Zoning By-law amendment application at 10, 11, and 25 Ordnance Street and 45 Strachan Avenue.

Background

At its June 19, 2014 meeting, Planning and Growth Management Committee adopted the Supplementary Staff Report from the Chief Planner and Executive Director, City Planning Division, dated June 16, 2014, with amendments and direction as follows:

1. The Chief Planner and Executive Director, City Planning, in consultation with the appropriate city officials and the Ward Councillor, to report directly to City Council, on the following matters:
 - a. Amending Recommendation 8.ii. from the recommendations Section of the Supplementary Report (June 16, 2014) from the Chief Planner and Executive Director, City Planning Division, to specify the contribution of the applicant towards the above-base grading and retaining wall construction related to the future park space at 10 Ordnance Street;
 - b. Amending Recommendation 8.xi from the recommendations Section of the Supplementary Report (June 16, 2014) from the Chief Planner and Executive Director, City Planning, to specify the details of the applicant's cost-sharing contribution to the Strachan Works, including the introduction of northbound and southbound left turn lanes, a northbound right turn lane, introduction of a traffic signal control at East Liberty Street/Strachan Avenue and Strachan Avenue/ Wellington Street, and a southwards realignment of East Liberty Street west of Strachan Avenue; and,
 - c. Amending the Draft Zoning By-laws for 30 Ordnance Street (Attachment 1) and 10, 11 and 25 Ordnance Street and 45 Strachan Avenue (Attachment

2) of the Supplementary Report (June 16, 2014) from the Chief Planner and Executive Director, City Planning, to provide for an alternate arrangement for the provision of residential visitors parking spaces, with these residential visitors spaces potentially being located, in whole or part, within the commercial garage, and to reduce the rate of required residents parking spaces.

A follow-up report was considered by City Council on July 8, 2014 and deferred to City Council on August 25, 2014, where it was referred back to the Chief Planner and Executive Director, City Planning with direction to report directly to City Council on December 11, 2014.

The lands at 30 Ordnance comprise Phase 1 of the redevelopment of the Ordnance Triangle, whereas 11, and 25 Ordnance Street and 45 Strachan Avenue comprise Phase 2. Attachment 5 to this report contains a concept plan for the lands to be redeveloped.

This report contains recommendations on matters related to 30 Ordnance Street, including Official Plan (Attachment 1) and Zoning By-law (Attachment 2) amendments which implement the proposed development.

Matters related to the proposed development at 10, 11, and 25 Ordnance Street and 45 Strachan Avenue are recommended to be brought forward for consideration at Planning and Growth Management Committee in early 2015 to allow time to continue to assess and discuss matters related to the redevelopment with the applicant and other City Divisions. These outstanding matters which are largely resolved but are being further detailed and discussed amongst staff and the applicant, include:

- a) Road improvements to Strachan Avenue and the Strachan Avenue/Wellington Street West/Douro Street intersection being necessary to support the redevelopment of 11, and 25 Ordnance Street and 45 Strachan Avenue, and the applicability of development charge credits for completion of the work by the owner prior to the City's scheduled timing for completion of these works in its Approved Capital Budget;
- b) The timing of drawing submission, the review and approval mechanism, and the timing for delivery of certain improvements to 10 Ordnance Street as a future public park site. These works include base park improvements relating to stormwater management facilities, electrical, storm, sanitary, and water connections to the street line as well as provision for park signage together with above base park improvements that include significant grading works and potentially retaining walls to raise the park elevation for the future Fort York Pedestrian and Cycle Bridge landing transition and provide usable park grade.

- c) Other technical matters related to the contents of the amending Zoning By-law and Section 37 Agreement for these lands.

Ordnance Park Matters

The lands at 10 Ordnance Street will be the site of a future public park, being immediately to the east of 30 Ordnance Street. The future design and construction for this park space will be coordinated by Parks, Forestry and Recreation staff, in cooperation with other City Divisions, the Ward Councillor, the applicant, members of the public and other stakeholders.

In accordance with the Park Reconveyance Agreement, dated April 9, 2012, the City has the right to require reconveyance of the 10 Ordnance Lands after April 16, 2017, from Build Toronto, subject to written notice from the City as described in the Agreement. At such time as the park is reconveyed the final grading, servicing, sodding, retaining wall installation, and other base park works will have been completed. Obligations for certain base park improvements are required pursuant to the Park Reconveyance Agreement and additional base park improvements as well as grading are expected as part of the section 37 obligations in connection with Phase 2. Details will be addressed in the context of the zoning amendments relating to Phase 2 (10, 11 & 25 Ordnance Street and 45 Strachan Avenue) when that matter is brought forward at a later date.

The final park design and construction will be coordinated by Parks, Forestry and Recreation in coordination with construction of the Fort York Pedestrian and Cycle Bridge and other area construction undertakings. In the context of Phase 2, City staff will work with Build Toronto, the applicant, and other City divisions to coordinate the delivery of the Ordnance base park improvements and grading so as to not delay the construction of the Fort York Pedestrian and Cycling Bridge.

Ordnance Park Boundary – 30 Ordnance Street

As has been outlined in the previous reports, the south-east boundary of 30 Ordnance Street and the westerly boundary of the future park at 10 Ordnance Street have been the subject of discussion to achieve several planning objectives in the redevelopment of this site. There has been agreement in principle in terms of amendment to the Reconveyance Agreement as reflected in Attachment 3. The proposed zoning amendment (Attachment 2) reflects the contemplated boundary adjustment. Recommendations are included in this report to authorize the amendments to the Reconveyance Agreement and to give authority to appropriate City Officials to take the necessary action to implement the same.

Ordnance Park Boundary - Infrastructure

In order to allow for infrastructure for the electrification of the Metrolinx rail corridors, additional lands may be required at the east and north ends of the future Ordnance Park lands. City Staff are meeting with representatives from Metrolinx to better understand these additional requirements and assess opportunities to redesign the park in response to these requirements in a manner which may increase the amount of usable park space.

A cul-de-sac at the future termination of Ordnance Street is also contemplated within part of the westerly limit of the park. Appropriate recommendations are included in this report to authorize appropriate City officials to take any necessary action to implement these changes. These matters will be further detailed in the 2015 staff report to Planning and Growth Management Committee.

Proposed Parking Reduction

The applicant has submitted a letter by BA Group, dated July 4, 2014, which provides a rationale for the following reduction to the minimum resident parking space requirements in the Zoning By-law:

Unit Type	Minimum # of Parking spaces required per unit	Minimum # of Parking spaces proposed per unit
Bachelor	0.30 spaces	0.24 spaces
1 Bedroom	0.70 spaces	0.56 spaces
2 Bedroom	1.00 spaces	0.80 spaces
3+ Bedroom	1.20 spaces	0.96 spaces

The proposal constitutes a reduction of 15% of the required resident parking.

In support of the development and the proposed parking reduction, the owners of 30 Ordnance Street will be required to provide a minimum of 70 additional bicycle spaces above the minimum By-law requirements, within the development, in a number of formats, and located on parking levels 1, 2 and/or the ground floor, in a manner to be further determined through review of the site plan application to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

The owner also agrees to provide, at no cost to the City, or make a cash contribution to the City, for a Bike Share station comprising a minimum of ten Bike Share spaces, to be located within Ward 19, in proximity to the Ordnance Triangle. The Bike Share station will be secured in the Section 37 Agreement.

The Draft By-law for 30 Ordnance Street appended to this report (Attachment 2) has been amended to implement the above. Any proposed parking reductions in the context of the zoning amendments relating to Phase 2 (10, 11 & 25 Ordnance Street and 45 Strachan Avenue) will be addressed when that matter is brought forward for Council consideration at a later date.

SUMMARY

This report responds to the June 19, 2014 Planning and Growth Management Committee adoption of the Supplementary Staff Report from the Chief Planner and Executive Director, City Planning Division, dated June 16, 2014, and the further direction resulting from its referral back to the Chief Planner and direction to report directly to City Council on December 11, 2014.

The report recommends adoption of the draft Official Plan Amendment related to 30 Ordnance Street and further revisions to the draft Zoning By-law amendment for which no further notice is required. Matters related to the proposed development at 10, 11, and 25 Ordnance Street and 45 Strachan Avenue are recommended to be brought forward in early 2015 to allow time to continue to assess and discuss matters related to the redevelopment with the applicant and other City Divisions.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment – 30 Ordnance Street
Attachment 2: Draft Zoning By-law Amendment –30 Ordnance Street
Attachment 3: Permitted Amendments to Park Reconveyance Agreement
Attachment 4: 11, 25 and 30 Ordnance Street and 45 Strachan Avenue Concept Plan

**Attachment 1:
Draft Official Plan Amendment – 30 Ordnance Street**

CITY OF TORONTO

BY-LAW No. XXXX-2014

**To adopt Amendment No. 283 to the City of Toronto Official Plan,
being an amendment to the provisions of the Official Plan, Chapter 6, Section 14,
the Garrison Common North Secondary Plan with respect to
lands municipally known as 30 Ordnance Street.**

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the 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 enacts:

1. Amendment No. 283 to the Official Plan, consisting of the text attached hereto as Schedule "A" , is hereby adopted.

Enacted and passed this ___ day of _____, 2014.

Speaker

City Clerk

(Seal of the City)

SCHEDULE "A"

AMENDMENT NO. 283 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO GARRISON COMMON NORTH SECONDARY PLAN

The following text and map constitutes Amendment No. 283 to the City of Toronto Official Plan being an amendment to the provisions of Chapter 6, Section 14, Garrison Common North Secondary Plan.

OFFICIAL PLAN AMENDMENT

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

1. Chapter 6, Section 14 Garrison Common North Secondary Plan Site, Area Specific Policy Area 7, is hereby amended by deleting paragraphs (a) and (b), and replacing with the following paragraphs (a) – (d):
 - "(a) a minimum of 90 square metres of non-residential gross floor area will be developed on the lands;*
 - (b) an additional 2,140 square meters of non-residential gross floor area will be developed on the lands or may be provided as additional non-residential gross floor area within development on adjacent lands at 11 & 25 Ordnance Street or 45 Strachan Avenue;*
 - (c) the non-residential gross floor area provided on the lands pursuant to paragraph (a) and (b) is encouraged to be developed prior to or concurrent with any residential uses on the lands;*
 - (d) the non-residential gross floor area in (a) and (b) will support the Employment Area policies; and"*
2. Chapter 6, Section 14 Garrison Common North Secondary Plan Site, Area Specific Policy Area 7, is hereby further amended by renumbering paragraph (c) to paragraph (e).

**Attachment 2:
Draft Zoning By-law Amendment – 30 Ordnance Street**

Authority: Planning and Growth Management Committee Item 34.3, as adopted by City of Toronto Council on August 25 and 26, 2014

CITY OF TORONTO

Bill No.

BY-LAW No. -2014

To amend Zoning By-law No. 159-2012 of the City of Toronto which amended By-law No. 438-86, as amended, of the former City of Toronto with respect to lands municipally known as 30 Ordnance Street.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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 enacts:

1. By-law No. 159-2012 is amended as follows:
 - (a) Section 3. is amended by replacing the reference to "4(4)(b)" with "4(4)";
 - (b) Section 3(2) is amended by deleting "51,130 square metres" and replacing it with "55,655 square metres";
 - (c) Section 3.(2)(ii) is amended by deleting "48,900 square metres" and replacing it with "53,425 square metres, with an additional 1,600 square metres of *residential gross floor area* being permitted only for the use of indoor *residential amenity space* above the minimum amount required by this By-law";
 - (d) Section 3(2)(iii) is amended by deleting "2,230 square metres" and replacing it with "90 square metres";
 - (e) Section 3(3) is amended by deleting "higher than 15 metres" and replacing it with " higher than 18.5 metres";

- (f) Section 3(4) is amended by deleting "higher than 15 metres" and replacing it with "higher than 17.5 metres" and by deleting, "shall not exceed 750 square metres", and replacing it with, "shall not exceed 755 square metres";
- (g) Section 3(7)(i) is amended by inserting "*bike share station, bicycle parking spaces-visitor, patios and terraces*" after "porches,";
- (h) Section 3(7) is amended by adding the following subsections (v), (vi), (vii), and (viii) after subsection (iv):

"(v) a pedestrian bridge with a minimum vertical clearance of 5.0 metres above finished ground level may extend beyond the heavy lines shown on Map 2 to connect *Building A* shown on Map 2 with a building located on the property municipally known in the year 2013 as 45 Strachan Avenue;

(vi) notwithstanding subsections (i) and (ii) above, permitted projections beyond the heavy lines shown on Map 2, within the area of the *lot* subject to Proposed *Public Pedestrian Easement* shown on Map 2, are limited to the following:

- a) lighting fixtures, trellises, planters, balustrades, parapets, wheelchair ramps, vents flush with finished grade, bicycle racks, planters, landscape and public art features; and,
- b) structures and elements associated with *Building A*, limited to porches, patios, architectural elements, balconies, railings, awnings, guard rails and stairs to a maximum horizontal projection of 1.0 metres for all such structures and elements.

(vii) notwithstanding subsections (i) and (ii) above, porches, patios, terraces and balconies shall not be permitted within the 1.5 metre easterly and southerly building setbacks applicable to *Building B* as shown on Map 2, with the exception that balconies above a height of 8.3 metres may project into this setback area.

- (i) Section 3.(8) is deleted in its entirety and replaced with the following:

"3.(8)*parking spaces(s)* are to be provided and maintained on the *lot* and or within permitted parking facilities on the properties municipally known in the year 2013 as 11 and 25 Ordnance Street and 45 Strachan Avenue in accordance with the following requirements;

- (i) a minimum of 0.24 *parking space(s)* for each bachelor *dwelling unit*;

- (ii) a minimum of 0.56 *parking spaces*(s) for each one *bedroom dwelling unit*;
 - (iii) a minimum of 0.80 *parking space*(s) for each two *bedroom dwelling unit*;
 - (iv) a minimum of 0.96 *parking space*(s) for each dwelling unit containing *three or more bedrooms*;
 - (v) a minimum of 0.12 *parking spaces* per unit will be provided for the exclusive use of visitors to the residential units and such spaces may be provided on a non-exclusive basis if provided within a *commercial parking garage* that has been permitted on the properties municipally known in the year 2013 as 11 and 25 Ordnance Street, provided a percentage of the relocated visitors *parking spaces* are reserved for the exclusive use of visitors to the residential units during certain hours;
 - (vi) if the calculation of the number of required *parking spaces* results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one *parking space*;
 - (vii) notwithstanding subsections (i) through (iv) above, a reduction of four resident *parking spaces* shall be permitted for each *car-share parking space* provided and maintained on the lot, up to a maximum of 10 *car-share parking spaces*;
 - (viii) the total minimum number of required vehicle *parking spaces*, other than those spaces used for visitors to the residential condominium(s), may be reduced at a rate of 1 vehicle *parking space* for each 5 *bicycle parking spaces* in excess of the minimum number of *bicycle parking spaces* required by this By-law provided these excess *bicycle parking spaces* are located indoors and not below P1 level and, further, provided that the reduction of vehicle *parking spaces* is not greater than 5% of the total minimum vehicle *parking spaces* required."
- (j) Section 3.(9) is deleted in its entirety and replaced with the following:
- "(9) *bicycle parking spaces* are to be provided and maintained on the *lot* in accordance with the following minimum standards:
- (i) a minimum of 0.6 *bicycle parking spaces-occupant per dwelling unit* for residents;

- (ii) a minimum of 0.15 *bicycle parking spaces-visitor per dwelling unit* for residential visitors;
 - (iii) a minimum of 0.13 *bicycle parking spaces-occupant* for non-residential uses per 100 square metres of *non-residential gross floor area*; and,
 - (iv) a minimum of 0.25 *bicycle parking spaces-visitor* for non-residential uses per 100 square metres of *non-residential gross floor area* or 6 *bicycle parking spaces-visitor*, whichever is greater;"
- (k) Section 3.(12) is deleted in its entirety and replaced with the following:
- "(12) a minimum of one *loading space-type "G"* shall be provided and maintained on the *lot*, which may also be shared with and used to satisfy the loading requirements of a building on the property municipally known in 2013 as 45 Strachan Avenue;"
- (l) The following new Section 3.(14) shall be inserted following Section 3.(13) as follows:
- "(14) notwithstanding any provisions of this By-law or By-law 438-86, as amended, the uses and facilities permitted on the property known in the year 2013 as 45 Strachan Avenue shall also be permitted on the *lot*."
- (m) The following new Section 3.(15) shall be inserted following Section 3.(14) as follows:
- "(15) notwithstanding any provisions of this By-law or By-law 438-86, above a height of 18.5 metres on *Building A* and 17.5 metres on *Building B*, a minimum setback of 1.5 metres will be required for any portion of a building abutting a street."
- (n) The following new Section 3.(16) shall be inserted following Section 3.(15) as follows:
- "(16) above a *height* of 18.5 metres, a minimum building separation distance of 25.0 metres shall be maintained between *Building A* and *Building B*, subject to the permitted encroachments set out in Sections 3.(6) and 3.(7) of this By-law."
- (o) Section 6. is amended to insert the following subsections (g) - (o) immediately following subsection (f):

- "(g) *"bicycle parking space-occupant"* means an area that is equipped with a bicycle rack, locker or bicycle stacker for the purpose of parking and securing bicycles, and:
- (i) where the bicycles are to be parked on a horizontal surface, has a horizontal dimension of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres, by 1.2 metres and a vertical dimension of at least 1.9 metres; and
 - (iii) where the bicycles are to be parked in a *bicycle stacker*, has a horizontal dimension of at least 0.6 metres, by 1.8 metres and has a vertical dimension for each bicycle parking space of at least 1.2 metres.
- (h) *"bicycle parking space-visitor"* means an area that is equipped with a bicycle rack, locker or *bicycle stacker* for the purpose of parking and securing bicycles, and:
- (i) where the bicycles are to be parked on a horizontal surface, has a horizontal dimension of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres, by 1.2 metres and a vertical dimension of at least 1.9 metres;
 - (iii) where the bicycles are to be parked in *bicycle stacker*, has a horizontal dimension of at least 0.6 metres, by 1.8 metres and has a vertical dimension for each bicycle parking space of at least 1.2 metres; and
 - (iv) may be located outdoors or indoors;
- (i) *"bicycle stacker"* means a device where a bicycle parking space is positioned above or below another parking space and is accessed by means of an elevating device;
- (j) *"bike share station"* means a bicycle sharing facility overseen by the Toronto Parking Authority, or its successor from time to time, where a minimum of ten (10) bicycles are capable of being securely stored and from which the general public may rent and return bicycles which are owned by a profit or non-profit bike-sharing organization.

- (k) "*car-share*" means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the building for the short term rental, including hourly rental.
- (l) "*car-share parking space*" shall mean a *parking space* exclusively reserved and signed for a car used only for car-share purposes;
- (m) "*residential amenity space*" shall mean a common area or areas within the *lot* which are provided for recreational or social purposes for use by residents of the *lot* and or residents of a building located on the property municipally known in the year 2013 as 45 Strachan Avenue.
- (n) "*original lot*" means that portion of the *lot* identified on Map 1 forming part of By-law No. 159-2012 as originally passed by City Council on February 6 and 7, 2012.
- (o) "*Public Pedestrian Easement*" shall mean an east-west publicly accessible pedestrian and cyclist space, as shown on Map 2 and as referenced in Section 4.9.ii., having a minimum width of 15 metres, with the exception of projections permitted in accordance with this By-law, and connecting Ordnance Street to the future park at the lands known municipally in the year 2013 as 10 Ordnance Street, the landscaping of which will be secured through the site plan approval process pursuant to Section 114 of the City of Toronto Act, 2006, and, as applicable, Section 41 of the Planning Act, as amended."

Section 37 Matters. Services and Facilities

- (p) Section 1. is amended by deleting "in Appendix 1 hereof" and replacing it with "in Section 4 of this By-law";
- (q) Section 4. (1) is amended by inserting "This amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City" after the words "the Site".
- (r) Section 4.(3) is deleted in its entirety and the following Sections 4.(3) (4) (5) (6) (7) and (8) inserted therefore:
 - "(3) prior to issuance of an above grade building permit for the first building within the *lot*, the owner shall make a cash contribution to the City in the amount of \$100,000.00 to be allocated toward the costs associated with the Fort York Pedestrian and Cycle Bridge and/or

improvements to the area park space at the discretion of the Ward Councillor as required pursuant to the decision of the Ontario Municipal Board issued September 9, 2013 (OMB File PL130565) in connection with minor variance application A0915/12TEY. Such amount to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the Ontario Municipal Board Decision to the date of submission of the funds by the owner to the City;

- (4) prior to issuance of an above grade building permit for the first building of structure within the *lot*, the owner shall submit a Construction Management Plan for each phase to the satisfaction of the Chief Planner and Executive Director, City Planning and the Chief Building Official, in consultation with the Ward Councillor with details to be included in the Section 37 Agreement;
- (5) prior to issuance of any building permit for a the first building or structure on the *lot*, excluding applications for and issuance of permits for shoring and excavation on the *original lot*, the owner shall have acquired all of the additional land comprising the *lot* confirmed by written notice to the City Solicitor and the agreements securing the provision of the facilities, services and matters set out in this By-law relating to the increase in height and density shall have been registered on title to all of the *lot* to the satisfaction of the City Solicitor;
- (6) prior to the issuance of any building permit for the first building or structure on the *lot*, excluding permits for shoring and excavation on the *original lot*, approvals and arrangements shall be in place to provide for the temporary relocation of existing access routes and access easements in favour of Metrolinx within the easterly limit of the *lot* (formerly part of 10 Ordnance Street) to an alternative location through 10 Ordnance Street providing access to Metrolinx infrastructure at the 'tip lands', to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Parks Forestry and Recreation. The timing of this requirement may be amended only with the written consent of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation and the General Manager Transportation Services;
- (7) Prior to the registration of the first plan of condominium for a building on the *lot* and in support of the development, the Owner shall provide and shall thereafter maintain, at no cost to the City, a minimum of 70 additional *bicycle parking spaces* on the *lot* in excess of the minimum zoning requirements applicable to the *lot*, where with

the type and location of the additional *bicycle parking spaces* is determined in the context of site plan approval for the *lot* and the additional spaces are provided in accordance with the dimensional requirements of a *bicycle parking space-occupant* or *bicycle parking space-visitor*, as the case may be, unless varied in the context of site plan approval for the *lot*; and pursuant to Section 114 of the City of Toronto Act, 2006, and, as applicable, Section 41 of the Planning Act, as amended;

- (8) Prior to issuance of an above grade building permit for the first building or structure on the *lot*, the owner shall, to the satisfaction of the Chief Planner and Executive Director, City Planning, provide at no cost to the City, a *bike share station* to be located on or in the vicinity of the *lot* or, at the option of the owner, submit payment for the cost of the same in lieu thereof.

(s) Section 4. (4) is renumbered as 4.(9) and amended as follows:

- (i) insert the words "provide and shall" after the words "the owner shall" in the first line;
- (ii) paragraph (i) is amended by deleting "in (1), (2) and (3) above" and replacing it with "in clauses (1) to (8) above"; and
- (iii) a new paragraph (iv) is added after paragraph (iii) as follows:

"(iv) the owner shall implement the accepted Construction Management Plan referred to in Section 4.(4) above during the course of construction on the *lot* until completion to the satisfaction of the Chief Planner and Executive Director, City Planning;"

(t) A new Section 4.(10) is inserted as follows:

"(10) The owner shall not use, or permit the use of, a building or structure erected with an increase in density permitted pursuant to this By-law unless all matters, services and facilities referred to in Section 4 hereof are provided in accordance with the Section 37 Agreement."

- 2. Except as otherwise provided herein, the provisions of By-law No. 159-2012 shall continue to apply to the *lot* as well as the buildings and structures on the *lot*.
- 3. Map 1 of By-law No. 159-2012 is deleted and replaced with Map 1 attached hereto and forming part of this By-law.

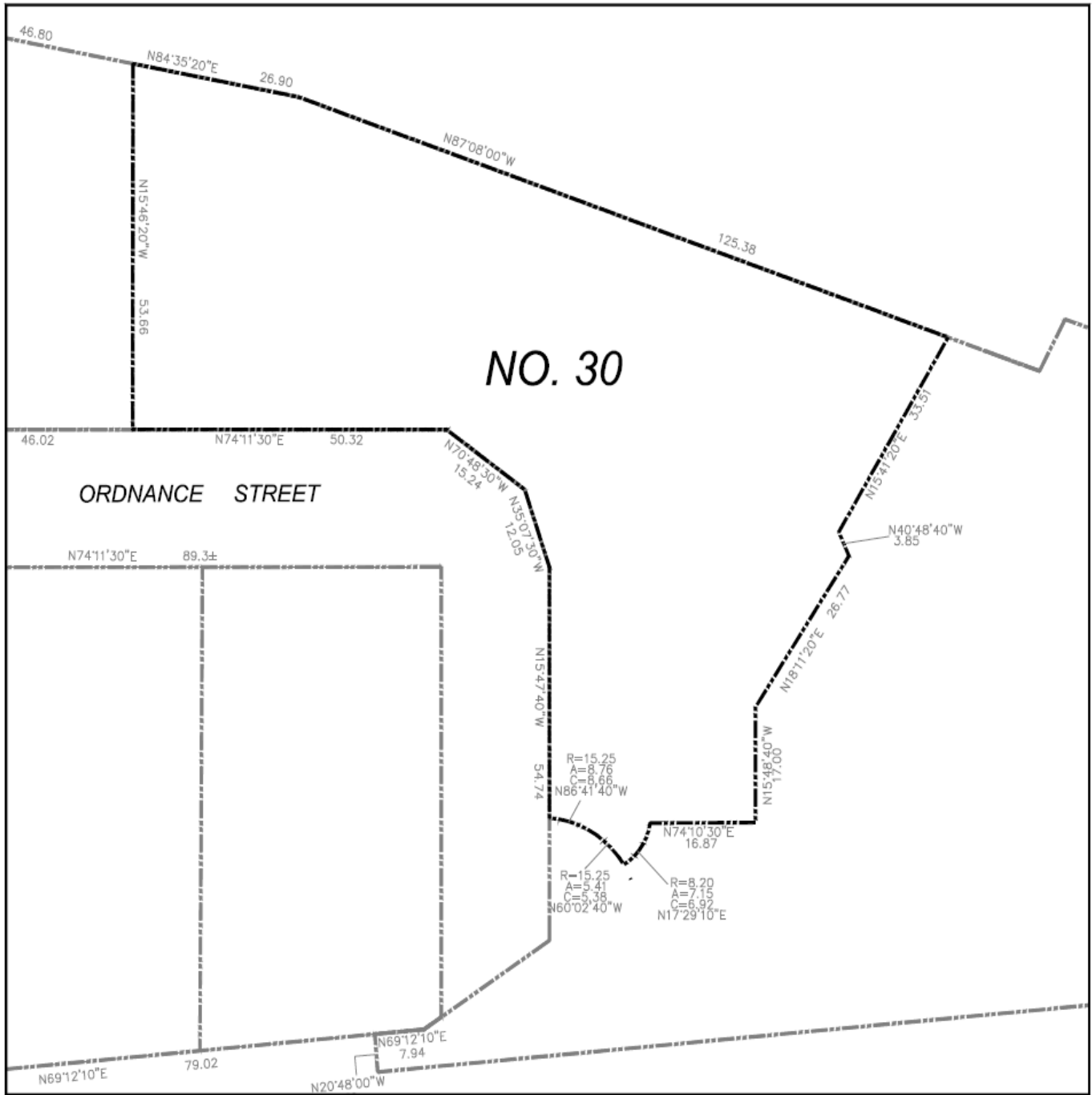
4. Map 2 of By-law No. 159-2012 is deleted and replaced with Map 2 attached hereto and forming part of this By-law.

Enacted and passed on (**clerk to insert the date**), 2014.

Speaker

City Clerk

(Seal of the City)



NO. 30

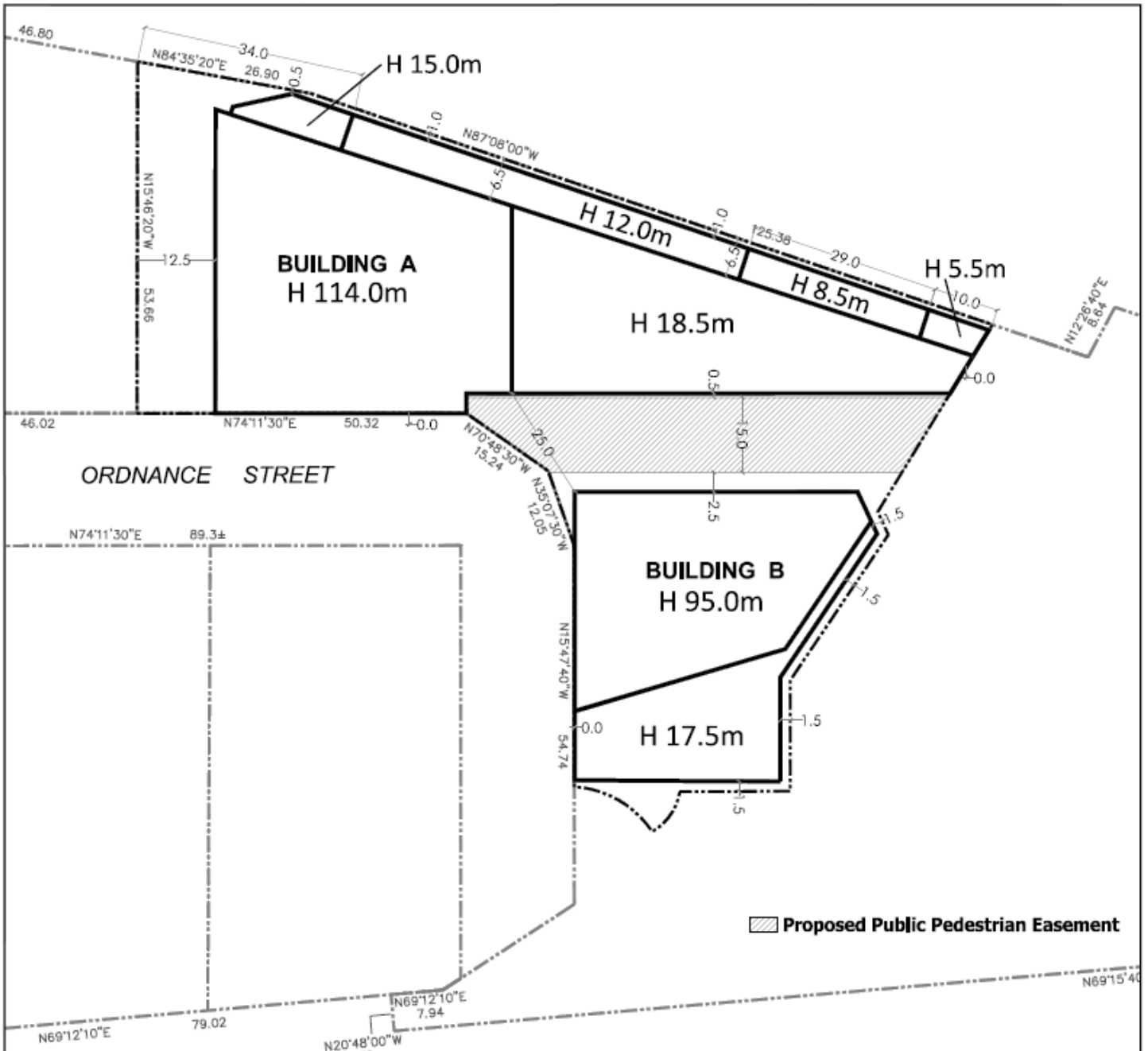
ORDNANCE STREET



30 Ordnance Street, Toronto

Map 1

File #13 _____

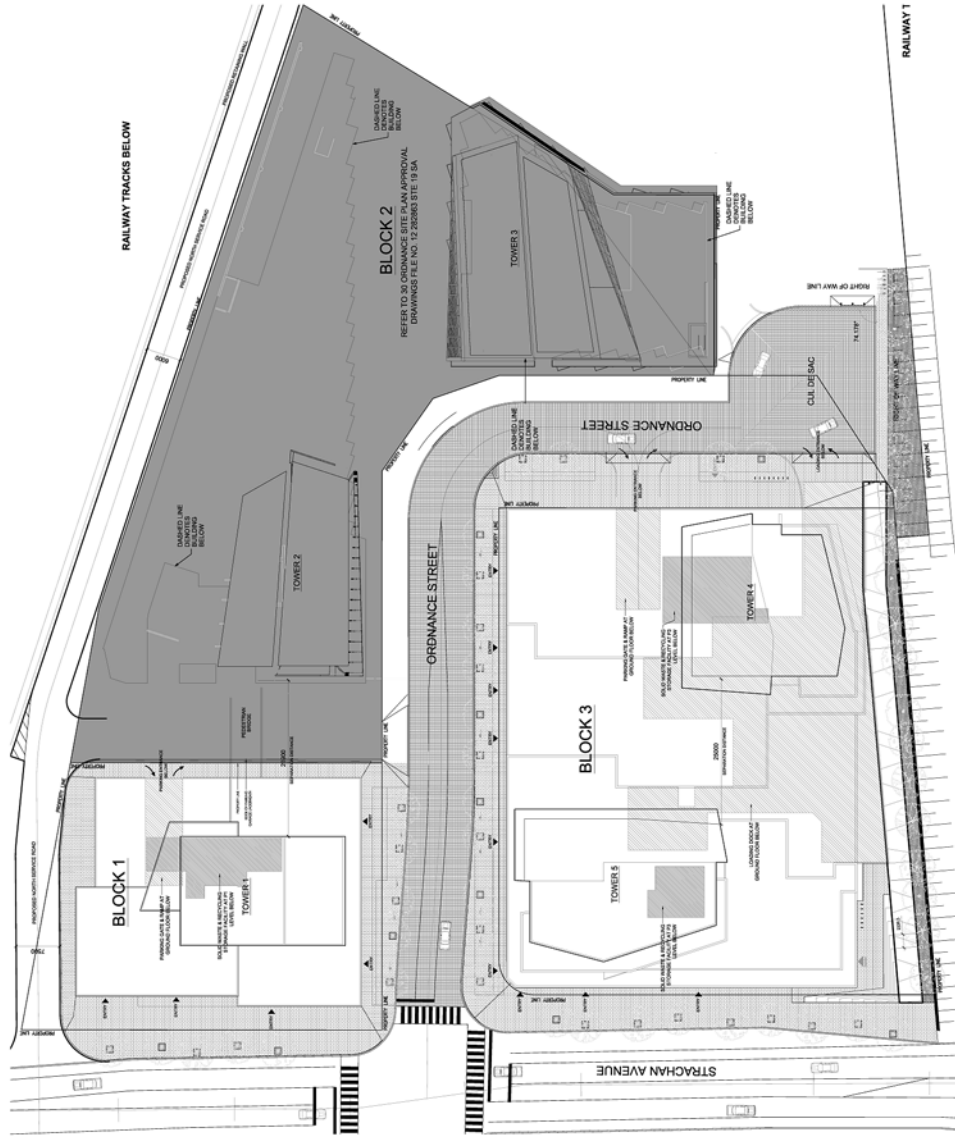


**Attachment 3:
Permitted Amendments to Park Reconveyance Agreement**

- a) In consideration of the payment of \$1.2 Million Dollars to the City, as agreed to by the parties, the City will (i) release its interest in approximately 552 sq m of land located along the western boundary of the property known municipally as 10 Ordnance Street, so that such land can be incorporated into the Phase 1 development of 30 Ordnance Street; and (ii) grant or consent to such temporary tie back and crane swings rights over the 10 Ordnance Street property as are reasonably required during the construction of the Phase 1 development;
- b) In exchange for the release of portions of their existing easement interests in the property known municipally as 10 Ordnance Street, and in order to permit the Phase 1 development of 30 Ordnance Street to proceed, the City may permit new access easements in favour of Metrolinx and The Toronto Terminals Railway Company Limited over the 10 Ordnance Street property, subject to the requirement that such easements shall be relocated as required to accommodate the development of the future park land;
- c) In consideration of the payment of compensation to the City reflecting the fair market value of such interests, the City may grant a partial release of the City's interest pursuant to the Park Reconveyance Agreement, or consent to a new easement along the eastern and northerly boundaries of 10 Ordnance Street where required to meet needs related to the electrification of the Metrolinx transit service on the adjoining rail corridor and access to and servicing of related facilities; and
- d) In order to improve the transportation services to the Ordnance Triangle, the City will permit a portion of the land subject to the Park Reconveyance Agreement, , to be used for the purpose of a partial cul-de-sac rather than open space.

In each of the above instances any consent, permission or amendment shall be on such other terms and conditions as are acceptable to the Chief Corporate Officer and General Manager of Parks, Forestry and Recreation.

**Attachment 4:
11, 25 and 30 Ordnance Street and
45 Strachan Avenue Concept Plan**



Site Plan
Applicant's Submitted Drawing
Not to Scale
05/26/2014

**10, 11, 25 & 30 Ordnance Street
and 45 Strachan Avenue**
File # 12 230482 STE 19 02