

5 Eireann Quay – Site Plan Control Application

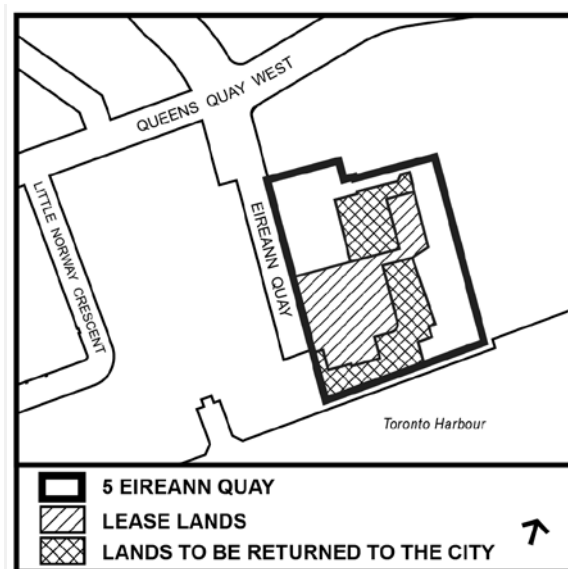
Date:	March 12, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15-121958 STE 20 SA

SUMMARY

At its meeting on June 6, 2012 City Council approved the conditions set out in the May 9, 2012 report from the Director, Community Planning, Toronto and East York District, for a proposed taxi management area, commercial parking and the construction staging area for the pedestrian tunnel to the Billy Bishop Toronto City Centre Airport. The facilities are located on a portion of the City-owned lands on the east side of Eireann Quay. The Site Plan Approval conditions included a termination date for site plan approval of the development to coincide with June 30, 2015 termination date of the lease of the site to 2315155 Ontario Inc.

This report recommends the extension of the Site Plan Approval for a period of six months, to coincide with a lease termination date of December 31, 2015.

The application also seeks to amend the existing Site Plan Approval to reduce the site area to eliminate some of the lands, restore the walkway to Ireland Park and revise the landscape plans to reflect the as-built condition.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the amended Site Plan Approval condition, for the temporary facility at 5 Eireann Quay, found in Attachment 1 to the report (March 12, 2015) from the Director, Community Planning, Toronto and East York District, to implement the following:
 - i) Changes to the boundaries of the site area;
 - ii) Minor revisions to the landscape plans (as shown on Planting Plan L-2, Attachment 2 to the report (March 12, 2015) from the Director, Community Planning, Toronto and East York District);
 - iii) The reinstatement of landscaping south of the Forestry Building including four new trees and the walkway to Ireland Park all to be completed by July 1, 2015, to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - iv) Extension of the site plan approval to December 31, 2015 to coincide with the lease extension to December 31, 2015.
2. City Council delegate back to the Chief Planner and Executive Director or her designate, the authority to re-issue final Site Plan Approval and that final Site Plan Approval not be issued until the applicant has fulfilled all pre-approval conditions.
3. City Council direct the City Solicitor to execute an amendment to the Memorandum of Understanding for 5 Eireann Quay, dated June 28, 2012, between the Toronto Port Authority and City of Toronto (the "MOU"), to reflect the amended Site Plan Approval conditions referenced in Recommendation 1 (above).

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on November 30, December 1, 2, 4 and 7, 2009, City Council approved a plan to preserve the former Canada Malting Silos and a phased management plan for the silos site. The decision document can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX36.6>.

At its meeting on December 16, 2010, City Council enacted a By-law 32-2011 designating 5 Eireann Quay to be of cultural heritage value or interest, under Part IV of the *Ontario Heritage Act*. The designating by-law can be accessed at this link:

<http://www.toronto.ca/legdocs/bylaws/2011/law0032.pdf>.

At its meeting on July 12, 2011, City Council adopted measures that authorized the City to enter into a Master Agreement with the Toronto Port Authority (TPA), which included easement exchanges, the granting of a lease from the City to the TPA and several other related provisions to facilitate the construction of the pedestrian tunnel between the

Toronto mainland and the Billy Bishop Toronto City Centre Airport located on the Toronto Islands. The Council decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.CC10.5>.

At its meeting on June 6, 2012 City Council adopted recommendations that approved the conditions set out in the May 9, 2012 report from the Director, Community Planning, Toronto and East York District, for a proposed 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 and delegated Site Plan Approval back to the Chief Planner. The construction of the pedestrian tunnel resulted in the relocation of City staff from the Forestry Building to 8 Unwin Avenue. The Council decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE16.4>

On February 14, 2012, the local Councillor referred the Site Plan Control application for a City Council decision, in accordance with By-law No. 483-2000.

COMMENTS

In 2012, City Council approved the Site Plan Control application for a temporary taxi management area, commercial parking lot and construction staging area for the pedestrian tunnel to Billy Bishop City Centre Airport at 5 Eireann Quay.

The temporary taxi management area was proposed as a means to manage traffic along Eireann Quay during the construction of the TPA's pedestrian tunnel connecting the mainland and the airport terminal. The pedestrian tunnel construction relocated airport parking and reduced the size of the pick-up and drop-off areas at the terminal. Prior to the temporary taxi management area on the Canada Malting Site, taxis waited for passengers in two southbound lanes in the finger lot, parallel to and on the west side of Eireann Quay. When the finger lot was full, the taxis queued northbound on Eireann Quay resulting in significant on-street traffic. The temporary lease allowed Eireann Quay and the Canada Malting Site to be reconfigured such that the taxi waiting and pick-up was located off-street, a dedicated area for the airport shuttle buses along the east side of Eireann Quay was created along with 18 short-term and 26 long-term parking spaces. A drop-off/waiting area remains in front of the terminal building.

As part of the City's review of TPA's request to amend the Tripartite Agreement to permit jets and extensions to the runways at Billy Bishop City Airport, BA Group was retained by the City to conduct an analysis of resulting transportation related issues. BA Group's assessment of current operations revealed that the opening of the temporary off-street taxi queue area and shuttle stop at 5 Eireann Quay resulted in an improvement to the overall traffic operations on the street, although certain impacts remain.

The Canada Malting Site is included within a City-initiated study for the neighbourhood, namely the Bathurst Quay Neighbourhood Plan, which is underway and scheduled for completion in 2015. The Study will look at an overall plan and vision for the neighbourhood including transportation and a master plan for the Canada Malting Site.

Until the Study is complete and the tunnel is up and running and has been fully integrated into airport operations, it is Staff's recommendation that the current taxi management area and related facilities on site be maintained with some minor revisions.

Revisions to the Site Plan Application

The original Site Plan Application for 5 Eireann Quay proposed a temporary taxi management area, commercial parking lot and construction staging area for a pedestrian tunnel to the Billy Bishop Toronto City Centre Airport at 5 Eireann Quay.

The pedestrian tunnel will be completed in Spring 2015 and the construction staging area that was part of the original Site Plan Application will no longer be part of the site and the MOU. This area should be restored to its original state prior to the construction of the tunnel and should include a walkway to Ireland Park and four new trees that will line the waterfront promenade. The revisions to the MOU include a requirement that the reinstated landscape be complete by July 1, 2015.

Additionally, Areas A and B which were used for tunnel construction staging (identified as 'Construction Lay Down' on Attachment 1) will be withdrawn from the site area and Site Plan Agreement. Area A is not proposed to be reinstated to its original state as it will likely be used for future construction staging for the dockwall rehabilitation project. Staff have identified that the dockwall along the Western Channel will need to be rehabilitated in the near future, pending availability of funding. Area B will be used for construction staging associated with the rehabilitation of the dockwall. The proposed changes will be reflected in the terms of the lease agreement. Additionally, the Bathurst Quay Neighbourhood Plan will provide recommendations on long-term improvements that will aid in the resolution of any associated easements and encumbrances at 5 Eireann Quay and the immediate surrounding area.

In order to implement the above, Planning Staff will amend the Site Plan Approval conditions as per Attachment 3 to this report. The City Solicitor will then amend the Memorandum of Understanding between the TPA and the City, to reflect the changes. The authority to amend the lease with the TPA has been delegated to the Director, Real Estate Services.

Landscaping

The applicant submitted landscape drawings as part of the original Site Plan application in 2012. As part of the landscape construction, some changes were made to the plans. The amended Site Plan includes updated landscape plans to reflect the as-built condition.

Conclusion

The taxi management area has provided interim relief to the traffic congestion on Eireann Quay until a long-term transportation strategy for the neighbourhood is identified through the Bathurst Quay Neighbourhood Plan. Staff are recommending, the approval of the

amended Site Plan Approval conditions and subsequent amendment to the MOU to include an updated site plan drawing, an updated list of plans and a new pre-approval city planning condition, contained in Recommendation 1 of this report.

CONTACT

Charlene Miranda, Planner
Tel. No. (416) 392-9434
Fax No. (416) 392-1330
E-mail: cmirand2@toronto.ca

SIGNATURE

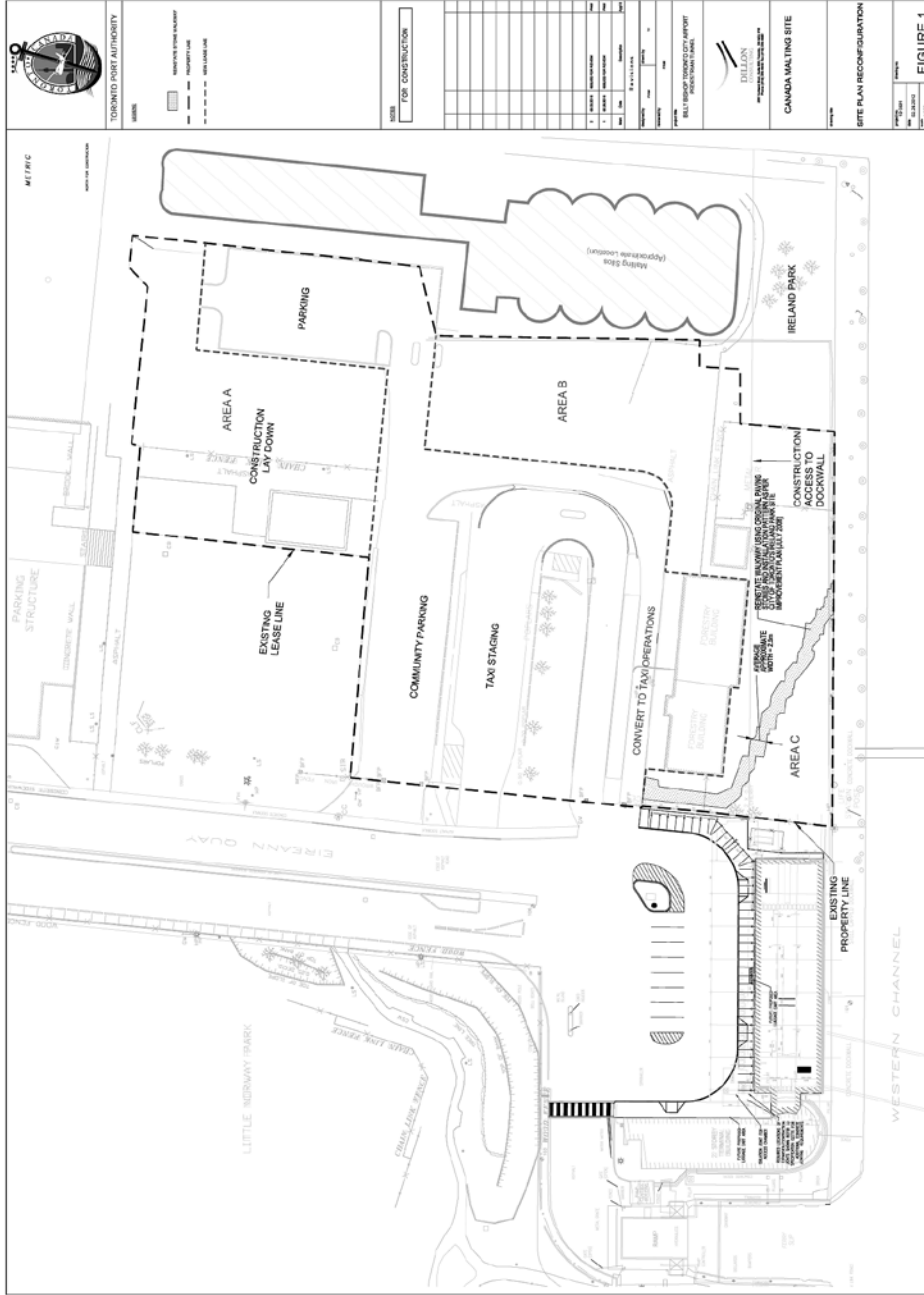
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Landscape Plan
Attachment 3: Amended Conditions of Site Plan Approval

Attachment 1: Site Plan



5 Eireann Quay

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 03/11/2015

File # 15 121958 STE 20 02

Attachment 2: Landscape Plan



5 Eireann Quay

Landscape Plan
 Applicant's Submitted Drawing

Not to Scale
 03/11/2015

File # 15 121958 STE 20 0Z

**Attachment 3:
Amended Conditions of Site Plan Approval**

The City Planning Division, Toronto and East York District, has completed the review of the proposal to amend the Site Plan Approval for the temporary taxi management area located at 5 Eireann Quay.

The revisions to the site plan are with regard to site area, the termination date of the lease and landscaping. Specifically the changes are:

- Changes to the boundaries of the site area, such that Parts A, B & C are not included in the Site Plan Approval;
- Minor revisions to the landscape plans to reflect the as-built condition on site;
- The reinstatement of landscaping south of the Forestry Building including four new trees and the walkway to Ireland Park all to be completed by July 1, 2015; and
- The extension of site plan approval to December 31, 2015 to coincide with the extension of the lease term to December 31, 2015.

The Site Plan Approval Conditions are amended as follows:

- I. Approved plan GP-1 is replaced with Site Plan Reconfiguration drawing no. Figure 1 and approved plan L-2 is replaced with the new Planting Plan drawing no. L-2, listed below. The following is the revised drawing list:

No.	Plan Title	Date Stamped	Date Prepared By Architect/Engineer	Prepared By
Figure 1	Site Plan Reconfiguration	March 9, 2015	March 3, 2015	Dillon Consulting
L-2	Planting Plan	March 9, 2015	March 3, 2015	Dillon Consulting
L-1	Tree Preservation Plan	May 9, 2012	May 9, 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

II. The addition of the following pre-approval conditions:

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow, Supervisor of Law Clerks (416) 397-5379

1. Execute an amendment to the Memorandum of Understanding for 5 Eireann Quay, dated June 28, 2012, between the Toronto Port Authority and City of Toronto, to reflect the amended Site Plan Approval conditions as listed below:
 - i) Replace Schedule "A" with drawing no. Figure-1 (Attachment 1 of this report).
 - ii) Revise Schedule "B" to include the following new drawings, Figure-1 Site Plan Reconfiguration in place of GP-1 (January 25, 2012) and L-2 Planting Plan in place of L-2 (January 25, 2012):

No.	Plan Title	Date Stamped	Date Prepared By Architect/Engineer	Prepared By
Figure 1	Site Plan Reconfiguration	March 11, 2015	March 3, 2015	Dillon Consulting
L-2	Planting Plan	March 11, 2015	March 3, 2015	Dillon Consulting

- iii) Add to Schedule "C" Site Specific Conditions, a City Planning pre-approval condition which states the following: Prior to final site plan approval, the Applicant shall ensure that the reinstatement of the landscaping south of the Forestry Building including the walkway to Ireland Park and the four new trees to be planted in that area, identified on the updated Planting Plan (L-2), must be installed prior to July 1, 2015, to the satisfaction of the Director, Community Planning, Toronto and East York District.

CITY PLANNING – Charlene Miranda 416-392-9434

2. Prior to final site plan approval, the Applicant shall ensure that the reinstatement of the landscaping south of the Forestry Building, including the walkway to Ireland Park and the four new trees to be planted in that area, identified on the new Planting Plan (L-2), must be installed prior to July 1, 2015, to the satisfaction of the Director, Community Planning, Toronto and East York District.

REAL ESTATE - Joanna Swietlik 416-397-7481

3. Prior to final site plan approval, the Applicant shall enter into an agreement with the City of Toronto to extend the leases at 5 Eireann Quay and 8 Unwin Avenue, to the satisfaction of the Director, Real Estate Services.

The amending Memorandum of Understanding is being prepared by Legal Services. They will forward it to you shortly for your execution and return to the City.