



STAFF REPORT ACTION REQUIRED

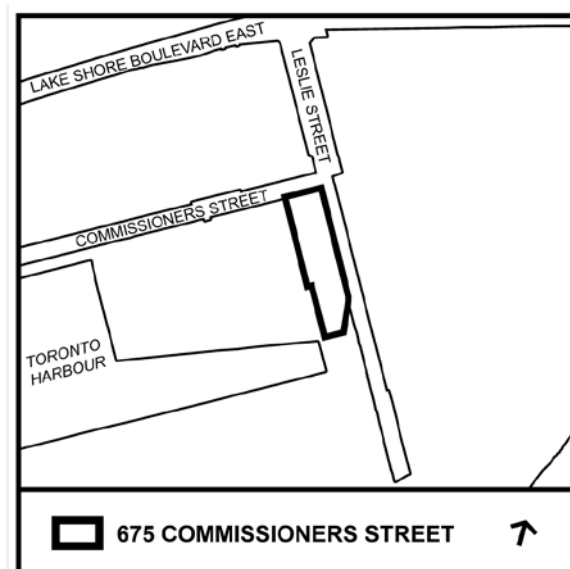
Supplementary Report - 675 Commissioners Street - City-Initiated Zoning By-law Amendment Application and Part Lot Control Exemption

Date:	April 23, 2018
To:	City Council
From:	Chief Planner & Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	18 118264 STE 30 OZ & 18 136367 STE 30 PL

SUMMARY

On April 4, 2018, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to report directly to City Council on the final boundary for the draft zoning by-law and to include in such report a review of the zoning permissions for 12 Leslie Street to enable implementation of the Leslie Green Portal, as well as review of the zoning permissions on 515 and 525 Commissioners Street to enable implementation of Turning Basin Square. The Final Report (dated March 15, 2018) from the Acting Director of Community Planning, Toronto and East York District recommended approval of a City-initiated zoning by-law amendment to allow for a postal sorting station on the subject site at 675 Commissioners Street.

In addition to the City-initiated zoning amendment, CreateTO submitted a part lot control exemption application on behalf of the 675 Commissioners Street site in order to sever and convey the land to Canada Post Corporation. On April 4, 2018, Toronto and East York Community Council adopted the Final Report from the Acting Director of Community Planning,



Toronto and East York District dated April 3, 2018 recommending approval of a part lot control exemption for 675 Commissioners Street.

A supplementary report, dated April 3, 2018, from the Acting Director of Community Planning, Toronto and East York District for the City-initiated rezoning application stated that CreateTO informed staff that the lot boundary for the proposed postal sorting station would be adjusted and that a report to City Council would be forthcoming to amend the draft zoning by-law and amend the lot boundary for the part lot control exemption.

This report seeks to amend the draft zoning by-law to include the new lot boundary and amend the boundary for the part lot control exemption by-law. The report relates to Item TE31.8 titled "675 Commissioners Street – City-Initiated Zoning By-law Amendment Application – Final Report" and to Item TE31.110 titled "675 Commissioners Street - Part Lot Control Exemption Application - Final Report".

RECOMMENDATIONS

The City Planning Division recommends that City Council:

With respect to Item TE31.8 titled "675 Commissioners Street - City-Initiated Zoning By-law Amendment Application - Final Report":

1. City Council amend Zoning By-law 438-86 for the lands at 675 Commissioners Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the supplementary report (April 23, 2018) from the Chief Planner and Executive Director, City Planning Division.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be necessary.
3. City Council determine that no further notice is required in respect of the revised draft Zoning Bylaw Amendment.

With respect to Item TE31.110 titled "675 Commissioners Street - Part Lot Control Exemption Application - Final Report", City Council delete the Toronto and East York Community Council Recommendations and adopt instead the following:

1. City Council enact a Part Lot Control Exemption By-law with respect to the lands as described in Attachment 2 to the supplementary report (April 23, 2018) to be prepared to the satisfaction of the City Solicitor.
2. City Council authorize the City Solicitor to introduce any necessary Bills in Council for a Part Lot Control Exemption By-law to expire one year following the date of enactment by City Council.

3. City Council require the owner to provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor, prior to the enactment of the Part Lot Control Exemption By-law.
4. City Council require the owner to provide documentation to the satisfaction of the City Solicitor, in consultation with the Chief Planner and Executive Director, City Planning Division and the Chief Engineering and Executive Director, Engineering and Construction Services, that all necessary easements are provided in the legal description of the proposed lot, prior to the City Solicitor registering the Part Lot Control Exemption By-law on title.

Financial Impact

There are no direct final impacts associated with these recommendations.

The cost of initiating the Leslie Green Portal and Turning Basin Square will be funded through the Toronto Port Lands Company 2018 capital budget.

The Interim Chief Financial Officer has reviewed this report and agrees with the financial impact information.

COMMENTS

City-Initiated Zoning By-law Amendment

The Supplementary Report, dated April 3, 2018, states that the lot boundary for the proposed site will be adjusted. The reason for the adjustment is because the previous lot boundary abutted a portion of the Leslie Street Slip. In order to provide opportunity for public access to the edge of Leslie Street Slip, CreateTO has adjusted the lot boundary by removing the portion of the lands that abutted the Leslie Street Slip and adding lands to the west. The by-law attached (Attachment No. 1) to this supplementary report includes a revised Map 1.

There is no substantive change to the rezoning proposal as discussed in the Final Report dated March 15, 2018.

The Final Report for this proposal is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.8>

Part Lot Control Exemption

The Final Report (dated April 3, 2018) states that CreateTO has advised that the new lot would have a revised boundary. The lot boundary is to be divided through an exemption in part lot control for land that was previously subdivided. Attachment No. 2 describes the parcel of land to which the part lot control exemption will apply. Once applied, 675 Commissioners Street will be divided from that larger parcel of land, with all necessary easements provided. Once registered, part lot control will continue to apply to the larger parcel of land. The lot boundary for 675 Commissioners Street will reflect the boundary as shown in Map 1 in the draft zoning by-law (Attachment No.1). City Planning, City

Legal and Engineering and Construction Services will review this new lot before a new R-Plan is registered on title for 675 Commissioners Street.

The Final Report for this proposal is available on the City's website at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.110>

The Leslie Green Portal and Turning Basin Square

At its meeting of July 4, 2017, City Council considered the report Port Lands Planning Initiatives - Interim Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.4>

Council requested that the City's Waterfront Secretariat develop implementation work plans for the Leslie Green Portal and Turning Basin Square, in coordination with Parks, Forestry and Recreation, Waterfront Toronto and CreateTO.

An implementation work plan for the Leslie Green Portal is under development. The centrepiece of the Portal will be a 1.6 acre open space at 12 Leslie Street that will connect Leslie Street to the waters' edge at the eastern end of the Ship Channel. The site has been identified as a future open space since the adoption of the Central Waterfront Secondary Plan in 2003. The open space will include an elevated viewing platform that will provide the public with a dramatic view of the Ship Channel. Other components of the Leslie Green Portal will include setbacks and landscaping on both sides of Leslie Street, including 675 Commissioners Street. Detailed design will build on the natural heritage and vegetation of Tommy Thompson Park, as well as the landscaping constructed as part of the TTC facility at Leslie Street and Lake Shore Boulevard West. The implementation work plan for the Leslie Green Portal will be completed by July 2018.

An implementation work plan for Turning Basin Square will be completed by Fall 2018. The site has been used as an open space at various times, however, it has never benefitted from a thorough design process. The open space is located on the north side of the Ship Channel's turning basin — a unique and interesting feature for the visiting public, and will complement the Port Lands Planning Framework vision for the site.

The Toronto Port Lands Company (now under CreateTO) will provide funding to initiate the Leslie Green Portal and Turning Basin Square through their 2018 capital budget.

The properties at 12 Leslie Street, and 515 and 525 Commissioners Street are zoned I3 and IC, which would allow for a public park use on site as-of-right and would not impede the design and implementation of public open spaces.

Conclusion

Staff recommend that City Council amend Zoning By-law 438-86 for the lands at 675 Commissioners Street, substantially in accordance with the revised draft Zoning By-law Amendment attached to this report. Staff also recommend that the part lot control exemption by-law apply to the revised lot boundary as described in Attachment No. 2.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1: Revised Draft Zoning By-law Amendment
Attachment No. 2: Revised Part Lot Control Exemption Legal Description

Attachment 1: Revised Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item TE31.8 as adopted by City of Toronto Council on April 24, 25 and 26, 2018

CITY OF TORONTO

Bill

BY-LAW -2018

To amend General Zoning By-law 438-86, as amended, and interim control by-law 979-2017 with respect to the lands municipally known as 675 Commissioners Street.

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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 hereby enacts as follows:

1. None of the provisions of Section 2(1) with respect to the definition of *lot*, 4(3), 4(4), 4(6), 4(7), 4(13), 9(1), 9(2)3(iii), 9(2)3(iv), 9(3)2, 9 Part XI 1, of By-law 438-86, being "A By-law to regulate the use of lands and erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of land and the erection and use of certain buildings and structures in various areas of the City of Toronto," shall apply to prevent the erection and use of a non-residential building with a surface parking lot on the lot delineated by the heavy lines on the attached Map 1.
2. Notwithstanding Section 9(1) of By-law 438-86, the only uses permitted on the *lot* are:
 - a. a *public park*; and
 - b. a *postal sorting station*, with a *parking station* as an accessory use, provided that:
 - i. the maximum *non-residential gross floor area* for all buildings and structures does not exceed 4,000 square metres;
 - ii. all buildings or structures above *grade* shall be set back a minimum of 7.9 metres from the east property line; and
 - iii. all *parking spaces, bicycle parking spaces, and loading spaces necessary to accommodate a postal sorting station* are provided on the lot.

Definitions

3. For the purposes of this By-law:

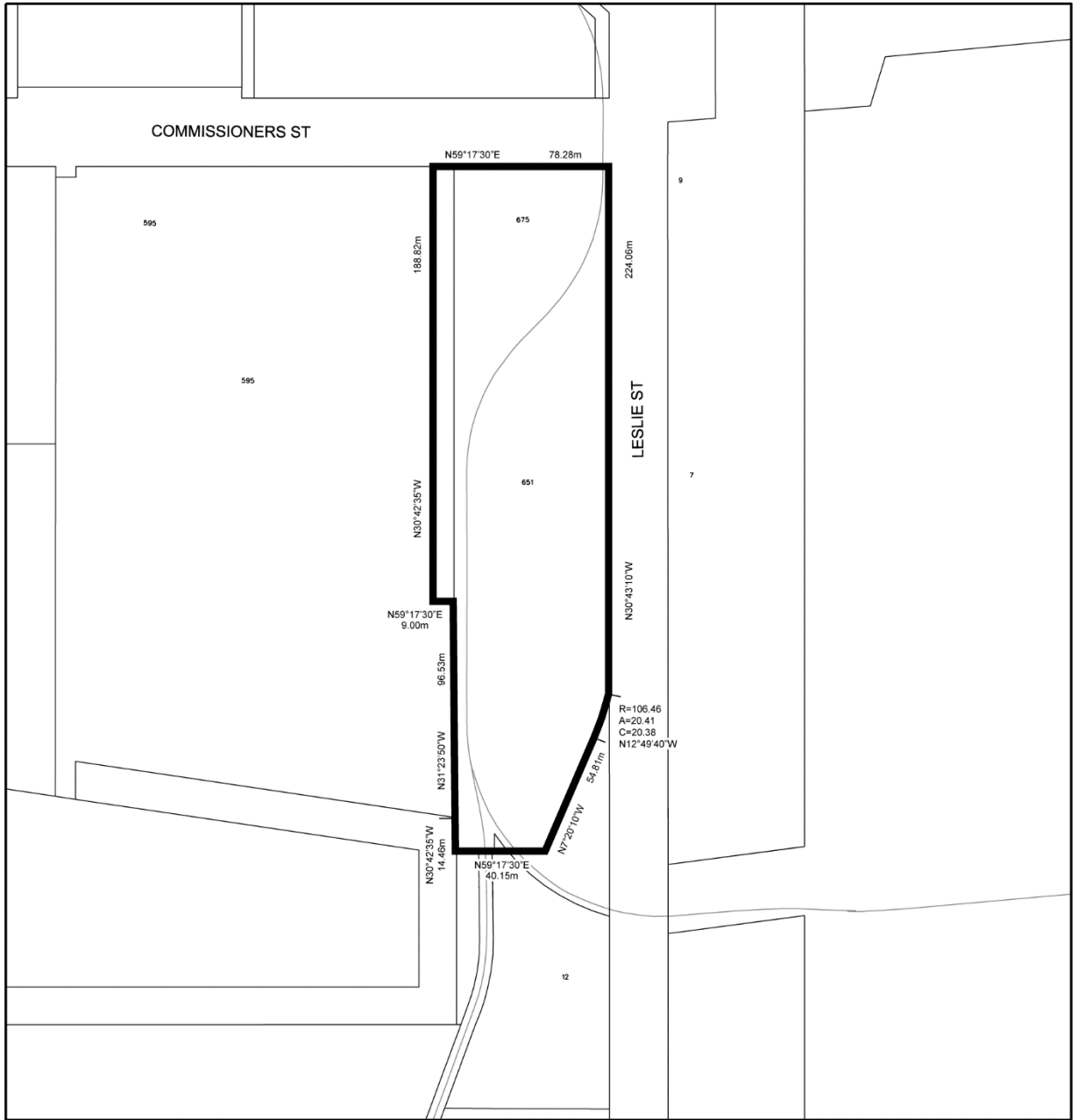
- a. words in italics shall have the same meaning as defined in By-law 438-86, unless otherwise redefined; and
 - b. despite 3(a) of this By-law, "*lot*" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.
4. By-law 979-2017, being a by-law to impose interim control for a portion of the Port Lands located in the City of Toronto, is amended by removing the lands municipally known as 675 Commissioners Street, and as identified on Map 1 attached to this By-law.

Enacted and passed on (), 2018.

Frances Nunziata,
Watkiss,
Speaker


Ulli S.
City Clerk

(Seal of the City)



675 Commissioners Street

File # 18 118264 STE 30 OZ


 City of Toronto By-Law 438-86
 Not to Scale
 04/20/2018

Attachment 2: Revised Part Lot Control Exemption Legal Description

Legal Description:

Part of Blocks M, N, P and Q, and part of Unwin Avenue, Plan 675-E, being Parts 1, 2, 3 and 4 on Plan 64R-14516, and part of Blocks L and Q, and Unwin Avenue, and Blocks P, RD and Lots 76 to 83, both inclusive, and Reserve for Park Development, Plan 520-E, being Parts 2, 3, 4, 5, 6 and 7 on Plan 64R-14517.