

Bathurst Quay Neighbourhood Plan Study – City-Initiated Official Plan Amendment – Final Report

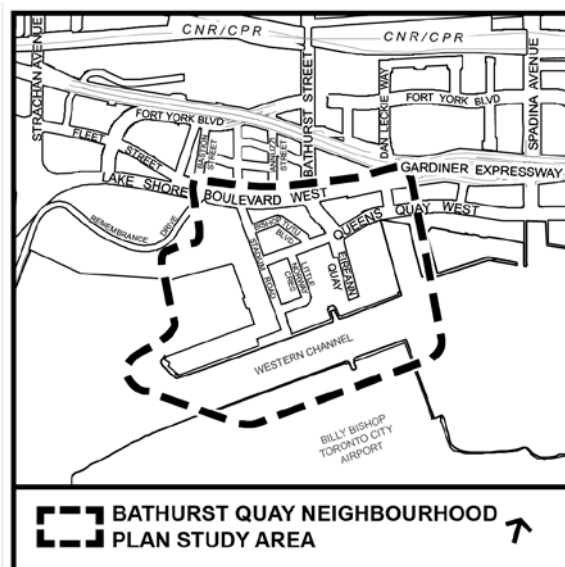
Date:	May 22, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	15 102637 STE 20 OZ

SUMMARY

This report recommends approval of a Site and Area Specific Policy as an amendment to the Official Plan for lands within the Bathurst Quay neighbourhood. The Site and Area Specific Policy implements the findings of the Bathurst Quay Neighbourhood Plan Study initiated in 2014. The Bathurst Quay Neighbourhood Plan Study established a vision, guiding principles and actions to provide a framework for achieving a complete community on the waterfront. The findings of the Study were endorsed by City Council on July 4, 2017, and Council requested that City Planning bring forward any necessary Official Plan amendments to implement the Study.

City Planning has prepared a recommended Site and Area Specific Policy that:

- Retains the current land use designations as identified in the Central Waterfront Secondary Plan;
- Is guided by a vision to transform the Canada Malting Silos site and Marina Quay West into a Community and Cultural Hub for the neighbourhood and a new waterfront destination;
- Supports the conservation and adaptive re-use of the historic Canada



Malting Silos and the Silos Administration Building; and

- Introduces a Framework Plan to guide the design and configuration of improvements to parks, open spaces, pedestrian and cycling connections, streetscapes, community services and facilities, the Canada Malting Silos site and Marina Quay West.

The introduction of the proposed Site and Area Specific Policy within the Bathurst Quay neighbourhood is consistent with the Provincial Policy Statement (2104) and conforms to the Growth Plan (2017). It also supports and advances the policies of the Official Plan and Central Waterfront Secondary Plan as it achieves important City building objectives for waterfront renewal, the conservation of significant heritage resources, preserving and strengthening the range and quality of community services and facilities and parks and open spaces, all essential elements of complete communities.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands within the Bathurst Quay neighbourhood substantially in accordance with the draft Official Plan Amendment included as Attachment No. 4 to the report from the Acting Director, Community Planning, Toronto and East York District (May 22, 2018).
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Bathurst Quay neighbourhood and the Canada Malting Silos site have been the subject of a number of reports and directions from City Council over the last several years and these are summarized below.

At its meeting of November 30, December 1, 2, 4 and 7, 2009, City Council approved a phased work plan for the preservation of the Canada Malting Silos and creation of a development plan for the broader Canada Malting Silos site. The report is available on the City website at: <http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-24719.pdf>

At its meeting of January 26 and 27, 2011, City Council approved By-law 32-2011, to designate the property at 5 Eireann Quay (The Canada Malting Complex) as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*. The boundary of the designated property encompasses the majority of land east of Eireann Quay south of the Waterfront Neighbourhood Centre to the lake. The site includes the

Canada Malting Silos (which the heritage By-law identifies as iconic "core components" of the property), the Silos Administration Building, as well as Ireland Park, a ball diamond and a taxi corral. The By-law is available on the City website at: <http://www.toronto.ca/legdocs/bylaws/2011/law0032.pdf>

At its meeting of April 1, 2 and 3, 2014, City Council considered a report on the request by Porter Airlines to amend the Tripartite Agreement that governs the operation of the Billy Bishop Toronto City Airport. In addition to providing an update on the review of Porter Airlines' request, the report identified the need for a planning study for the Bathurst Quay neighbourhood. The report is available on the City website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX40.1>

At its meeting of July 7, 8 and 9, 2015, City Council considered a Status Report on the Bathurst Quay Neighbourhood Plan Study and adopted Preliminary Directions in relation to the open space network, parks, community facilities and the Canada Malting Silos site. The Status Report is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.60>

The Central Waterfront Secondary Plan (CWSP) covers the area generally south of Lake Shore Boulevard from Jameson Avenue to Greenwood Avenue and includes the Bathurst Quay neighbourhood. The CWSP was adopted by Council in 2003, and is currently under appeal in part. The Ontario Municipal Board issued a Decision on August 2, 2017, bringing the CWSP into force for all lands west of Yonge Street to Exhibition Place and this includes Bathurst Quay.

At its meeting of July 4, 2017, City Council considered an Interim Report on the Bathurst Quay Neighbourhood Plan Study and endorsed a vision, guiding principles and actions to provide a framework for achieving a complete community on the waterfront. Council also made a number of requests including: further study in relation to the long-term revitalization of the Canada Malting Silos site and Marina Quay West; a strategy for near term public realm and streetscape improvements; an update on the terms of lease with PortsToronto for the continued interim use of a portion of 5 Eireann Quay; a process to select appropriate uses and occupants for the Silos Administration Building; and a long-term plan for the funding and construction of a future aquatic facility in the vicinity of the Canada Malting Silos site as part of the Parks and Recreation Facilities Master Plan.

Council also requested that City Planning bring forward any necessary Official Plan amendments to implement the recommendations of the Interim Report. This report addresses this request by Council and recommends a Site and Area Specific Policy amendment to the Official Plan to implement the findings of the Bathurst Quay Neighbourhood Plan Study. The Interim Report is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.55>

At its meeting of November 7, 8, and 9, 2017, City Council adopted a motion for the release of Section 37 (*Planning Act*) funds for the commencement of streetscape and public realm improvements (including the start of detailed design and a provincially

regulated environmental approvals process) in Bathurst Quay. Council's decision is available on the City's website at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM34.33>

At its meeting of March 26 and 27, 2018, City Council adopted a report from the Deputy City Manager on funding the rehabilitation of the Western Channel Dockwall and Adjacent Waterfront Lands, and authorized a series of improvements to the dockwall and surrounding lands including the rehabilitation of open space at the Canada Malting Silos site. The report is available on the City's website at:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX32.7>

BACKGROUND

Bathurst Quay – Context and Character

The Bathurst Quay neighbourhood anchors the western end of the downtown waterfront. It is surrounded on three sides by water, and to the north and east are the rapidly growing Fort York and CityPlace neighbourhoods (Attachment 1). There are a number of City-owned properties in the neighbourhood secured as part of the original Harbourfront agreements with the Federal Government. These lands form part of a connected network of parkland south of Queen's Quay to serve this community, the growing downtown population, and the City at large. City-owned lands include the Canada Malting Silos site, the community centre and schools site, existing parks in the neighbourhood, lands along the north side of the Western Channel, Marina Quay West pier and underground parking garage, and the surface parking lot on the south side of Little Norway Crescent leased to Ports Toronto.

Unlike the newly developing neighbourhoods within the eastern precincts of the Central Waterfront, Bathurst Quay is an established community that has matured over the last three decades. Housing ranges from townhouses to towers with a population that represents the full spectrum of incomes and ages. Transit service, a variety of parks and open spaces, a community centre (Waterfront Neighbourhood Centre), two schools and a daycare round out the community.

There are existing heritage buildings in the neighbourhood, and special places that reflect and commemorate the City's history and broader historical events of significance to Canada. Among the historically significant buildings and structures are the Canada Malting Silos and the Silos Administration Building along the western edge of the Portland Slip designated under the *Ontario Heritage Act*.

The Billy Bishop Toronto City Airport (BBTCA), although not within the neighbourhood is located just to the south across the Western Channel. The airport's groundside facilities (including; parking, pick-up and drop-off facilities, ferry terminal and a recently constructed pedestrian tunnel entrance) are located within the Bathurst Quay neighbourhood. The airport has experienced significant growth since operations by Porter Airlines began in 2006, with annual passenger volumes increasing from 26,000 in 2006 to approximately 2.8 million today.

Bathurst Quay Neighbourhood Plan Study - Overview

The Bathurst Quay Neighbourhood Plan Study was initiated in 2014 in response to the review of the existing Billy Bishop Toronto City Airport (BBTCA) operations, and Porter Airlines' request to amend the Tripartite Agreement that governs the operation of the airport. The purpose of the Study was to create a long term vision and plan for neighbourhood improvements to support the achievement of a complete community in Bathurst Quay.

The Study was undertaken in four phases. The initial phase included a review and assessment of existing conditions in Bathurst Quay, and the identification of opportunities and challenges in the neighbourhood. Main themes and priorities emerged and formed the basis for considering options for improvements in the neighbourhood, including the revitalization of the Canada Malting Silos site, and addressing local traffic challenges and those associated with the BBTCA.

Ideas for the revitalization of the Canada Malting Silos site were an important focus of the Study. The analysis concluded that a large-scale residential and/or mixed-use development on the Canada Malting Silos site, an irreplaceable and publicly-owned asset on the waterfront, was not supportable in terms of City policy directions. There was consensus that opportunities to rehabilitate the Canada Malting Silos site, as well as Marina Quay West pier including the existing parking garage, with an emphasis on community and cultural uses would best achieve City and community interests, and help to address the growth related demands for open space and community services and facilities in this high growth area of the downtown.

The Bathurst Quay Neighbourhood Plan Study establishes a vision, guiding principles and actions that provide a framework that builds on the strengths of this neighbourhood to achieve a complete community on the waterfront. It also provides a framework for ongoing groundside airport operations and future planning undertaken by BBTCA to align with City policies and objectives for the Bathurst Quay neighbourhood and the waterfront.

The vision for Bathurst Quay developed through the Study's engagement process reflects the shared goals of the community and the City. Bathurst Quay is a successful, vibrant neighbourhood where residents are connected and share a strong sense of place. Bathurst Quay is a neighbourhood that celebrates its waterfront location and welcomes visitors to experience its remarkable waterfront parks and open spaces, and its heritage, community and cultural amenities. The existing community, the parks and open spaces, the community services and facilities, and the heritage attributes of Bathurst Quay provide a strong foundation upon which to build. Distinctive new waterfront parks and open spaces will be designed to reflect the rich heritage of the Bathurst Quay community. A new cultural and community services hub at a renewed Canada Malting Silos site integrated with Marina Quay West will become a gathering place for the community and a new waterfront destination.

This long term vision for the neighbourhood is built around four main guiding principles including.

1. Revitalizing the Canada Malting Silos site and Marina Quay West;
2. Creating a remarkable public realm;
3. Enhancing community services and facilities; and
4. A new focus on movement.

These seek to ensure that the Bathurst Quay Neighbourhood Plan builds on recent improvements to the area while supporting the core principles of waterfront revitalization established through the Central Waterfront Secondary Plan. In recognition that longer term commitments will be needed to achieve the vision, the Neighbourhood Plan also includes an implementation strategy of near-term actions aimed to address existing and future needs of residents, manage existing pressures, and kick-start the process for revitalization of the parks and public realm, and creation of new community and cultural facilities in the Bathurst Quay neighbourhood.

Main elements of the Bathurst Quay Neighbourhood Plan include:

- An adaptive reuse proposal for the Canada Malting Silos site and Marina Quay West including a community and cultural hub, Ireland Park, the Western Channel dockwall, an underground parking and transportation facility, improvements to the Marina Quay West parking garage, and opportunity for a City aquatic facility and accessory uses;
- Improvements to neighbourhood parks, public realm spaces and streetscapes including the lands associated with the Canada Malting Silos site and the water's edge promenade;
- Enhanced community services and facilities, including an improved Waterfront Neighbourhood Centre; and
- An Action Plan for near-term improvements to the Canada Malting Silos site, streetscapes, parks and open spaces, and community services and facilities.

The findings of the Bathurst Quay Neighbourhood Plan Study were presented in an Interim Report to Council in July 2017, and included a Framework Plan for improvements. Council requested that City Planning bring forward any necessary Official Plan amendment to implement the recommendations of the report. This report addresses the request by Council and recommends amendments to the Official Plan to implement the findings of the Bathurst Quay Neighbourhood Plan Study.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural

and historical interest; the promotion of built form that is well designed and encourages a sense of place; and the appropriate location of growth and development.

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All

comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Planning Policy Framework

When the Study was initiated in 2014, the planning policy framework for the Bathurst Quay neighbourhood included the former Toronto Official Plan adopted in 1994, the Harbourfront Secondary Plan, the current City of Toronto Official Plan adopted by Council in 2003, and the Central Waterfront Secondary Plan (CWSP) adopted by Council in 2003, which is under appeal in part. The Ontario Municipal Board issued a Decision on August 2, 2017, bringing the CWSP into force for all lands west of Yonge Street to Exhibition Place and this includes Bathurst Quay.

The recommended Site and Area Specific Policy reflects the core principles of the Central Waterfront Secondary Plan, and proposes to amend the City of Toronto Official Plan adopted by Council in 2003.

City of Toronto Official Plan

The Bathurst Quay neighbourhood is situated in the *Downtown* and *Central Waterfront* on the Urban Structure Map 2 in the Official Plan. Lands within Bathurst Quay are designated *Parks and Open Space Areas - Parks, Apartment Neighbourhoods* and *Mixed Use Areas* on Map 18 in the Official Plan (Attachment 2).

Chapter 2 – Shaping the City

Chapter 2 sets out a range of policies to guide growth and change, ensuring appropriate measures are taken to maintain Toronto's health, liveability and prosperity.

Downtown and Central Waterfront Policies

Section 2.2.1 provides direction on *Downtown* as a growth area that will continue to evolve as a healthy and attractive place to live and work. However, growth is not envisioned to spread uniformly throughout the *Downtown*. The Official Plan recognizes that many of the activities that make the *Downtown* successful and vibrant, are interdependent, and linked through *Downtown* spaces. The connections between these spaces, and more broadly between the *Downtown* and *Central Waterfront*, play a vital role in the City's growth management strategy.

As an area where growth is anticipated and encouraged, the Official Plan provides for new development in the *Downtown* that: achieves a minimum combined growth target of

400 jobs and residents per hectare, builds on the strength of the area as an employment centre, provides for a range of housing opportunities and focuses on the Financial District as the prime location for the development of prestige commercial office buildings and landmark buildings that shape the skyline.

The Official Plan directs growth to the *Downtown* in order to achieve multiple City objectives. Among other matters, it promotes efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, provides increased opportunity for living close to work, to encourage walking and cycling, all in keeping with the vision for a more liveable city.

The Official Plan recognizes that as the population of the *Downtown* increases, ensuring that public amenities and infrastructure are maintained and upgraded, enhancing existing parks and acquiring new parks, and preserving and strengthening the range and quality of social, health, community services and local institutions are essential to improve the quality of life for *Downtown* residents.

Chapter 3 – Building a Successful City

Policy directions on matters that improve quality of life are contained in Chapter 3 of the Official Plan.

Public Realm

The Public Realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture, and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible. The policies provide that new parks and open spaces should connect and extend wherever possible to existing parks, natural areas and other open spaces such as school yards.

Heritage Resources

The Official Plan recognizes the importance of the City's heritage resources, as they tell the stories about the forces and events that have shaped Toronto. The policies of Section 3.1.5 provide direction on the conservation of heritage resources. They require that properties on the Heritage Register be conserved and maintained, and that proposed alterations, development and/or public works on these properties will ensure that the integrity of the property's cultural heritage value and attributes are retained. The adaptive reuse of heritage properties is encouraged for new uses permitted in the applicable land use designations. The policies provide that the City will demonstrate excellence in the conservation, maintenance and compatible adaptive re-use of City-owned heritage properties

Community Services and Facilities

Community services and facilities are important social infrastructure needed to address quality of life in Toronto. Section 3.2.2 of the Official Plan provides that adequate and equitable access to community services will be encouraged by preserving and expanding local community services and facilities, and ensuring that an appropriate range of services and facilities and local institutions are provided in areas of major or incremental growth. The Official Plan promotes the shared use of schools and parks and public open spaces, and provides that strategies for improving existing community service facilities and providing new social infrastructure will be developed for areas that are inadequately serviced or experiencing major growth.

Parks and Open Space

The parks and open spaces and other natural and recreation areas that comprise the Green Space System in Toronto are essential elements of complete communities. The Official Plan recognizes that the City's Green Space System is vital to Toronto's quality of life, social wellbeing, and to the health of the natural ecosystem. These areas provide opportunities for recreation, relaxation and experiencing nature and offer unique experiences for residents and visitors from across the region and elsewhere.

The Official Plan recognizes that as Toronto grows and changes the parks and open space system will need to expand. The policies of Section 3.2.3 of the Official Plan seek to strengthen Toronto's Green Space System by actions such as: adding new parks and amenities, particularly in growth areas, designing high quality parks and their amenities to promote user comfort, safety, accessibility and year round use, and enhance the experience of the place.

Chapter 4 – Land Use Designations

In addition to the existing parks in the neighbourhood, the *Parks and Open Space Areas – Parks* designation applies to the Canada Malting Silos site, the schools and community centre site, the airport terminal lands and associated parking and pick-up and drop-off facilities for the BBTCA as well as the surface parking lot on Stadium Road. These areas are primarily used to provide public parks and recreational opportunities, and provide for cultural and recreational facilities, public transit and public works and other compatible uses.

The *Apartment Neighbourhood* designation applies to the existing residential uses west of Eireann Quay. The lands along Queens Quay West, east of Bathurst Street and generally on the north side, including the Rogers site at the northeast corner of Bathurst Street and Queens Quay West are designated *Mixed Use Areas*.

Chapter 7 – Site and Area Specific Policies

There are also Site and Area Specific Policies (SASPs) that apply to various lands within Bathurst Quay. SASPs 185, 187 and 188 address parking and access associated with BBTCA, including provision for surface or underground parking on the Canada Malting Silos site, surface parking on Stadium Road (existing Stadium Road parking lot), and access and parking for the airport along the east side of Little Norway Park including the

existing vehicle staging area along the west side of Eireann Quay. The airport is also subject to SASPs 186 and 194. These policies provide for the ferry service to the BBTCA and permit the aviation uses at the airport in accordance with the provisions of the Tripartite Agreement.

SASPs 181 and 182 for the larger Harbourfront area including Bathurst Quay recognize and promote a wide range of recreational opportunities along the waterfront within Harbourfront. These policies have enabled the development of many of the waterfront parks and amenities that exist today along the water's edge east of Bathurst Quay.

SASP 189 applies specifically to the lands on the east side of Eireann Quay between Queens Quay West and the Western Channel that include the Canada Malting Silos site and the adjacent community services and facilities, Ireland Park and the BBTCA taxi corral. This SASP was established under the former Toronto Official Plan and outlines the process for developing the community services and facilities for the Bathurst Quay neighbourhood including the Waterfront Neighbourhood Centre, schools and childcare that were constructed during the 1990's on the north portion of these lands.

The Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

Central Waterfront Secondary Plan

The Central Waterfront contains both established neighbourhoods (such as Bathurst Quay) and emerging neighbourhoods (such as East Bayfront and Keating Channel), as well as major industrial, port-related and entertainment uses. The range of uses across the Central Waterfront, and in particular residential development pressure, has drawn attention to important planning issues such as the preservation of employment uses, land use compatibility, infrastructure, community facility and parkland needs, and connections between the waterfront and wider downtown.

The Central Waterfront Secondary Plan (CWSP or Secondary Plan) sets out policies for waterfront renewal based on four core principles:

1. Removing Barriers/Making Connections;
2. Building a Network of Spectacular Waterfront Parks and Public Spaces;
3. Promoting a Clean and Green Environment; and
4. Creating Dynamic and Diverse New Communities.

The CWSP includes a series of initiatives or 'Big Moves' intended, along with implementing policies, to promote waterfront renewal.

The Secondary Plan considers the removal of barriers and improved connections as essential to waterfront renewal. The Plan provides that waterfront streets be remade as places with distinct identities and be enhanced through high quality design and landscaping.

The Secondary Plan also promotes the creation of parks and open spaces as a key component of waterfront renewal. The policies provide for the creation of a system of connected waterfront parks and public places that are of high quality, accessible and inviting, and that integrate and interpret the natural and cultural heritage of the waterfront, and its industrial heritage and dockwall legacy. An important element of this system is the water's edge. The Secondary Plan requires that the water's edge be preserved for public use through a continuous, and highly accessible public water's edge promenade.

The Canada Malting Silos are identified as a landmark and special place along the waterfront. The policies of the Secondary Plan provide that the Canada Malting Silos be retained and improved through transformation with a mix of public and private activities and uses.

The policies of the Secondary Plan seek to ensure that the waterfront setting defines the public realm. Parks and plazas strategically located along the water's edge are intended as centres of public activity and windows on the lake. The 20th Century dockwall will be celebrated by the creation of a series of unique public places to reflect their history and the character of the surrounding neighbourhood. They will provide a focal point for their neighbourhood.

The policies of the Secondary Plan seek to create special places along the waterfront, and develop strategies to attract tourism in order to strengthen Toronto's role as the cultural capital of the nation. The policies provide that designated heritage buildings will be conserved for creative reuse in their original locations.

Sustainability is also a core principle of waterfront renewal. The Secondary Plan promotes mixed use communities to provide opportunities to live and work close together; pedestrian and cycling routes that are safe, attractive, comfortable and generously landscaped; and improvements to water quality through the use of innovative storm water management, servicing and energy technologies.

Schools and other community services and facilities are recognized as integral components of waterfront communities and the policies promote innovative approaches for community services and facilities including shared use facilities. The policies promote a full range of housing options to accommodate a broad range of household sizes, composition, ages and incomes to contribute to the vitality of the waterfront as well as opportunities for residents to remain in their communities throughout their lives.

The lands within the study area are designated *Parks and Open Space Areas* and *Existing Use Areas* in the CWSP (Attachment 3). *Parks and Open Space Areas* are intended for park, open space, natural areas and plazas, and can include compatible community, recreation, cultural, restaurant and entertainment uses. The Secondary Plan notes that *Existing Use Areas* are covered by existing planning controls that are consistent with the CWSP policy direction.

The CWSP area does not include the Toronto Islands or airport. As a result, the policy framework set out in the CWSP does not provide specific guidance with respect to the management of airport operations in relation to its neighbourhood context, or direction with respect to the scale, scope and fit of the airport in relation to its context along the Central Waterfront and the goals of waterfront renewal.

TOcore

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled 'TOcore: Downtown Plan Official Plan Amendment', as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA). The recommended OPA includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan. Future amendments to existing Secondary Plans and Site and Area Specific Policies located within the Downtown area are recommended to be implemented once the OPA comes into force and effect. The Committee's recommendations have been submitted for City Council consideration at its May 23-25, 2018 meeting and can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>. The Committee also directed staff to meet as appropriate with deputants and report directly to City Council with any further recommendations.

This recommended OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities that were also adopted as separate items at the same Committee meeting – is the result of a three-year study called TOcore: Planning Downtown. The TOcore study area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east. After a decade of unprecedented growth and development that has transformed Downtown into one of Canada's most desirable places to live and work, an updated planning framework is required to ensure that growth and the timely provision of infrastructure is addressed so that Downtown remains liveable and economically competitive. The Downtown Plan serves as a blueprint for future growth and infrastructure in the heart of Toronto over the next 25 years. It provides detailed direction on the appropriate scale and location of future growth. It also links this growth with infrastructure provision to ensure the creation of 'Complete Communities', addressing the requirements under the Provincial Policy Statement (2014) and the Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan").

The Downtown Parks and Public Realm Plan establishes a series of Park Districts in the downtown and identifies goals and actions within each district. The Western Waterfront Park District includes Bathurst Quay, Coronation Park and Ontario Place. The Plan seeks to integrate parks, streetscapes and open spaces in these areas into a cohesive and connected park system that recognizes and responds to the unique character, roles and use for each area. The Plan includes actions that promote the revitalization of existing parks and open spaces within the neighbourhood and the identification of cultural and community-focused programming opportunities on the Canada Malting Silos site. The

Downtown Parks and Public Realm Plan will be considered by Council at its meeting of May 23-25, 2018.

As part of the City of Toronto's Five Year Official Plan Review under Section 26 of the *Planning Act*, the Downtown Plan Official Plan Amendment (OPA) is a component of the work program to bring the Official Plan into conformity with the Growth Plan. The OPA is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan and has regard to matters of provincial interest under Section 2 of the *Planning Act*. It will be submitted to the Minister of Municipal Affairs for approval pursuant to Section 26 of the *Planning Act*.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal), which provide the detailed performance standards for portions of buildings above 24 metres in height.

At its meeting on October 2-4, 2017, City Council considered the Proposed Downtown Plan and directed Staff to undertake stakeholder and public consultation on that document and its proposed policies, leading to the Downtown Plan Official Plan Amendment. At that meeting, Council directed Staff to consider the policies contained within the Proposed Downtown Plan in the review of all development applications within the Downtown going forward. This direction was reiterated by PGM Committee at its May 1, 2018 meeting, with a recommendation that City Council direct the Chief Planner and Executive Director, City Planning to use the Downtown Plan policies to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister of Municipal Affairs.

Further background information can be found at www.toronto.ca/tocore.

Parks and Recreation Facilities Master Plan (2017)

In November 2017, City Council adopted the Parks and Recreation Facilities Master Plan (FMP). The FMP is intended to guide investment in parks and recreation facilities such as community centres, swimming pools, sports fields, and arenas over the next 20 years. The FMP recognizes the growing demand for programs and facilities, and commits to building new facilities and renewing current assets to meet these demands. Priority investments are driven by three strategic goals: renew and upgrade existing facilities; address gaps and growth-related needs; and work with others and explore new opportunities to improve access.

To achieve these goals, the FMP recommends investment in specific recreation centres and facilities to address gaps in provision and respond to growth in demand for services. Specifically, the plan identifies a need for additional community centres, gymnasias, indoor pools, splash pads, outdoor rinks, sports fields and sports bubbles, basketball

courts, skateparks and bike parks in the next 20 years. The FMP also contains broader policy objectives including an emphasis on accessible and age-friendly facilities, flexible and efficient spaces, and new facility provision models that respond to the realities of high-density residential communities.

The FMP includes a recommendation for the provision of 15 indoor pools within the City including an indoor pool in the Waterfront West (Ward 20) area of the City that includes the Bathurst Quay neighbourhood. The FMP does not prioritize the provision of the indoor pools and Council requested that Parks Forestry and Recreation report back with a Facilities Master Plan implementation strategy.

The Parks and Recreation Facilities Master Plan is available on the City's website, at: <http://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-107775.pdf>

Zoning

The lands within the study area are subject to the former City of Toronto Zoning By-law 438-86, as amended and the Harbourfront Zoning By-law 289-93 as amended. Most of the City-owned land within the study area are zoned Park (G) with a portion of Marina Quay West zoned Commercial Residential (CR). Within the G zone public parks, playground and public programming activities of a cultural, social, charitable, artistic, recreational or educational nature are permitted. Surface parking is also permitted on the Silos site and on the south side of Stadium Road. Uses within the CR zone on Marina Quay West are limited to retail and service shops, recreational parking and ancillary marina uses with no residential uses permitted. The existing residential buildings west of Eireann Quay and the Rogers site on the northeast corner of Queens Quay West and Bathurst Street are zoned Commercial Residential (CR), permitting residential uses exclusively on some sites, and a mix of residential and commercial uses on others.

Community Consultation

Public engagement has elicited invaluable input into the development of the Bathurst Quay Neighbourhood Plan and the recommended Site and Area Specific Policy. To ensure that a broad range of ideas and opinions were heard, a variety of consultation events were held, designed for information sharing, presenting and testing ideas, and seeking input and feedback. These events have included four broader community open houses and meeting events, individual meetings with residents and area stakeholder groups, youth engagement, community workshops, and a community working group. Over 500 people have attended these events. Residents, landowners, businesses and other stakeholders such as the Toronto District School Board, Waterfront Neighbourhood Centre, PortsToronto, Build Toronto, Waterfront Toronto, Harbourfront Centre, St. Stephen's Child Care Centre and the Waterfront Business Improvement Association have also been engaged in the study.

The feedback received through the engagement events has been very supportive of the idea of a Community and Cultural Hub on the Canada Malting Silos site integrated with Marina Quay West. Participants agreed that the Canada Malting Silos site is too constrained to support a large scale residential or mixed-use development and pointed to

the rapidly growing downtown population and the need to support this growth with additional parks and open spaces as well as community services and facilities. There was also a strong desire on the part of community stakeholders that local traffic improvements including those related to the BBTCA as well as streetscape and other public realm enhancements be initiated through near-term actions in concert with the proposed longer term revitalization initiatives. In addition participants raised questions about the conditions of the Canada Malting Silos and there was general consensus that further work on assessing the Silos and the Silos Administration Building should be advanced. More extensive summaries of the community engagement process and comments are included in the Status and Interim Reports identified in the Decision History section of this report.

COMMENTS

The recommended Site and Area Specific Policy proposes an updated planning framework for Bathurst Quay that reinforces and builds on the existing planning framework for the neighbourhood. The recommended Site and Area Specific Policy supports the policy directions of the Official Plan, the core principles of the Central Waterfront Secondary Plan, and the vision for a complete community established through the Bathurst Quay Neighbourhood Plan Study.

Provincial Policy Statement and Provincial Plans

The proposed Official Plan amendment has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017).

Provincial Policy Statement (2014)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include; building strong healthy communities, wise use and management of resources and protecting health and safety.

Policy 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by among other things accommodating an appropriate range and mix of residential, employment, institutional, recreation, parks and open space and other uses to meet long-term needs and ensuring that necessary public service facilities are or will be available to meet current and projected needs.

Policy 1.5.1 promotes healthy, active communities through actions such as:

- planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical water-based resources; and

- providing opportunities for public access to shorelines.

Policy 1.6.5 addresses planning for infrastructure and public service facilities such as recreation, health, education and cultural services and facilities, and provides that these should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

The conservation of built heritage and cultural landscapes is an important objective of the PPS and Policy 2.6.1 provides that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Properties such as the Canada Malting Silos site are considered to be significant in this context.

Policy 4.7 recognizes the Official Plan as the most important vehicle for implementation of the PPS and that comprehensive, integrated and long-term planning is best achieved through official plans.

The recommended SASP is consistent with the above policies and other relevant policies of the PPS. The recommended SASP contributes to the achievement of a healthy, liveable and safe community by providing for streetscape and other public realm improvements that promote safety, enhance connectivity and facilitate active transportation. The recommended SASP supports the conservation of the Canada Malting Silos and Silos Administration Building consistent with PPS objectives that encourage a sense of place in communities by conserving features that help define local character. Opportunities for new and expanded public service facilities co-located in a community hub not only promotes cost-effectiveness and facilitates service integration, but also ensures that these facilities are available to meet current and future needs of residents, consistent with these important community building objectives of the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan sets out a framework for growth and intensification in the Greater Golden Horseshoe (GGH). Like the PPS, its policies support the need to balance growth and the provision of infrastructure and the need to create healthy, complete communities.

The vision and objectives of the Growth Plan are contained in Section 1.2 and support the development of the GGH as a place with exceptional quality of life, offering a variety of choices for living, and supported by modern and resilient infrastructure and an integrated transportation network. To realize this vision, the Growth Plan's guiding principles focus on achieving complete communities, the efficient use of land and infrastructure, the conservation of heritage resources, and the integration of land use planning with planning for investments in infrastructure and public services facilities, including integrated service delivery through community hubs.

Policy 2.2.1.4 supports the achievement of complete communities that among other things:

- feature a diverse mix on land uses and have convenient access to public service facilities;
- improve social equity and overall quality of life;
- provide a diverse range and mix of housing options;
- expand convenient access to public services facilities co-located and integrated in community hubs;
- have an appropriate supply of safe publicly accessible opens spaces, parks, trails and other recreational facilities; and
- ensure an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.

Policy 3.2.8 addresses planning for public service facilities and promotes the co-ordination of land use planning and investment in public service facilities. It provides that public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness, and it provides that priority should be given to maintaining and adapting public services facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.

Policy 4.2.5 supports the provision of public open space and encourages municipalities to develop a system of publicly-accessible parkland, open space and trails including in shoreline areas.

The conservation of cultural heritage resources are an important objective of the Growth Plan and Policy 4.2.7 provides that cultural resources will be conserved in order to foster a sense of place and benefit communities particularly in strategic growth areas.

Climate change is also addressed in the Growth Plan and Policy 4.2.10 provides that municipalities should identify actions that address climate change including supporting the achievement of complete communities; and reducing dependence on the automobile and supporting existing and planned transit and active transportation.

The recommended SASP conforms with the above policies and other relevant policies of the Growth Plan. The recommended SASP supports the objectives of the Growth Plan that seek to achieve complete communities. A Community and Cultural Hub is envisioned in Bathurst Quay that provides opportunities for expanded and integrated service delivery of public service facilities to meet the existing and future needs of residents within this high growth area of the City. The SASP conserves the Canada Malting Silos and the Silos Administration Building and promotes their adaptive re-use for new uses to foster a sense of place for the community and a new waterfront destination. The recommended SASP also provides for new public parks and open

spaces to enhance the existing system of parks and open spaces within the community and along the waterfront consistent with the Growth Plan.

Summary of the recommended Site and Area Specific Policy

The Central Waterfront Secondary Plan has been approved by way of a written decision of the Ontario Municipal Board issued on August 2, 2017, for all lands west of Yonge Street to Exhibition Place and this includes Bathurst Quay. The policies of the Central Waterfront Secondary Plan establish an overall strategy for waterfront renewal centred around four core principles. Through the Bathurst Quay Neighbourhood Plan Study a vision for the future of the Bathurst Quay neighbourhood that promotes renewal has evolved.

A Site and Area Specific Policy (SASP) is appropriate to provide a further layer of policy direction that reinforces and builds on the existing planning framework of the Official Plan and Central Waterfront Secondary Plan for Bathurst Quay, and reflects the Vision and Guiding Principles arising from the Study. To this end, a new SASP is recommended to replace existing SASP 189 that guided the development of the existing Waterfront Neighbourhood Centre, schools and childcare that were constructed in the neighbourhood during the 1990's. The new SASP 189 proposes an expanded area to not only include the existing community facilities and the Canada Malting Silos site, but also other lands within the Bathurst Quay neighbourhood generally extending from the dockwall along the Western Channel to the south, Lake Shore Boulevard West to the north, Marina Quay West to the east and the dockwall adjacent to the boat mooring area for the local yacht clubs, to the west. A new SASP is appropriate going forward to guide ongoing revitalization within Bathurst Quay as envisioned through the Bathurst Quay Neighbourhood Plan Study. A draft Official Plan Amendment with the SASP is included as Attachment 4 and addresses the following:

Vision

The recommended SASP envisions the transformation of the Canada Malting Silos site and Marina Quay West into a new Community and Cultural Hub. Anchored by the historic Canada Malting Silos, the Community and Cultural Hub is conceived as a vibrant public space serving as a focal point for the neighbourhood and an exceptional waterfront destination. The vision addresses the importance of connectivity and integration with existing and new community services and facilities, and parks and open spaces within the neighbourhood, along the waterfront and to the broader city-wide green space system. The Bathurst Quay Community and Cultural Hub achieves important City building objectives for waterfront renewal in conformity with the policies of the Official Plan and Central Waterfront Secondary Plan including the conservation of significant heritage resources, preserving and strengthening the range and quality of community services and facilities and parks and open spaces, all essential elements of complete communities.

Public Realm

Toronto's waterfront is both a destination and a community resource. In Bathurst Quay the public realm should balance and manage both of these objectives to ensure that the public realm functions to address community needs and create an inspired waterfront.

The public realm policies focus on pedestrian activity and encourage public realm initiatives that complete connections, enhance streetscapes, open new views to Lake Ontario, introduce new waterfront parks, and reinvigorate Bathurst Quay's existing parks and open spaces. These initiatives will support a high quality of life in the neighbourhood and complete connections along the Central Waterfront and to the broader City in keeping with the public realm policies of the Official Plan and policies of the Central Waterfront Secondary Plan.

Community Services and Facilities

Community services and facilities are a vital part of neighbourhoods contributing to the quality of life for residents and are necessary to sustain population growth as key parts of a complete community. The recommended SASP policies recognize the importance of the existing community services and facilities within Bathurst Quay, and provide opportunities for their enhancement and expansion, and encourage new community services and facilities within the neighbourhood including within the Community and Cultural Hub. The policies also identify an aquatic facility as a priority City facility to be considered for the Bathurst Quay community and provides for further study of this opportunity to be integrated with existing community service facilities or in a stand-alone facility.

Mobility

Consistent with major policy directions contained in the Official Plan, a key objective of the recommended SASP is to balance the street network for all users, while emphasizing the design of good public realm spaces to complement those streets, and most importantly, designing and planning for the reduction of automobile reliance. The SASP policies focus on non-automobile movement to complement the enhancements to community facilities, parks and open spaces, and the Community and Cultural Hub envisioned for Bathurst Quay. The policies provide for a possible future shared underground parking facility consolidating various existing surface-level transportation infrastructure (i.e. airport parking and taxi management, community centre and school parking, and special event parking) that are today located in various places throughout the neighbourhood. This would enable new open spaces and community-oriented spaces to be developed on the Canada Malting Silos site and along the water's edge. Policies also provide for streetscape improvements that promote healthy and vibrant pedestrian environments, and encourage the use of transit to access the BBTCA. The recommended SASP policies also seek to rebalance activity on Eireann Quay supporting design changes that promote complete streets and facilitate active transportation.

Framework Plan

The recommended SASP includes the Framework Plan developed through the Bathurst Quay Neighbourhood Plan Study, to guide ongoing renewal and improvements in the neighbourhood. The Framework Plan identifies the Bathurst Quay Community and Cultural Hub and provides guidance on land use activities, and the design and configuration of improvements to parks, open spaces, pedestrian and cycling connections, streetscapes, community services and facilities, the Canada Malting Silos site and Marina Quay West.

Ongoing Initiatives

As a component of the Bathurst Quay Neighbourhood Plan Study, Council requested that City Planning identify near-term actions aimed to address existing and future needs of residents, manage existing pressures, and kick-start the process for revitalization in the Bathurst Quay neighbourhood. A series of actions in relation to streetscape and other public realm enhancements and transportation improvements have been initiated in Bathurst Quay. These are summarized below.

Bathurst Quay Streetscape and Public Realm Improvement Plan

As requested by Council a Streetscape and Public Realm Improvement Plan of near-term improvements has been prepared for Bathurst Quay. The Plan was initiated in 2017 and to assist in undertaking the Plan, City Planning retained the services of Forrec, a landscape consulting firm. The Streetscape and Public Realm Improvement Plan was developed through an engagement process including an open house and meetings with local residents and resident associations, the Toronto District School Board, the Waterfront Neighbourhood Centre, PortsToronto, the Waterfront BIA, Waterfront Toronto and other stakeholders.

The Streetscape and Public Realm Improvement Plan reflects the findings of the Bathurst Quay Neighbourhood Plan Study and identifies five focus areas for near-term improvements including:

- An interim strategy to re-energize the Canada Malting Silos site, enabling residents and visitors to begin to use the site while longer term Community and Cultural Hub planning efforts are underway;
- Streetscape improvements within the Eireann Quay right-of-way;
- Public realm improvements to the edges of Little Norway Park to create more inviting entrances;
- Public realm improvements adjacent to the Stadium Road parking lot; and
- Streetscape enhancements along Bishop Tutu Boulevard.

While City staff and the consulting team have explored design solutions for all five focus area, improvements to the Canada Malting Silos site and Eireann Quay have been identified as priority for initial implementation. The Streetscape and Public Realm Improvement Plan for near-term improvements seeks to expand public open space on the Canada Malting Silos site for residents of the Bathurst Quay neighbourhood and waterfront visitors. It proposes to reconfigure and reduce the areas used for surface parking and the taxi corral, and expand and rehabilitate the open space areas resulting in a significant increase in useable open space on the Canada Malting Silos site, almost doubling the area to one hectare.

A new contiguous open space is proposed on the Canada Malting Silos site providing opportunity for community events and other outdoor activities to activate the site and

serve as catalysts for longer-term revitalization. Decorative paving, seating, pedestrian lighting, landscaping and other pedestrian amenities, including opportunities for public art, are proposed within this plaza. New north to south pedestrian connections from Queens Quay to Ireland Park and the water's edge and new east to west connections through the site from Eireann Quay are also proposed. The existing taxi corral is reduced in size opening up views and improved access to the Silos Administration Building, Ireland Park and the water's edge, while continuing to discourage taxi activity from infiltrating local streets. To mitigate the visual impact of the taxi corral, screening with decorative fencing and landscaping is proposed. All current short-stay parking for the airport is proposed to be removed from the site and remaining parking reconfigured into a shared surface parking lot for the airport and adjacent schools. Streetscape improvements are proposed along Eireann Quay to relocate the layby bus parking, and reduce the number and width of accesses from the street, in order to introduce pedestrian amenities. Together these improvements will deliver widened sidewalks and landscaping to improve safety, encourage active transportation and an enhanced pedestrian experience along the street.

The Bathurst Quay Public Realm and Streetscape Improvement Plan has been well-received by stakeholders, and the implementation of these near-term improvements has been considered by Council at its meetings in November 2017, and in March 2018. Council authorized the use of Section 37 *Planning Act* funds and other funding including contributions from the (former) Toronto Port Lands Company and PortsToronto, to facilitate the rehabilitation of the open spaces on the Canada Malting Silos site and streetscape and other public realm improvements as outlined in the Streetscape and Public Realm Improvement Plan. It is anticipated that construction of these improvements will begin in the Fall of 2018.

Master Plan for the Bathurst Quay Community and Cultural Hub

In addition to Council's request concerning appropriate amendments to the Official Plan, Council also requested that City staff establish an interdivisional staff team, including consultation with Waterfront Toronto, to undertake further study in relation to the longer-term revitalization of the Canada Malting Silos site and Marina Quay West as envisioned in the Bathurst Quay Neighbourhood Plan. The recommended SASP includes more detailed policy directions in relation to the preparation of a Master Plan for the Bathurst Quay Community and Cultural Hub. The Master Plan work will be rooted in a robust stakeholder engagement process to ensure that the policy directions as outlined in the SASP are achieved. City staff will begin coordination of an inter-divisional and inter-agency Master Plan team for the longer-term Master Plan for the Canada Malting Silos site and Marina Quay West following Council's consideration of the recommended SASP. This work will be subject of a future report to Council as appropriate.

Conclusions

The Bathurst Quay Neighbourhood Plan Study endorsed by Council in 2017 established a vision, guiding principles and actions to provide a framework for achieving a complete community on the waterfront. The Study envisions the transformation of the Canada Malting Silos site and Marina Quay West into a new Community and Cultural Hub for

the neighbourhood and an exceptional waterfront destination. An Official Plan amendment is considered appropriate to provide an updated planning framework for Bathurst Quay that reinforces and builds on the policy directions of the existing Official Plan, core principles of the Central Waterfront Secondary Plan, and the vision for a complete community established through the Bathurst Quay Neighbourhood Plan Study.

The recommended Site and Area Specific Policy provides policy direction in relation to the revitalization of the historic Canada Malting Silos site and Marina Quay West to create a Community and Cultural Hub for the neighbourhood and a new waterfront destination as well as policies that support enhancements to community services and facilities and public realm improvements in the neighbourhood. The recommended Site and Area Specific Policy is consistent with the policies and objectives of the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). It also achieves important City building objectives for waterfront renewal, the conservation of significant heritage resources, preserving and strengthening the range and quality of community services and facilities and parks and open spaces, all essential elements of complete communities in keeping with the Official Plan and Central Waterfront Secondary Plan. Local residents and waterfront stakeholders will continue to be consulted as the detailed Master Plan for the Bathurst Quay Community and Cultural Hub advances.

City Planning recommends adoption of the draft Official Plan Amendment with the recommended Site and Area Specific Policy included in Attachment 4 to this report.

CONTACT

Susan McAlpine, Senior Planner
Tel. No. (416) 392-7622
E-mail: susan.mcalpine@toronto.ca

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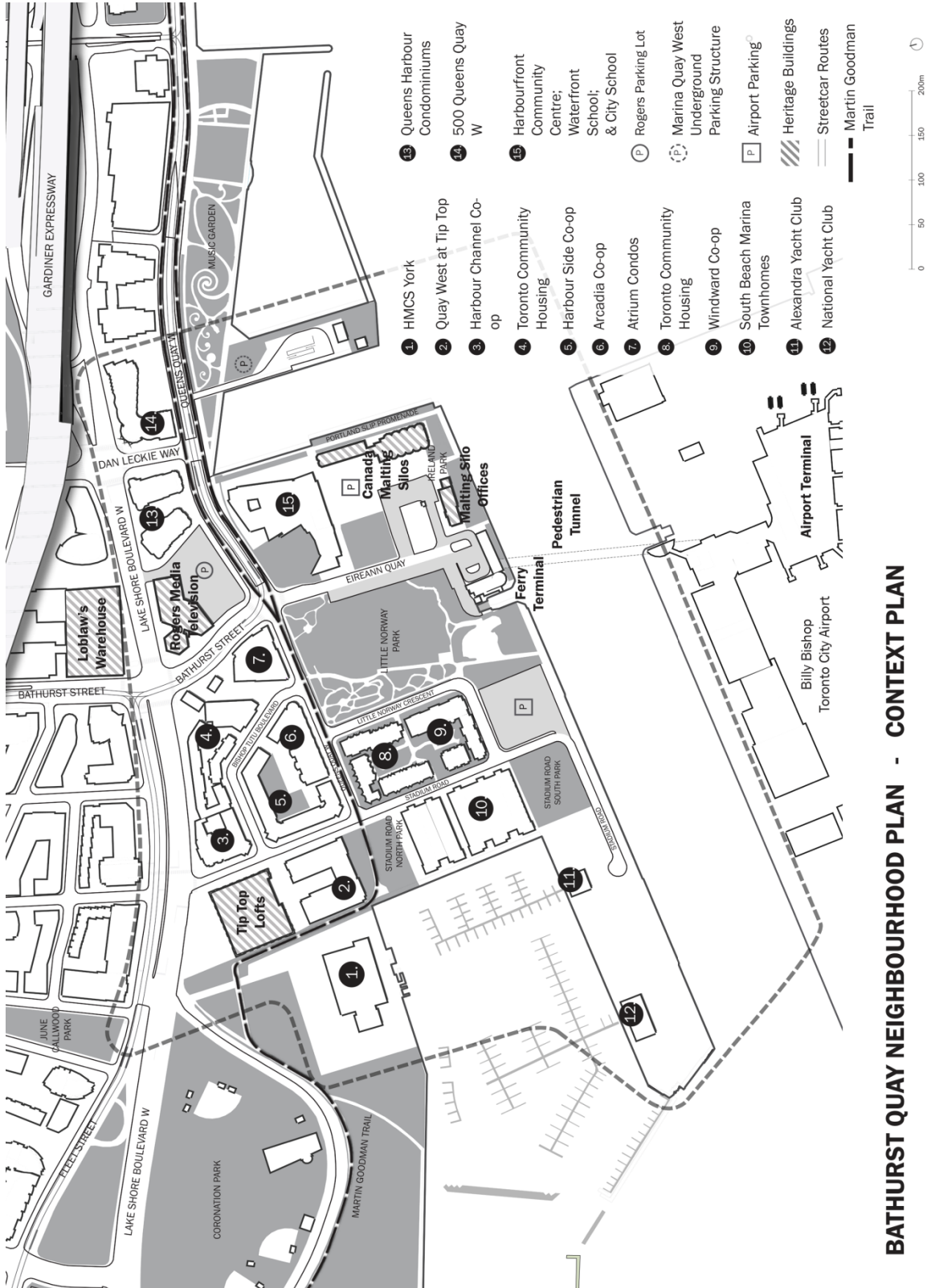
Lynda H Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

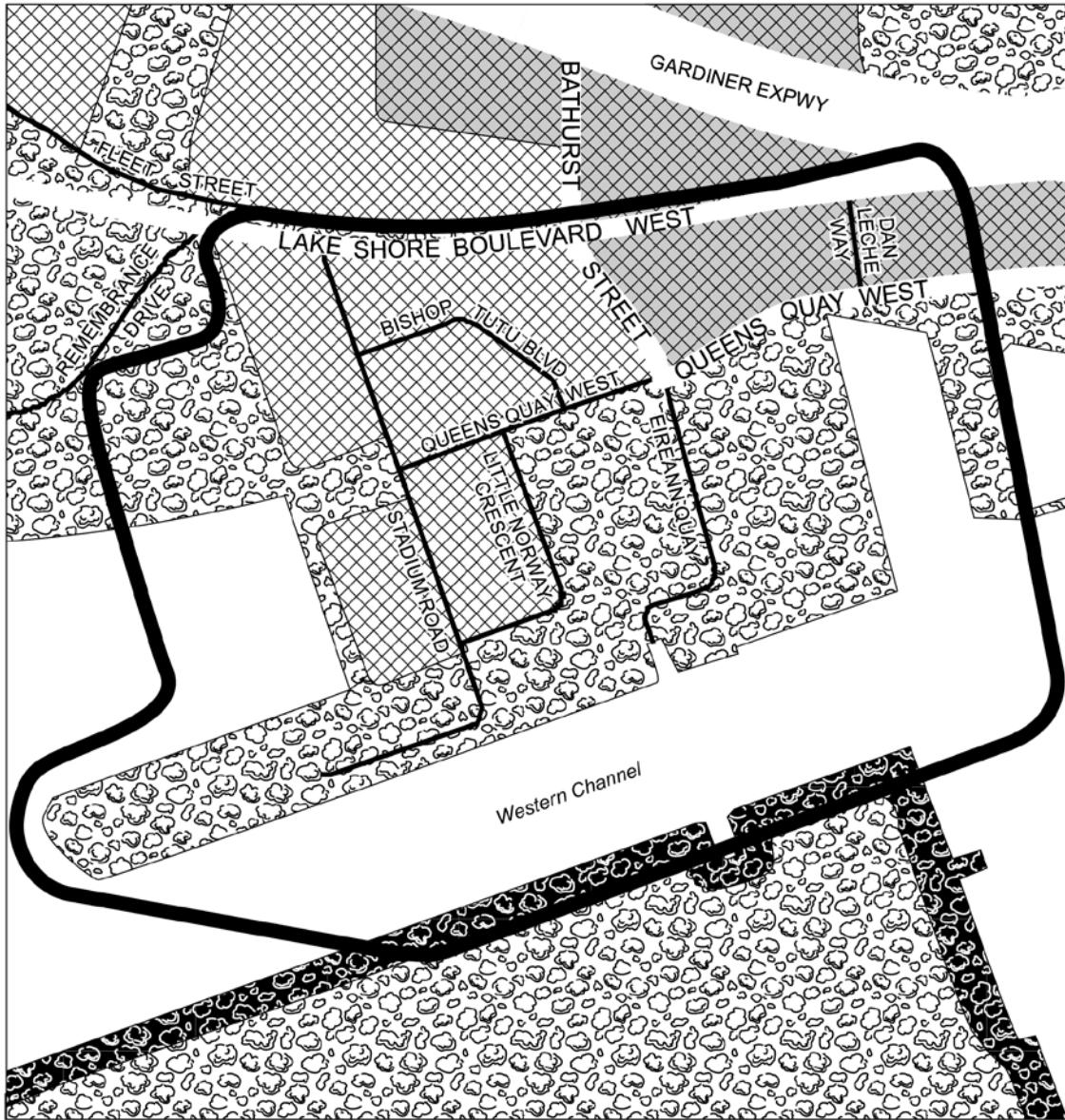
Attachment 1: Bathurst Quay Neighbourhood – Context Plan
Attachment 2: Official Plan – Land Use Map
Attachment 3: Central Waterfront Secondary Plan – Map E Extract
Attachment 4: Draft Official Plan Amendment

Attachment 1: Bathurst Quay Neighbourhood Plan – Context Plan



BATHURST QUAY NEIGHBOURHOOD PLAN - CONTEXT PLAN

Attachment 2: Official Plan – Land Use Map



TORONTO City Planning
Official Plan

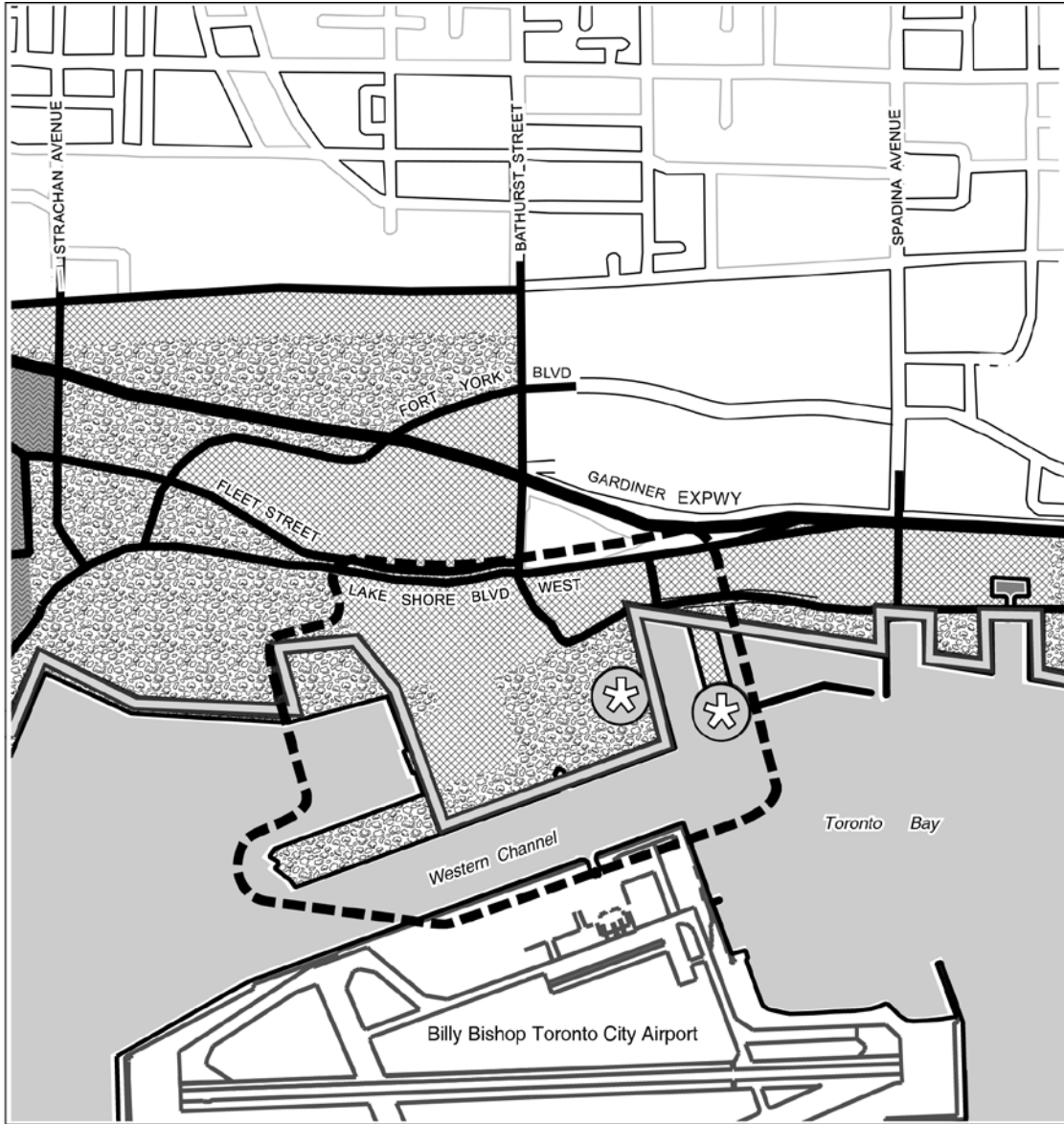
Bathurst Quay Neighbourhood Study Area
Former Official Plan 2006 Land Use Map

File # 15_102637 STE 20 02



↑
 Not to Scale
 05/19/2015

Attachment 3: Central Waterfront Secondary Plan



Central Waterfront Secondary Plan
Map E Extract

Bathurst Quay Neighbourhood Plan

File # 15 102637 STE 20 02



Site Location
Public Promenade (Dockwall / Water's Edge)
Parks And Open Space Areas



Regeneration Areas
Existing Use Areas



Inner Harbour Special Places



Not to Scale
06/05/2017

Attachment 4: Draft Official Plan Amendment

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto**

**respecting lands with Bathurst Quay in the area generally bounded by Lake Shore
Boulevard West to the north, Western Channel dockwall to the south, Marina Quay
West to the east, and the dockwall adjacent to the local yacht club boat mooring
area to the west**

Whereas authority is given to Council under 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. The attached Amendment 417 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

AMENDMENT 417 TO THE OFFICIAL PLAN

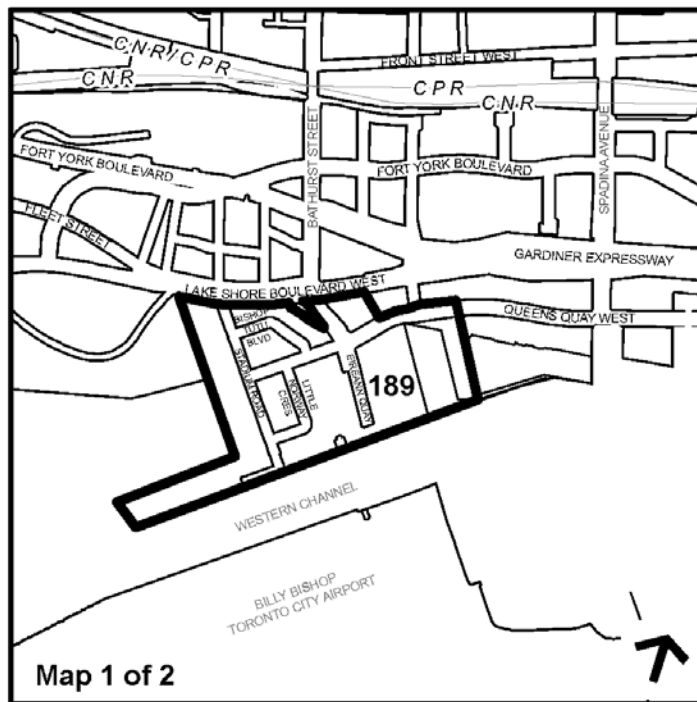
LANDS WITHIN BATHURST QUAY IN THE AREA GENERALLY BOUNDED BY LAKE SHORE BOULEVARD WEST TO THE NORTH, WESTERN CHANNEL DOCKWALL TO THE SOUTH, MARINA QUAY WEST TO THE EAST AND THE DOCKWALL ADJACENT TO THE LOCAL YACHT CLUB BOAT MOORING AREA TO THE WEST

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

Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 189 and replacing it with a new Site and Area Specific Policy 189 that applies to the lands shown on Map 1 (Map 1 of 2) as follows:

"189: Bathurst Quay

Map 1 - Area of Site and Area Specific Policy



1. Context

- 1.1 This Site and Area Specific Policy establishes a vision and policies to guide revitalization of the historically significant Canada Malting Silos site and Marina Quay West and continued improvements in the Bathurst Quay neighbourhood. These policies support the core principles of waterfront

renewal established through the Central Waterfront Secondary Plan and provide an additional framework for completing and enhancing this community.

2. Vision

- 2.1 Bathurst Quay is a successful, vibrant neighbourhood where residents are connected and share a strong sense of place. A revitalized Canada Malting Silos site integrated with Marina Quay West will be the focus for a new Community and Cultural Hub for the neighbourhood and a new waterfront destination.

3. Framework Plan

- 3.1 The Framework Plan as identified in Map 2 (Map 2 of 2) will provide guidance on land uses, and the design and organization of improvements to parks, open spaces, pedestrian and cycling connections, streetscapes, community services and facilities, the Canada Malting Silos site and Marina Quay West.

4. Land Uses

- 4.1 Land uses will conform with the land use designations as identified in the Central Waterfront Secondary Plan.

5. Bathurst Quay Community and Cultural Hub

- 5.1 A detailed Master Plan will be prepared for the Bathurst Quay Community and Cultural Hub identified on Map 2 (Map 2 of 2) to implement the vision for Bathurst Quay as set out in this Site and Area Specific Policy.
- 5.2 The Bathurst Quay Community and Cultural Hub Master Plan will be guided by the core principles of the Central Waterfront Secondary Plan and the policy directions of this Site and Area Specific Policy in order to achieve the following:
 - a. the conservation and adaptive re-use of the historic Canada Malting Silos and Administration Building;
 - b. a range of cultural, community and parks and open space uses that integrate and interpret the heritage resources of Bathurst Quay and animate the Community and Cultural Hub year round;
 - c. design innovation and excellence to establish the Bathurst Quay Community and Cultural Hub as a focal point for the neighbourhood and an exceptional waterfront place;

- d. integration with existing parks, open spaces, and pedestrian areas, along the waterfront and nearby, and the City's larger parks and open space network;
- e. the retention and enhancement/expansion of the existing Waterfront Neighbourhood Centre, schools and child care centre;
- f. a new cultural or community facility on Marina Quay West;
- g. a new City aquatic facility;
- h. a pedestrian bridge over the Portland Slip to improve connectivity and create synergy between the Canada Malting Silos Site and Marina Quay West; and
- i. a shared underground parking facility consolidating community, civic, and airport parking and pick-up and drop-off functions.

5.3 Strategies to achieve the Bathurst Quay Community and Cultural Hub including opportunities for partnerships to bring new uses and activities to the Canada Malting Silos Site, the Administration Building and Marina Quay West, consistent with the vision, will be encouraged as catalysts for longer term revitalization.

6. Community Services and Facilities

6.1 Community services and facilities to address the growing and changing needs of the community will be encouraged through:

- a the enhancement, expansion or retrofit of existing community service facilities including the Waterfront Neighbourhood Centre; and
- b the development of new community service facilities integrated with existing community service facilities or in stand-alone facilities.

6.2 A new City aquatic facility is a priority for consideration within the Bathurst Quay neighbourhood and a study will be undertaken to determine the appropriate location for an aquatic facility including within the Bathurst Quay Community and Cultural Hub.

7. Public Realm

7.1 Pedestrian activity is a vital component of the Bathurst Quay neighbourhood and the amenity of public sidewalks, parks and open spaces, and access to and views to and from parks and open spaces, as well as, to and along Lake Ontario will be maintained or enhanced.

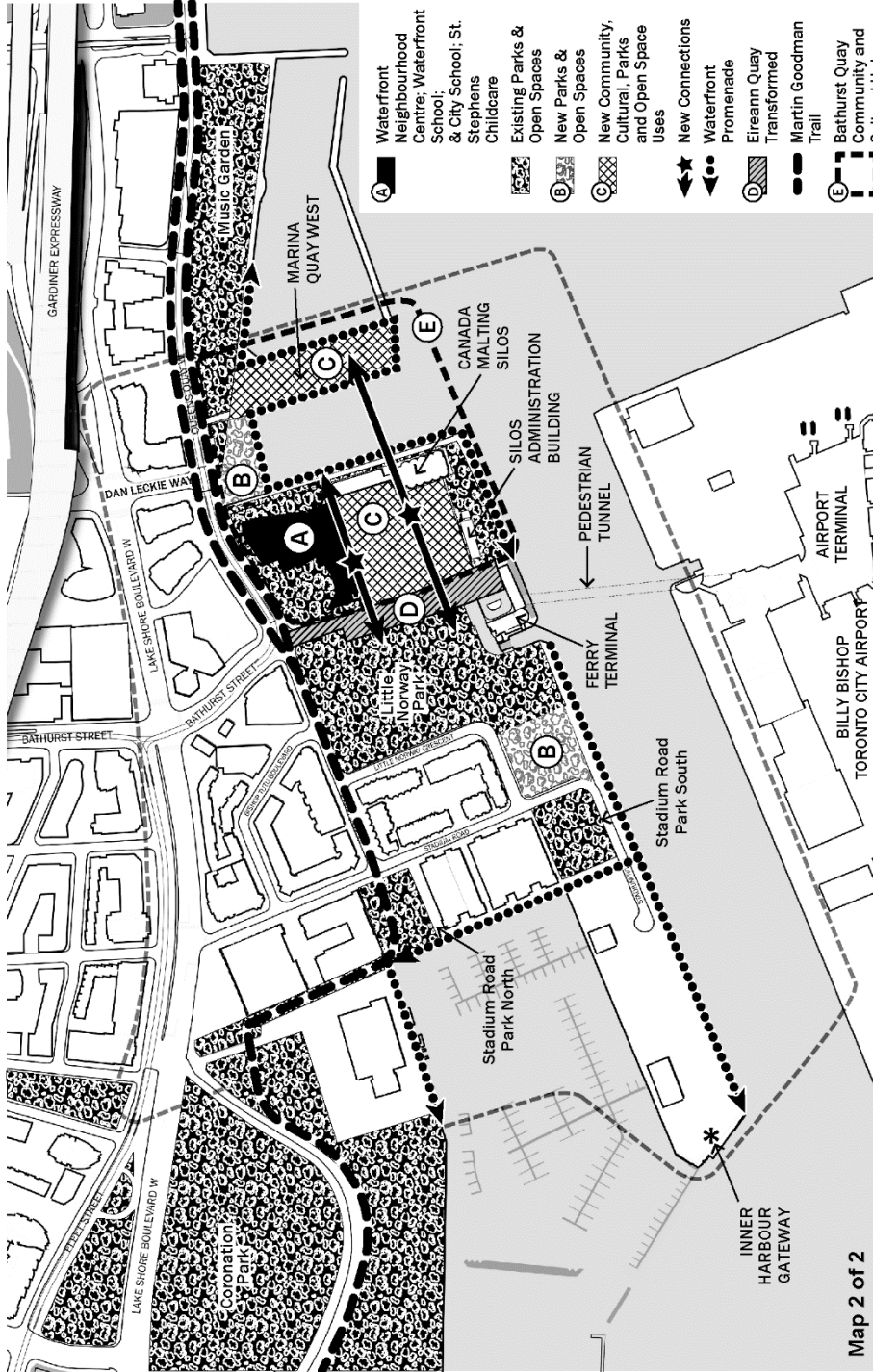
- 7.2 Distinctive new parks and opens spaces that offer a variety of recreation and cultural experiences will be designed to integrate and interpret the natural and cultural heritage of the Bathurst Quay neighbourhood, while extending the existing and planned public realm network across the Central Waterfront and connecting to the larger City greenspace system.
- 7.3 New parks and open spaces with opportunities for new recreation and cultural amenities, including public art, will be established along the water's edge including:
- a. the completion of the water's edge promenade along the Portland Slip and its extension along the Western Channel dockwall;
 - b. a wave deck at the head of the Portland Slip;
 - c. a new landmark at the western edge of the Western Channel to celebrate this gateway to the inner harbor; and
 - d. a new park south of Little Norway Crescent with the relocation of existing surface parking.

8. Mobility

- 8.1 Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged on the public rights-of-way and adjacent lands throughout the Bathurst Quay neighbourhood including but not limited to:
- a. widened sidewalks with adequate pedestrian clearways;
 - b. additional street tree planting and other landscape treatments;
 - c. the provision of cycling infrastructure; and
 - d. pedestrian amenities such as street furniture and weather protection.
- 8.2 Eireann Quay will have a consistent public realm character designed to complement the character and quality of the adjacent public realm within the Bathurst Quay Community and Cultural Hub and Little Norway Park, having consideration for the following:
- a. design guidelines for Complete Streets as developed and applied by the City;
 - b. locating and designing accesses to underground parking facilities in a manner that minimizes impacts on sidewalks and adjacent lands;

- c. addressing the needs of pedestrians of all ages and abilities;
 - d. facilitating active transportation; and
 - e. co-ordinating transportation improvements with public realm improvements to enhance safety and comfort for pedestrians and cyclists.
- 8.3 The use of transit to access Billy Bishop Toronto City Airport will be encouraged through measures such as streetscape enhancements including widened sidewalks, weather protection, and improved pedestrian wayfinding between transit stops on Queen Quay West and Bathurst Street and the airport."

Map 2 – Bathurst Quay Framework Plan



Map 2 - Bathurst Quay Framework Plan

North to Scale
05/14/2018