

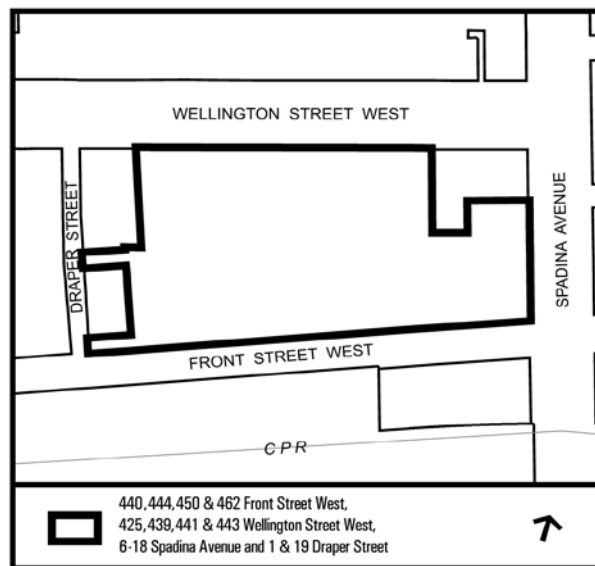
440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street – Subdivision Application – Final Report

Date:	June 15, 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:	18 135637 STE 20 SB

SUMMARY

This application proposes to create one Block in a Plan of Subdivision for the lands at 440, 444, 450 and 462 Front Street West; 425, 439, 441 and 443 Wellington Street West; 6-18 Spadina Avenue and 1 and 19 Draper Street (the former Globe and Mail lands and adjacent properties). In 2017, Council approved a large-scale mixed-use development on the site, known as the 'Well'. The development includes seven mixed-use buildings with residential, office and retail uses as well as public parkland and publicly accessible privately-owned open space. Overall 1,537 dwelling units are proposed, as well as 105,364 square metres of office space and 44,824 square metres of retail space.

No land division is proposed by this subdivision application. The purpose of the application is to place the lands within a registered plan of subdivision in order to facilitate future severance and conveyance of various components of the proposed development by way of an exemption to Part Lot Control. Under the *Planning Act*, the property must be located within a



registered plan of subdivision in order to be divided by way of an exemption to Part Lot Control.

The application is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan (2017). It also conforms to the Official Plan and advances the implementation of the mixed-use development on the lands as previously approved by Council. This report advises that the Chief Planner and Executive Director, City Planning, intends to approve the Draft Plan of Subdivision subject to the conditions generally listed in Attachment 3.

RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the draft plan of subdivision as generally illustrated on Attachment 2 to the report (June 15, 2018), from the Acting Director, Community Planning, Toronto and East York District subject to:
 - a. the conditions as generally listed in Attachment 3 to the report (June 15, 2018), from the Acting Director, Community Planning, Toronto and East York District, which except as otherwise noted, must be fulfilled prior to final approval and the release of the plan of subdivision for registration; and
 - b. any such revisions to the proposed subdivision plan or any such additional or modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on July 9, 2015, City Council adopted Official Plan Amendment (OPA) No. 317. This site-specific Official Plan Amendment (approving Site and Area Specific Policy No. 495) redesignated the lands from *Regeneration Areas* to *Mixed Use Areas* and established a policy framework to guide the redevelopment of the lands.

The Final Report and OPA are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.7>

At its meeting on January 31, 2017, City Council approved a Zoning By-law amendment application to permit a comprehensive development of the site with a mix of office, retail

and residential uses along with public parkland, and publicly accessible privately-owned open space.

The Final and Supplementary Reports and Zoning By-law amendments are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.7>

ISSUE BACKGROUND

Proposal

The Official Plan and Zoning By-law amendment applications previously approved by Council permit the comprehensive redevelopment of this site, (the former Globe and Mail lands and adjacent properties), with a significant mix of office, retail and residential uses along with parkland and publicly accessible privately-owned open space. Seven mixed-used use buildings are proposed ranging in heights from 14 to 45 storeys (55 to 168 metres). Over 1,500 dwelling units are proposed as well as 105,364 square metres of office space and 44,824 square metres of retail space. The total gross floor area of the proposed development is 282,558 square metres. All of the buildings sit on top of a shared underground garage for parking and loading. A Development Concept Plan that illustrates the overall development is included as Attachment 1.

The applicant has advised that due to the scale, complexity and number of new buildings proposed, with various distinct uses and obligations under planning approvals, the development will have several ownerships within the site and various easements and rights-of way that address shared pedestrian, servicing and vehicular access to facilitate implementation of the overall plan. The applicant is proposing to establish the various ownerships and other obligations in the future by way of a Part Lot Control exemption application.

The Subdivision Application proposes to combine the lands within a registered plan of subdivision in order to facilitate the future severance and conveyance of the various components of the proposed development by way of the Part Lot Control exemption. One Block on the Plan of Subdivision is proposed with uses to include office, retail, residential, public parkland, private open space, publicly accessible privately-owned open space, and subsurface parking (Attachment 2).

Site and Surrounding Area

The site is large, 3.1 hectares in size, and has frontages on four streets: Spadina Avenue (83 metres), Draper Street (10 and 12 metres), Front Street West (225 metres) and Wellington Street West (192 metres). Most of the site is the former Globe and Mail site that was occupied with large industrial and office buildings associated with the newspaper. These buildings have recently been demolished and the development is currently in the early phases of construction.

The site also includes two heritage properties situated within the Draper Street Heritage Conservation District – 1 and 19 Draper Street. The building at 1 Draper Street is a 2-storey brick semi-detached dwelling constructed in 1886 and 19 Draper Street is a vacant property formerly occupied by a semi-detached dwelling that was demolished in the 1940s. The dwelling at 1 Draper Street will remain, and 19 Draper Street (approximately 295 square metres) will be conveyed to the City as on-site parkland in partial fulfilment of the Section 42 parkland dedication requirements for the proposed development.

The site is surrounded by the following uses:

North: The northern edge of the site is defined by Wellington Street West. Wellington Street is an important street in the King-Spadina neighbourhood and an essential part of the historic Wellington Place that is bookended by two public parks, Clarence Square to the east and Victoria Memorial Square to the west. Opposite the site on the north side of Wellington Street is a gas station and a series of historic 2 to 6-storey former industrial buildings now used for office purposes along with new residential buildings. A number of applications have been filed for development on the north side of Wellington Street West. The site containing a 3-storey semi-detached house-form building at 422 - 424 Wellington Street West is subject of an application for a 19-storey mixed-use building (File No. 16 213925 STE 20 OZ). A 2-storey office building located at 470 - 474 Wellington Street West is the subject of an application for a 15-storey office building (File No. 16 261191 STE 20 OZ). At 482 - 488 Wellington Street West, an application has been filed for a 16-storey building that would incorporate the front façades of the existing listed heritage buildings on the site. A 3-storey office building at 504 Wellington Street West is subject of an application for a 15-storey office building (File No. 16 270147 STE 20 OZ). All of these applications have been appealed to the Local Planning Appeal Tribunal (LPAT). Farther north is the mixed-use neighbourhood of the King-Spadina West Precinct characterized by low to mid-rise historic residential and commercial buildings that define this Precinct.

South: The southern edge of the site is defined by Front Street West. The active rail corridor that is occupied by Union Station Rail Corridor and the Bathurst North Yard is on the south side of Front Street West. The rail corridor between Bathurst Street and Blue Jays Way is the subject of two Official Plan Amendment (OPA) applications. These include the City-initiated OPA for Rail Deck Park that was approved by Council in February of 2018 (File No. 17 152929 STE 20 OZ) and a private OPA proposing a large scale mixed-use development over the rail corridor that was refused by Council in January of 2018 (File No. 17 164359 STE 20 OZ). Both applications have been appealed to the LPAT. South of the rail corridor are the Northern Linear Park

and a high density residential neighbourhood (CityPlace) with several apartments buildings ranging in height from 16 to 50 storeys.

West: To the immediate west of the site is Draper Street an historic street in this neighbourhood. The southern half of Draper Street is flanked by a series of 1.5 to 2.5-storey historic houses. This portion of the street and adjacent homes are situated within the Draper Street Heritage Conservation District. On the west side of Draper Street at 485 - 489 Wellington Street West an application has been filed to permit a 16-storey mixed use building (File No.16 114472 STE 20 OZ). This application has been appealed to the LPAT. West of Draper Street are a mix of low-scale commercial industrial buildings that extend to Portland Street.

East: The eastern edge of the site is defined by Spadina Avenue. The lands opposite the site on the east side of Spadina Avenue at 400 Front Street West are currently occupied with surface parking. This site is the subject of an application proposing a mixed-use development with four towers ranging in height from 26 to 59-storeys that has been appealed to the LPAT (File No. 15 136961 STE 20 OZ). North of this site is Clarence Square, one of only three significant green spaces within the King-Spadina Secondary Plan area. The lands east of Spadina Avenue are generally developing as a tower neighbourhood with the tallest buildings located closer to the Financial District farther east.

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 Toronto 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 this Report.

Official Plan

The site is situated in the *Downtown* and *Central Waterfront* and is designated *Mixed Use Areas* on Map 18 in the Official Plan.

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. 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.

Built Form and Public Realm

The Public Realm policies of Section 3.1.1 of the Official Plan 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 Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the Built Form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Due to the larger civic responsibility and obligations associated with tall buildings, the Built Form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

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. Section 3.1.5 of the Official Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources and includes policies that state that Heritage Impact Assessments will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

Housing

Section 3.2.1 provides direction on housing. Policy 3.2.1.1 encourages the provision of a full range of housing in terms of form, tenure and affordability to meet the current and future needs of residents.

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 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 ensure that as the city grows our Green Space System is strengthened by actions such as: adding new parks and amenities, particularly in growth areas; maintaining, improving and expanding existing parks; designing high quality parks and their amenities to promote user comfort, safety, accessibility and year round use, and to enhance the experience of place.

Toronto's Economic Health Policies

To support and strengthen Toronto's economy the growth management strategy for the City identifies areas for both growth in jobs and population. This includes the *Downtown* with policies aimed to create opportunities for development to accommodate diverse business ventures, to meet the changing economic conditions of the future and create a vibrant city.

Chapter 4 – Land Use Designations

Mixed Use Areas

A broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open spaces and utilities are permitted within the *Mixed Use Areas* designations. The Official Plan recognizes that *Mixed Use Areas* achieve a number of planning objectives by combining a broad array of uses.

Chapter 5 – Implementation: Making Things Happen

Implementation mechanisms are outlined in Chapter 5 and the Official Plan recognizes plans of subdivision as a traditional implementation tool within the development approvals process for managing growth and change.

Official Plan Amendment No. 317 (Site and Area Specific Policy 495)

At its meeting on July 9, 2015, City Council adopted OPA No. 317 that redesignated the lands from *Regeneration Areas* to *Mixed Use Areas* and introduced Site and Area Specific Policy (SASP) No. 495 on the lands. SASP 495 established the policy framework to guide the comprehensive redevelopment of the lands. It provides policy direction on matters such as built form, public realm improvements, parkland dedication, transportation considerations, servicing, community services and facilities, public art and urban design.

Official Plan Amendment No. 231 – Office Replacement Policies

Official Plan Amendment No. 231 (OPA 231), adopted by City Council December 18, 2013, received approval by the Minister of Municipal Affairs and Housing on July 9, 2014, and is in large part under appeal before the LPAT. As an outcome of the Official Plan and Municipal Comprehensive Reviews, OPA 231 contains new economic policies and designations to stimulate office growth in the *Downtown*, *Central Waterfront* and *Centres*, and all other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas* and also contains new policies with respect to office replacement in transit-rich areas. In particular, Policy 3.5.1(9) requires the provision of office space on any site containing 1,000 square metres or more of office space, where residential development is proposed. Policy 3.5.1 (9) is currently under appeal.

TOcore - Downtown Plan

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.

OPA 406 – Downtown Plan

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 406). OPA 406 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 OPA 406 comes into force and effect.

At its May 22-24, 2018 meeting, City Council adopted OPA 406, as amended. The Council decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Pursuant to Section 26 of the *Planning Act*, the Downtown Plan will be forwarded to the Minister of Municipal Affairs for approval. Council has directed Staff to use the policies contained with the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister.

The OPA – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm and community services and facilities – 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.

OPA 406 provides a comprehensive and integrated policy framework to shape growth in Toronto’s fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain livability, achieve complete communities and ensure there is space for the economy to grow.

As part of the City of Toronto’s Five Year Official Plan Review under Section 26 of the *Planning Act*, OPA 406 is a component of the work program to bring the Official Plan into conformity with the Growth Plan. City Council declared that OPA 406 is consistent with the Provincial Policy Statement (2014), conforms with the Growth Plan and has regard to matters of provincial interest under Section 2 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.

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

Urban Design Guidelines – 'The Well'

OPA 317 requires that Urban Design Guidelines be developed for the lands to guide the design of the buildings and the open space elements on the site, and further requires that these Urban Design Guidelines be adopted by Council. Urban Design Guidelines have been prepared for the site and these have been reviewed by City Planning staff. A Final Report recommending that Council adopt the Urban Design Guidelines is included as a separate report to the July 4, 2018 meeting of Toronto and East York Community Council.

Zoning

At its meeting on January 31, 2017, Council adopted Zoning By-law Amendments to the former City of Toronto Zoning By-law 438-86 and the new City-wide comprehensive Zoning By-law 569-2013 to permit the redevelopment of the lands. Amending Zoning By-law Nos. 124-2017 and 125-2017 established the permitted uses and development standards for the site.

Most of the site is zoned Reinvestment Area (RA), by Zoning By-law 438-86 as amended by By-law 124-2017. The RA zones permits a range of residential uses, as well as commercial, institutional, and limited industrial uses. Amending By-law 124-2017 also includes the development standards for the proposed development in relation to permitted building heights, setbacks, parking, loading, amenity space and other requirements. A portion of the site, the historic dwelling at 1 Draper Street is zoned Residential (R3). The zoning on this site was not amended by By-law 124-2017. The portion of the site at 19 Draper Street proposed as future parkland, is zoned Park (G). Permitted uses in the G zone include public parks, playground, and other recreational uses.

Under Zoning By-law 569-2013 as amended by By-law 125-2017 most of the site is zoned Commercial, Residential, Employment (CRE) with the area of the proposed parkland at 19 Draper Street zoned Open Space (OR). The permitted uses and development standards required for the development are the same as those of the RA and G zones under Zoning By-law 438-86 as amended.

Site Plan Control

The site is subject to Site Plan Control. A Site Plan Approval application (File No. 16 269540 STE 20 SA) for all of the below-grade and non-residential elements of the development and four Site Plan Approval applications for the residential towers have been submitted and these are currently under review by City staff (File Nos. 17 245539 STE 20 SA, 17 245526 STE 20 SA, 17 245560 STE 20 SA, and 17 245498 STE 20 SA).

Part Lot Control

Section 50(7) of the *Planning Act*, authorizes City Council to adopt a by-law exempting lands within a registered plan of subdivision from Part Lot Control. The lifting of Part Lot Control enables the division and conveyance of lands into multiple ownerships and

the establishment of easements and rights-of-way to provide for pedestrian, servicing and vehicular access between properties.

A Part Lot Control application has been submitted and is currently under review by City staff (File No. 18 135637 STE 20 PL). The Part Lot Control application will be subject of a future report to Council.

Reasons for Application

The subject lands are currently not situated within a registered plan of subdivision. The applicant is proposing to divide the lands in the future by way of an exemption to Part Lot Control. A subdivision application is needed, as the *Planning Act* does not permit the use of Part Lot Control to divide land unless the lands are located within a registered plan of subdivision.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of Draft Plan Approval.

COMMENTS

Provincial Policy Statement and Provincial Plans

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 PPS provides 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 public health and safety. The PPS promotes new development through intensification in keeping with municipal Official Plans, where such intensification recognizes the development's local context. Section 1.1.1 provides that healthy liveable and safe communities are sustained by among other actions; promoting an appropriate range and mix of residential, employment, institutional, recreational, parks and open space and other uses to meet long-term needs.

The Growth Plan for the Greater Golden Horseshoe (2017) designates this site within the Downtown Urban Growth Centre. The Growth Plan recognizes urban growth centres as areas for development to accommodate intensification, establishing minimum density targets within strategic growth areas and includes 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.

The proposed plan of subdivision will facilitate the orderly development of the land that supports the key objectives of the PPS for building strong healthy communities, wise use and management of resources and protecting public health and safety. It also supports the objectives of the Growth Plan that promote complete communities. The proposed plan of subdivision is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe.

Recommended Conditions of Draft Plan of Subdivision Approval

As noted previously, the Plan of Subdivision application will not result in the division of land but is proposed in order to place the lands within a registered plan of subdivision as is required by the *Planning Act* to facilitate the future division of the land by way of an exemption to Part Lot Control. As well, many of the requirements typically secured by way of a Plan of Subdivision application such as municipal servicing and transportation infrastructure and improvements, and parkland dedication have been addressed through the previous planning approvals with conditions included in the registered Section 37 Agreement to secure some matters, and others are to be secured through the Site Plan Approval application process.

City Planning staff recommend approval of the Draft Plan of Subdivision application as it conforms to the policies of the Official Plan and advances the implementation of the mixed-use development on the lands in accordance with OPA 317 and the zoning by-laws amendments approved by Council. As well, City Planning staff recommend that the conditions of draft plan approval be limited in scope to address minor outstanding matters, and acknowledge the requirements for the provision of municipal infrastructure and parkland for the lands as required through the previous planning approvals and future site plan approvals. This will ensure that future owners are aware of the municipal infrastructure and parkland requirements to support the development as the project moves forward. The recommended conditions of draft plan of subdivision approval are discussed below and included in Attachment 3 to this report.

Parkland Dedication

A portion of the site - 19 Draper Street (approximately 295 square metres) will be conveyed to the City as on-site parkland in partial fulfilment of the Section 42 parkland dedication requirements for the proposed development. The draft plan of subdivision does not currently identify public parkland as a land use within the Block. City Planning staff recommend that the land use schedule on the Draft Plan of Subdivision be revised to include "Future Public Parkland" in the list of proposed land uses within Block A. There is also off-site parkland at 456 Wellington Street to be conveyed to the City. The registered Section 37 Agreement that applies to the lands includes conditions to secure the proposed parkland including the conveyance and construction of both the on-site and off-site parkland.

Municipal Infrastructure and Transportation Improvements

Required improvements to municipal infrastructure, including transportation improvements were identified through the previous zoning by-law amendment application and a number of improvements were secured in the registered Section 37 Agreement for the site. Engineering and Construction Services staff have advised that servicing as well as transportation infrastructure and improvements including off-site improvements will also be addressed and secured through the five Site Plan Approval applications currently under review for the lands.

Urban Design Guidelines

Urban Design Guidelines have been prepared for the proposed development as required by OPA 317 for the lands and a Final Report from City Planning recommending that Council adopt these Urban Design Guidelines is included as a separate report on Toronto and East York Community Council's July 4, 2018 agenda. City Planning staff recommend that a condition of draft plan of subdivision approval be included to require that the development be undertaken in accordance with the 'The Well - Urban Design Guidelines' as finally adopted by Council to ensure that as the project moves forward the high level of quality of the public realm and built form as envisioned for the development is achieved.

Metrolinx Warning Clause

Due to the proximity of the site to the Union Station Railway Corridor, Metrolinx requested through the review of the previous zoning by-law amendment application that a warning clause be added to all purchase and sale agreements for proposed units within 300 metres of the rail corridor warning purchasers of noise, odour and vibration impacts associated with the operation of the rail corridor and this was required as a part of the Council approval of the application. It would be appropriate to also include the warning clause in the subdivision agreement to ensure that all future owners are aware of Metrolinx's requirements.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS. The requirements to achieve Tier 1 of the TGS is proposed to be secured as a condition in the subdivision agreement

Conclusions

The Plan of Subdivision application has been submitted to facilitate the large-scale mixed-use development known as 'The Well' that was approved by Council in 2017 on the former Globe and Mail lands at Front Street West and Spadina Avenue and two smaller adjacent heritage properties along Draper Street. The Plan of Subdivision application is proposed for the purpose of bringing these lands into a registered plan of subdivision so that they can be divided in the future by way of an exemption to Part Lot Control.

The application is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan (2017). It also conforms to the Official Plan and advances the implementation of the mixed-use development on the lands as approved by Council. This report advises that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision subject to the conditions as listed in Attachment 3.

CONTACT

Dan Nicholson, Senior Planner
Tel. No. (416) 397-4077
E-mail: Dan.Nicholson@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Development Concept Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Conditions of Draft Plan of Subdivision

Attachment 1: Development Concept Plan



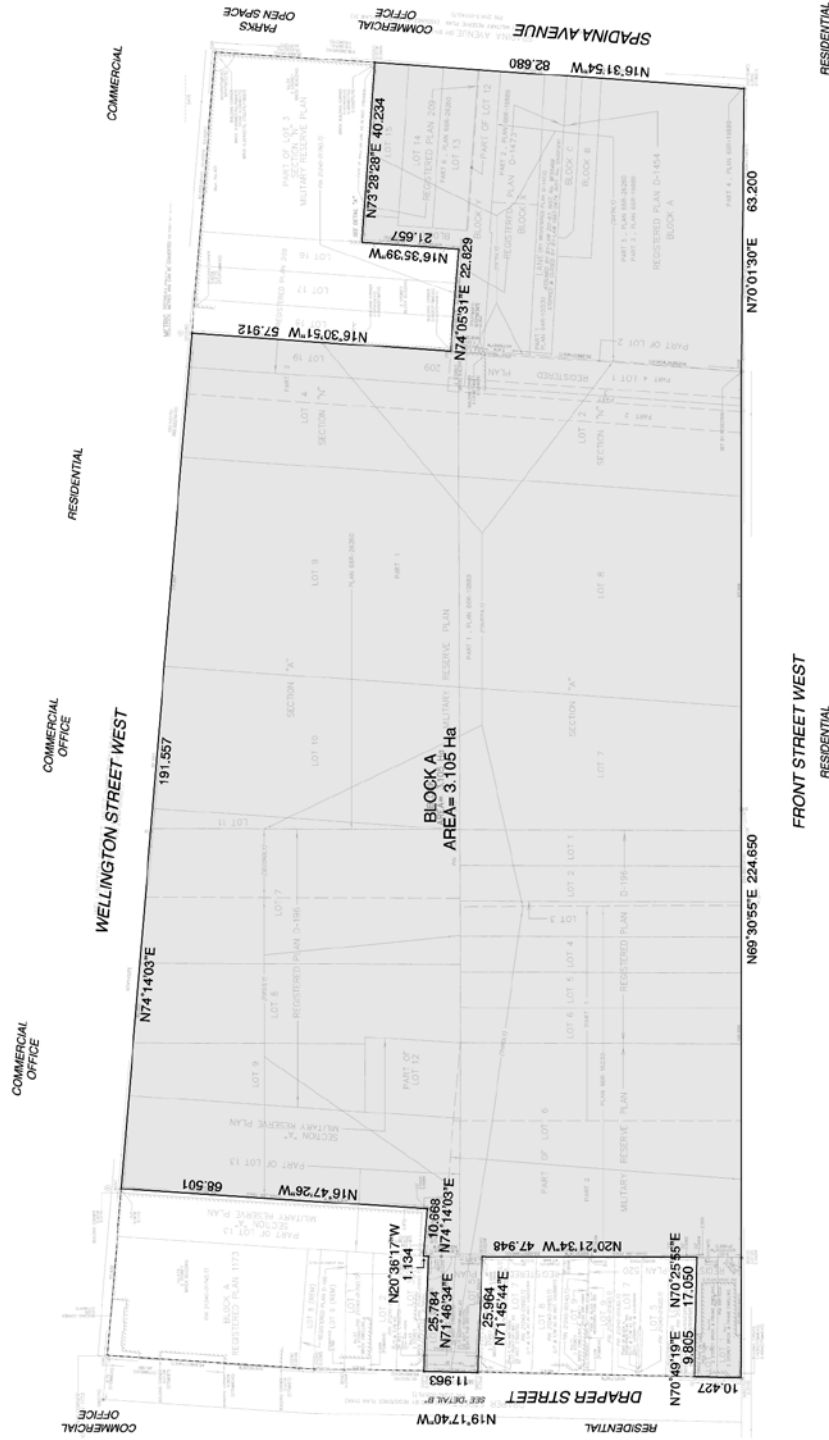
Development Concept Plan
Applicant's Submitted Drawing

Not to Scale
 06/15/2018

440-450 & 462 Front St. W., 425, 439, 441 & 443 Wellington St. W., 6-18 Spadina Ave. and 1 & 19 Draper Ave.

File # 18 135637 STE 20 SB

Attachment 2: Draft Plan of Subdivision



Draft Plan of Subdivision
440-450 & 462 Front St. W., 425, 439, 441 & 443 Wellington St. W.,
6-18 Spadina Ave. and 1 & 19 Draper Ave.

Applicant's Submitted Drawing
 Not to Scale
 05/31/2018



File # 18 135637 STE 20 SB

Attachment 3: Conditions of Draft Plan of Subdivision

1. Prior to draft plan of subdivision approval the Owner agrees to revise the land use schedule on the Draft Plan of Subdivision to include "Future Public Parkland" and "Publicly Accessible Privately-Owned Open Space" in the list of proposed land uses within Block A.
2. The Owner shall enter into the City's standard Subdivision agreement with modifications as appropriate to pre-registration and post-registration requirements in relation to, among other matters, the construction and provision of municipal infrastructure, and the dedication of parkland including acknowledgement by the Owner of the manner for providing and securing such infrastructure and parkland.
3. The Owner shall provide to the Acting Director of Community Planning, Toronto and East York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the *City of Toronto Act, 2006*. In the event that there is an outstanding City initiated assessment or tax appeal, the Owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
4. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard.
5. The Owner agrees to undertake the development in accordance with the final - Urban Design Guidelines – The Well, as adopted by Council.
6. The owner agrees that the following Union Station Rail Corridor-specific warning clause will be included in offers to purchases and agreements of purchase and sale or lease for all residential units within 300 metres of the rail corridor:

'Warning: Metrolinx owns and, through Metrolinx's GO Transit Division, operates the Union Station Railway Corridor ("USRC"), the busiest rail corridor in Canada, adjacent to or within close proximity to the subject lands. The USRC is operated on a continuous basis, 24 hours a day every day of the year. Said operations include: the operation and idling of diesel locomotives that generate diesel fumes and odours; artificial lighting of the USRC which may illuminate the sky; the loading, unloading and switching of passenger rail cars; and the operation of various processes for the maintenance of rail equipment. Noise and vibration originating from a number of different sources, including normal train movements (including bells and whistles),

train idling, rail corridor construction, and snow removal (including switch blowers) activities will emanate from the USRC. This warning may be relied upon by Metrolinx and its successors and assigns and any specific successors or assigns of Metrolinx's interests referred to in this warning clause'.

7. If the subdivision is not registered within 5 (five) years of the date of draft plan approval, then this approval shall be null and void, and the plans and drawings must be resubmitted to the City of Toronto for approval.