

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 - Part Lot Control Exemption Application - Final Report

Date: June 10, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina - Fort York

Planning Application Number: 18 135656 STE 20 PL

SUMMARY

This application has been submitted to facilitate implementation of the approved large-scale mixed-use development on the lands at 440, 444, 450, 462 Front St W; 425, 439, 441 and 443 Wellington St W; 6-8 Spadina Ave and 1 and 19 Draper St, known as The Well (the Subject Lands). The development includes seven mixed-use buildings with residential, office and retail uses, as well as public parkland and privately-owned publicly-accessible open space (POPS). 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.

The applicant requests exemption from the Part Lot Control provisions of the Planning Act to permit the creation of seven parcels, consisting of: one commercial and six residential parcels. The commercial parcel is comprised of the office building, the commercial podium space, the commercial components of the shared underground parking structure and the common open space areas. The six residential parcels correspond to the six residential buildings above the commercial podium space and the residential components of the shared underground parking structure.

The application is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan for the Greater Golden Horseshoe (2019) and the City of Toronto's Official Plan, and advances the implementation of the mixed-use development of the lands as approved by Council in 2017. The lifting of Part Lot Control is appropriate for the orderly development of these lands.

This report reviews and recommends approval of the Part Lot Control Exemption application. In addition, this report recommends that the owner of the Subject Lands be required to register a Section 118 Restriction under the Land Titles Act agreeing not to

convey or mortgage any part of the Subject Lands without prior consent of the Chief Planner and Executive Director, City Planning or his designate.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council enact a Part Lot Control Exemption By-law with respect to 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 Subject Lands), to be prepared to the satisfaction of the City Solicitor and to expire four years following enactment by City Council.
2. Prior to the introduction of the necessary bill(s) to City Council for enactment of a Part Lot Control Exemption By-law, require the owner to provide proof of payment of all current property taxes for the Subject Lands to the satisfaction of the City Solicitor.
3. Prior to the introduction of the necessary bill(s) to City Council for enactment of a Part Lot Control Exemption By-law, require the owner to register on title to the Subject Lands, in a form and with priority to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the Subject Lands without the prior written consent of the Chief Planner and Executive Director, City Planning, or his designate.
4. Prior to the introduction of the necessary bill(s) to City Council for enactment of a Part Lot Control Exemption By-law, require the owner to register against title to the Subject Lands the Draft Plan of Subdivision for the Subject Lands (Application No. 18 135637 STE 20 SB) as a final approved plan of subdivision, to the satisfaction of the Chief Planner and Executive Director, City Planning, or his designate.
5. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction from title to portions of the Subject Lands that become subject to a registered plan of condominium.
6. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title to the Subject Lands.
7. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

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>.

At this meeting on July 23, 2018, City Council adopted the June 15, 2018 Final Report on the Subdivision Application for the Subject Lands. This Final Report and the City Council minutes are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.11>

PROPOSAL

The Official Plan and Zoning By-law amendment applications previously approved by City Council permit the comprehensive redevelopment of the Subject Lands (the former Globe and Mail lands and adjacent properties), with a mix of office, retail and residential uses, along with parkland and privately-owned and publicly-accessible open space (POPS).

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.

To facilitate the Part Lot Control Exemption By-law, the applicant made a concurrent Subdivision Application. The Subdivision Application proposed 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 is included on the Plan of Subdivision, with uses to include office, retail, residential, public parkland, private open space, publicly accessible privately-owned publicly accessible open space, and subsurface parking (Attachment 2). In the June 15, 2018 Final Report on the Subdivision Application, City Council was advised that the Chief Planner and Executive Director, City Planning, intends to approve the draft plan of Subdivision, subject to conditions and in accordance with the delegated authority under By-law 229-2000, as amended.

Reasons for Application

The application is necessary to establish the ownership structure of the development. A Part Lot Control Exemption will allow for the severance of the Subject Lands, subject to the prior written consent of the Chief Planner, into the various parcels of what will be the mixed-use development known as The Well, which was approved by City Council in 2017.

APPLICATION BACKGROUND

Application Submission Requirements

The following documents were submitted in support of the application:

- Boundary Plan of Plan of Survey
- Topographical Plan of Survey
- Draft Ownership Plans

The application was deemed complete on June 12, 2019.

Agency Circulation Outcomes

The application, together with the documents noted above, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist staff in evaluating the application, formulating appropriate conditions of approval and drafting the Part Lot Control Exemption By-law.

ISSUE BACKGROUND

The site is 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 been demolished and the development is currently under 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 West 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). Applications on sites at 470 - 474 Wellington Street West (File No. 16 261191 STE 20 OZ) and 482-488 Wellington Street West (File No. 16 270154 STE 20 OZ) have been consolidated to propose a 14-storey office 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 buildings, as well as 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 a high rise neighbourhood with 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 14-storey mixed use building (File No.16 114472 STE 20 OZ). This application has been the subject of a settlement between the applicant and the City which has been approved by 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.

POLICY CONSIDERATIONS

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 Land Use Policies: 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 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 recently updated Growth Plan for the Greater Golden Horseshoe (2019) (the “Growth Plan”) provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) 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 (2019). 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.

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

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 Thing 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

City Council adopted OPA 406 on July 27, 2018. OPA 406 included amendments to the Downtown section of the Official Plan and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area.

On August 9, 2018 the City's application under Section 26 of the Planning Act was sent to the Minister of Municipal Affairs and Housing (MMAH) for approval. The Ministry issued its decision regarding OPA 406 on June 5, 2019.

As part of the decision the Ministry revised the Plan to add the following transition policy: "This Plan does not apply to applications for official plan amendment, zoning by-law amendment, draft plan of subdivision or condominium approval, site plan approval, consent or minor variance which were complete prior to the approval of this Plan and which are not withdrawn. In-force site-specific official plan and/or zoning by-law amendments shall be deemed to conform with this Plan." Given that this application was complete prior to June 5, 2019, OPA 406, the new Downtown Secondary Plan, does not apply to this application.

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. At its meeting of July 23, 2018 City Council approved a Final Report adopting the Urban Design Guidelines prepared for the site.

Zoning

At its meeting of 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) (the “Master Site Plan Application”) 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 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).

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 (2019) 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 part-lot control exemption will facilitate the orderly development of the lands 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 part-lot control exemption is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe.

The proposed part-lot control exemption will also facilitate the orderly development of the lands in a manner that implements the 2015 site-specific official plan amendment for the Subject Lands (OPA No. 317) and the 2017 site-specific zoning amendments (By-law Nos. 124-2017 and 125-2017). The part-lot control exemption thus conforms to the Official Plan and assists in implementing the in-force zoning.

Conclusion

Staff are of the opinion that the application for a Part-Lot Control Exemption for the Subject Lands is consistent with the PPS and conforms with the Growth Plan. The application also conforms with the Official Plan and will assist in implementing the site-specific zoning by-laws in force for the property.

The exemption from Part Lot Control is considered appropriate for the orderly development of the Subject Lands and is recommended for approval.

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Development Concept Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Part Lot Control Exemption By-law

Attachment 1: Development Concept Plan



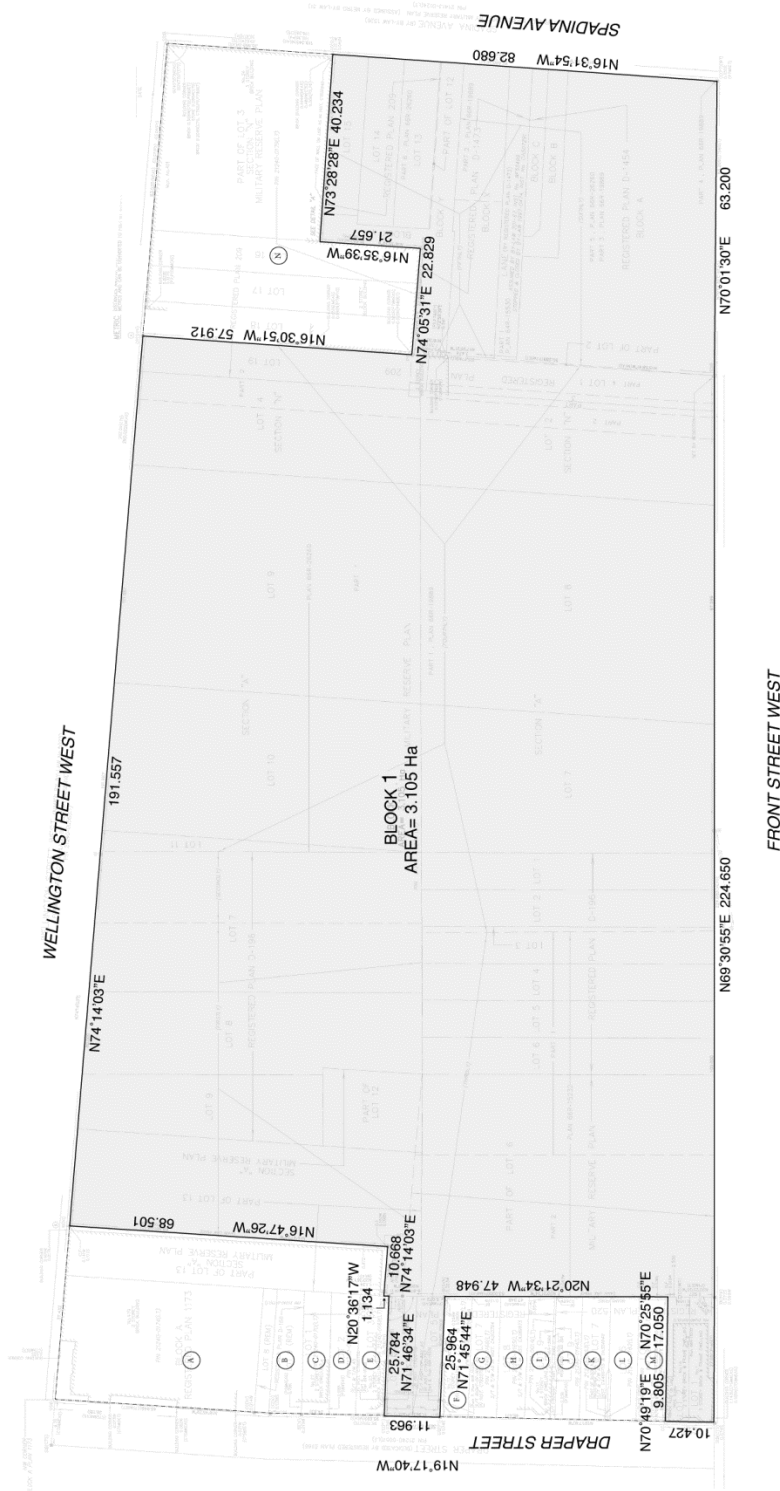
Subdivision Concept Plan
Applicant's Submitted Drawing

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

Not to Scale
 06/05/2018

File # 18 135637 STE 20 SB

Attachment 2: Subdivision Plan



Draft Plan of Subdivision
Applicant's Submitted Drawing

Not to Scale
 06/03/2019



**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 3: Part Lot Control Exemption By-law

Authority: Toronto and East York Community Council Report No., as adopted
by City of Toronto Council on , 201-

Enacted by Council:

CITY OF TORONTO

BY-LAW No. -201-

To exempt lands municipally known as 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, from Part Lot Control.

WHEREAS authority is given to Council by subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Subsection 50(5) of the Planning Act does not apply to the lands described in the attached Schedule "A".
2. This By-law expires five years from the date of its enactment by Council.

ENACTED AND PASSED this day of , 201-

FRANCES NUNZIATA,
Speaker

ULLI S. WATISS,
City Clerk

(Corporate Seal)

Schedule "A"

LEGAL DESCRIPTION OF

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, from Part Lot Control.

To be confirmed following the registration of the final plan of subdivision for application no. 18 135637 STE 20 SB as per the recommendation of this report.