

Supplementary Report - Christie's Planning Study – City-Initiated Secondary Plan & Zoning By-law and Urban Design and Streetscape Guidelines

Date: May 3, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 3 - Etobicoke-Lakeshore

Application Number: 19 183725 WET 03 OZ

SUMMARY

On April 22, 2021 the Planning and Housing Committee adopted the Final Report for the Christie's Planning Study (Item PH22.1) which included a recommended Secondary Plan, area-specific Zoning By-law and Urban Design and Streetscape Guidelines. The final deliverables establish a comprehensive planning framework for the area and set out the long-term vision for a complete community centred on transit investment, job creation and community services and facilities that will meet the needs of existing and future residents and workers. This Supplementary Report should be read together with the Final Report.

This Supplementary Report amends three of the recommendations in the Final Report from the Chief Planner, dated April 8, 2021 that was considered by the Planning and Housing Committee on April 22, 2021. The amendments include minor revisions to the draft area-specific Zoning By-law that was attached to the Final Report. The revisions to the draft Zoning By-law are recommended after further detailed review of the Zoning By-law to ensure that the requirements reflect current standards and clarify the intent of several specific requirements.

The draft Secondary Plan and Zoning By-law continue to be consistent with Provincial Policy Statement (2020) and conform to the Growth Plan 2020.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete recommendation 2 of Item PH22.1 and replace with the new recommendation 2 below;

2. City Council adopt the Zoning By-law Amendment, included as Attachment 1 to the Supplementary Report April 30, 2021 from the Chief Planner and Executive Director, City Planning.

2. City Council delete recommendation 7(g)(6) and 7(g)(7) of Item PH22.1 and replace with the new recommendation 7(g)(6) and 7(g)(7) below, to reflect the correct section references:

7(g)(6) the contributions in Part (5) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the Agreement to the date of payment.

7(g)(7) the contributions in Part (5) above will be made at the time of the conveyance of the Childcare Centres to the City within each of the Phases (Phases 2 and 3).

3. City Council determine that the changes with respect to the draft Zoning By-law are minor and reflective of the proposal considered by Planning and Housing Committee on April 22, 2021, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendments to the Zoning By-law.

FINANCIAL IMPACT

There are no financial implications as a result of the recommendations in this report.

DECISION HISTORY

Christie's Planning Study

On April 22, 2021 the Planning and Housing Committee adopted recommendations contained within the Final Report for the Christie's Planning Study (Item PH22.1). The Final Report included a recommended Secondary Plan, area-specific Zoning By-law and Urban Design and Streetscape Guidelines. The report can be found at: <https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-165672.pdf>

COMMENTS

The recommended revisions to the draft Zoning By-law clarify the intent of the specific permissions or requirements in the area-specific Zoning By-law or are revised to reflect updated standards that are required for development at this scale and support orderly and phased development. This Supplementary Report should be read together with the

Final Report – Christie's Planning Study dated April 8, 2021 from the Chief Planner and Executive Director, City Planning Division.

The recommended revisions to the Zoning By-law include the following:

- Allowing cold storage as a permitted use in the CR zone and allowing outdoor sales and display as an interim use in the EL zone which was the intent of the draft Zoning By-law.
- Modifying the building separation distances on Block 1A and 1B by 1 metre and 4 metres respectively to reflect the progression of the detailed design on these blocks.
- Adding an additional 2 metres of height to the commercial building on Block 1A to allow for standard non-residential floor to ceiling heights within the building.
- Permitting an additional 3.5 metres to the mechanical penthouse (for a total of 10 metres) above the permitted height on buildings 60 storeys or taller for equipment used to mitigate wind impacts on tall towers.
- Combining the permitted residential gross floor area on Blocks 1A and 1B and Blocks 3A and 3B given that, in both instances, they are two parts of a single block that will be part of one Site Plan Control application.
- Permitting the parking requirements on Blocks 1A and 1B to be allocated collectively under the whole of Block 1, and the parking requirements on Blocks 3A and 3B to be allocated collectively under the whole of Block 3 to reflect that, in both instances, they are two parts of a single block that will be part of one Site Plan Control application.
- Permitting the loading requirements of both EL and CR uses on a single block to share loading spaces which is already permitted within a single CR zone.
- Adding a 1:4 ratio of car share spaces to parking spaces to the definition of car share which reflects the current practice of car share spaces reducing parking demand.
- Removing the minimum unit size requirements for the additional 15% 2- or 3-bedroom units that are required through the Secondary Plan. The unit size requirements remain for the required 10% 3-bedroom and 15% 2-bedroom units. This revision aligns with the City's Growing Up Urban Design Guidelines.
- Specifically listing schools as a permitted use in the CR zones. Schools are listed as a permitted use with conditions on land zoned CR but given the school boards have appealed Zoning By-law 569-2013, the recommended By-law should specifically list schools as a permitted use to reflect that the zoning has allocated approximately 8,800 square metres of space on Block 3B for school uses.

The recommended revisions to the draft Zoning By-law that was considered by Planning and Housing Committee on April 22, 2021, clarify the intent of the specific permissions and requirements in the Zoning By-law, or were revised to reflect updated standards that are required for development of this scale and in order to support orderly and phased development. The changes with respect to the draft Zoning By-law are minor and reflective of the proposal considered by Planning and Housing Committee on April 22, 2021, and, pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the Zoning By-law.

CONTACTS

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Revised Draft Christie's Zoning By-law (provided separately)

Attachment 1: Revised Recommended Zoning By-law

Attached Separately