

61-85 Hanna Avenue and 120 Lynn Williams Street – Draft Plan of Subdivision Application – Decision Report – Approval

Date: June 19, 2024

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 21 140282 STE 10 SB

SUMMARY

This report advises that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision to divide 61-85 Hanna Avenue and 120 Lynn Williams Street into six blocks including mixed-use development parcels (Blocks 1 and 2), a new public park (Blocks 4 and 6), a privately-owned publicly accessible space (POPS) (Block 3) and a maintenance easement (Block 5). The application also includes a new public street known as the Snooker Street extension. On July 19, 2023, City Council approved a site-specific zoning amendment application for three towers. Two of those towers, at 36 and 32 storeys, will be located on Block 1. The third tower, at 33 storeys, will be located on Block 2.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms with the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District 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 in Attachment 3 subject to:

- a. the conditions as generally listed in Attachment 4 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 Plan of Subdivision or any such additional 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.

2. City Council approve that in accordance with Section 42 of the Planning Act, prior to the earlier of issuance of the First Above Grade Building Permit for Phase 2 of the development or five (5) years after issuance of the First Above Grade Building Permit for Phase 1 of the development, the owner shall convey to the City an on-site parkland dedication, having a minimum size of 912 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

3. Upon registration of the Subdivision Agreement, City Council require the owner to register in priority a Section 118 Restriction, pursuant to the Land Titles Act against title to the Block 4 future parkland to be conveyed to the City, that prohibits the transfer or charge of the parkland without the prior written consent of the General Manager, Parks, Forestry and Recreation, to the satisfaction of the City Solicitor.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On July 19, 2023, City Council approved a site specific zoning by-law to permit the construction of three mixed-use buildings of 32, 33, and 36 storeys containing 11,827 square metres of non-residential uses and 963 dwelling units. The bills for the by-law have been withheld until the applicant satisfies certain requirements, one of which is obtaining approval for draft plan of subdivision. The approval report can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.5>.

THE SITE

The site is within the Liberty Village community and is immediately south of the GO rail corridor, north of East Liberty Street, east of Hanna Avenue, and west of Lynn Williams Street. The site is approximately 12,126 square metres and has an irregular shape.

The existing uses on site include a one-storey retail plaza and a two-storey retail and office building.

THE APPLICATION

The application seeks to divide the site into six blocks and to provide for an extension of a new public street. Table 1 below describes each block:

Table 1: Proposed Subdivision Plan

Block	Use	Area (hectares)
Block 1	Office/Commercial/Residential	0.525 ha
Block 2	Commercial/Residential	0.290 ha
Block 3	Private Open Space	0.047 ha
Block 4	Public Park	0.091 ha
Block 5	Maintenance Easement	0.038 ha
Block 6	Public Park	0.037 ha
	Public Street (Snooker Street Extension)	0.184 ha
Total Subdivision Area		1.212 ha

Additional Information

See Attachments 1-4 of this report for the location map, site plan, proposed Draft Plan of Subdivision, and Draft Plan Conditions respectively.

Site Plan Control

A Site Plan Control application (Application No. 23 137812 STE 10 SA) to facilitate the development of Block 1 has been submitted and is currently under review.

Reasons for Application

The proposed Draft Plan of Subdivision will create the necessary parcels for the two development blocks, the new public park and open space, and new road, in order to facilitate the orderly development of the site. Land division that involves the creation of new streets or multiple blocks and/or lots requires a Plan of Subdivision.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

Official Plan

The site is designated Mixed Use Areas and is directly abutting Utility Corridor to the north and General Employment Areas to the west. The site also falls within the Garrison Common North Secondary Plan.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Draft Plan of Subdivision

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and determine appropriate conditions of approval. The Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 3, subject to the Draft Plan of Subdivision Conditions outlined in Attachment 4.

The proposed approval conditions for the Draft Plan of Subdivision would address the technical requirements of the development, including:

- The creation of the proposed development blocks;
- The form and function of the Snooker Street extension;
- The owner's conveyance of lands necessary to construct the new road;
- Construction of streets and services;
- Environmental remediation of all lands to be conveyed to the City;
- The conveyance of a public park;
- An easement area to permit the continued access for the maintenance of the Toy Factory Lofts property at 43 Hanna Avenue; and
- Stormwater management.

Review of the proposed Draft Plan of Subdivision and preparation of associated conditions has considered the matters set out in Section 51(24) of the Planning Act. The proposed Draft Plan of Subdivision conditions provide for the registration of the plan of subdivision prior to issuance of any building permit on the site.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the PPS and conforms with the Growth Plan. This report has been brought forward to Toronto and East York Community Council in accordance with the requirement to hold a statutory public meeting under Section 51(20) of the Planning Act.

Land Use

This application has been reviewed against relevant Official Plan policies and the Garrison Common North Secondary Plan. The proposed mixed use buildings and public open spaces are consistent with the existing and planned context for the subject property and the surrounding area. The proposed Plan of Subdivision conforms with the Official Plan as required by Section 51(24)(c) of the Planning Act and complies with the site-specific Zoning By-law. The land is suitable for the proposed subdivision and the dimension and shape of the proposed development parcels are appropriate.

Proposed Public Street

The Draft Plan of Subdivision provides a portion of land towards the new Snooker Street extension and provides public frontage for the development sites and the public park. The Snooker Street extension has a width of 16.5 metres, which is considered appropriate for this area and for its intended use.

Environmental Issues

A Record of Site Condition is required prior to the registration of the Plan and the issuance of a building permit to complete the conveyance of lands to the city for the future road and the public park. In addition, a standard peer review process will be undertaken as a condition of Draft Plan of Subdivision Approval to ensure that any lands dedicated to the city are remediated as required.

Servicing

The applicant has submitted a Functional Servicing Study and Stormwater Management Report in support of the application. Any required new municipal infrastructure and upgrades to the existing infrastructure to accommodate the proposed development will be included in the Subdivision Agreement for the development.

Parkland Dedication

Blocks 4 and 6 are intended for public park purposes. The reason for the division in Blocks is because Block 6 represents a portion of land that the City intends to acquire in order for the park on Block 4 to have a size and configuration that is suitable for appropriate programming. The park will also be lined with a POPS, to be designed together with the park so that it can read as one large open space. The public park has a total size of approximately 1,282 square metres, while the POPS will add an additional 470 square metres to the open space.

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 or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS version 3. The applicant is encouraged to strive for compliance with the current TGS version 4 to advance the City's objectives for resilience.

Performance measures for the Tier 1 development features for Stormwater Retention will be secured through the Conditions of Draft Plan of Subdivision Approval. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposed Draft Plan of Subdivision is consistent with Section 51 of the Planning Act as it would conform with the Official Plan, provides for the orderly development of the lands and proposes appropriate utilities and City services. The draft plan is consistent with the division of land that was anticipated by the site-specific Zoning By-law. The Chief Planner and Executive Director, City Planning, intends to approve this application for Draft Plan of Subdivision as generally illustrated in Attachment 3 and subject to the conditions in Attachment 4.

CONTACT

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SIGNATURE

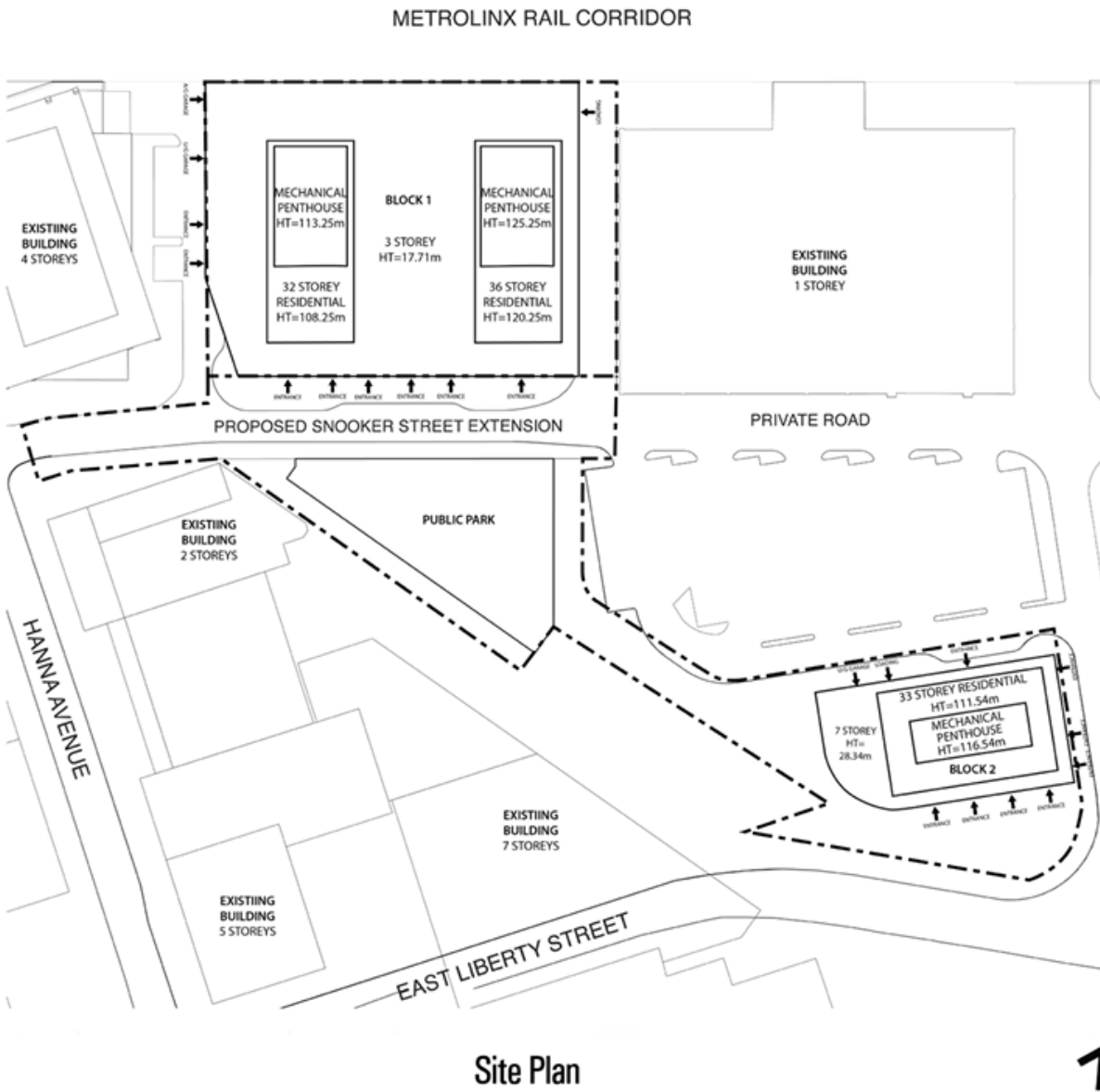


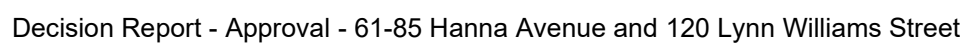
Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Draft Plan of Subdivision
Attachment 4: Draft Plan of Subdivision Conditions

Attachment 2: Site Plan





Attachment 4: Draft Plan of Subdivision Conditions

This attachment that it will be made available on or before the July 10, 2024, Toronto and East York Community Council meeting.