

TORONTO STAFF REPORT

May 21, 2002

To: Toronto East York Community Council

From: Director, Community Planning, South District

Subject: Implementation of Ontario Municipal Board Decision on the development at 640R and Part of 640 Fleet Street
301053 and 101012, TESP 20010041 and TECMB 20010
Trinity Spadina, Ward 19

Purpose:

The purpose of this report is to recommend, as a result of an Ontario Municipal Board decision, minor modifications to the application for Official Plan and Zoning By-law Amendments and Site Plan Approval for the 1568 unit residential development proposed for land known as 640 and 650 Fleet Street. City Council, at its November 6-8, 2001 meeting, requested the City Solicitor to support the application at the Ontario Municipal Board. The official municipal addresses are 640R and Part of 640 Fleet Street.

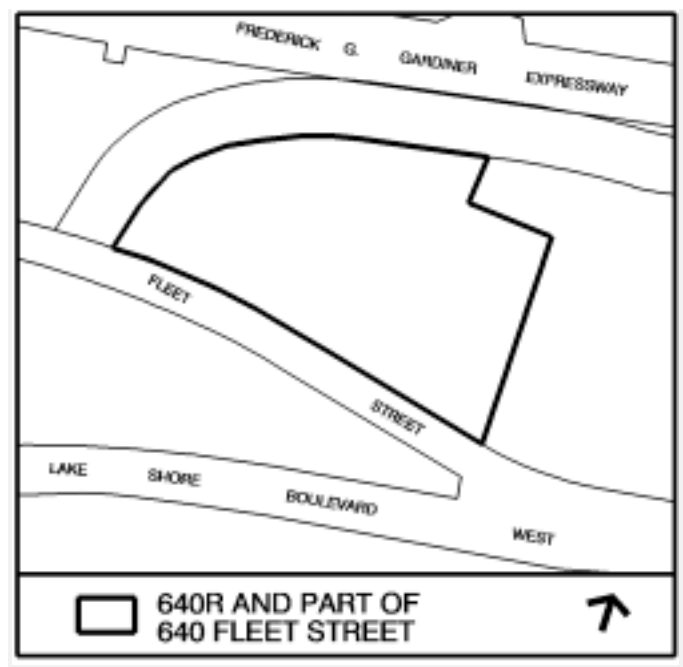
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council endorse the Official Plan and Zoning By-law amendments and mapping changes required to revise the alignment of Fort York Boulevard and consolidate Blocks 1 and 2A of the Bathurst/Strachan Part II Official Plan;
- (2) City Council endorse Zoning By-law amendments for the City-owned land



west of Fort York Boulevard (shown on Map 1) to add permission for parking and storage uses for Fort York Armoury;

- (3) the City Solicitor be instructed to include the necessary language in the implementing by-laws to be approved by the Ontario Municipal Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action for the execution of all agreements and documents necessary to implement Recommendations 1-3 above.

Background:

City Council, at its November 6-8, 2001 meeting:

- (1) requested the City Solicitor to attend the Ontario Municipal Board (OMB) in support of H and R's application to amend the Bathurst/Strachan Part II Official Plan and Zoning By-law to permit extra height and built form changes;
- (2) authorized the execution of any Section 37 or other agreements necessary;
- (3) authorized the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) authorized the preparation of any required amendments to the Official Plan, Zoning By-law and Section 37 Agreements needed to incorporate and implement the Memorandum of Understanding, which was attached to the report.

The Ontario Municipal Board heard the appeal in November 2001 and issued its decision in January 2002. The OMB approved the H and R application, except for the northeast corner of Block 2 and withheld its Order until the final form of agreements, Site Plan Approval and the amending by-laws for the Official Plan and Zoning By-law had been prepared (see Map 1). The OMB withheld its decision on the northeastern part of the site at the request of the applicant and the adjacent landowner, St. Mary's Cement. This gave the applicant and St. Mary's Cement the opportunity to co-ordinate future development between them and for St. Mary's to submit its own Official Plan and Rezoning application. St. Mary's has submitted an application to the City, but discussions among St. Mary's, H and R and the City are not complete. The OMB has scheduled a pre-hearing conference on June 24, 2002.

This report seeks Council's direction on several minor changes to the H and R application that have arisen as part of the detailed implementation of the OMB decision.

Comments:

1. Phasing of Development and Development Requirements

The development of the applicant's project will occur in phases (see Map 2). While all Zoning By-law and Site Plan requirements will be met on completion of the project, the design of the project and the phasing of construction mean that there will be interim periods when not all requirements can be met.

The temporary conditions that will be addressed include:

- permission for a sales office with surface parking;
- reduced common area residential amenity space in Phase 1A - to be addressed by the end of Phase 1B;
- reduced visitor parking during construction phases and temporary provision in surface parking areas; and
- the publicly accessible walkway between Fort York Boulevard and Fleet Street which cannot be provided until several phases are completed.

The interim arrangements are acceptable to Planning, Building, Works and Legal staff.

2. Other By-law Amendments

The Part II Plan and Zoning By-laws governing the overall Bathurst/Strachan Area require map revisions to show the consolidation of Blocks 1 and 2A and the revised route of Fort York Boulevard. The revised alignment was made possible by a land exchange between the applicant and the City. This report recommends that Council endorse the map revisions required and instruct the City Solicitor to include them as part of the implementing by-laws to be approved by the OMB.

Fort York Boulevard is being built on the eastern portion of the parking lot of the Fort York Armoury (see Map 1). The City will provide land acquired from Molson and on an adjacent parcel west of Fort York Boulevard to re-configure the Armoury's parking lot. The current zoning of this parcel must be amended to permit parking and storage uses for the Armoury. This report recommends that Council endorse the required Zoning By-law amendment and instruct the City Solicitor to include it as part of the implementing by-laws to be approved by the OMB.

Conclusions:

There are minor additions and changes needed to the instructions City Council has previously given regarding the implementation of Council's endorsement of the application for 640R and PART of 640 Fleet Street and the subsequent Ontario Municipal Board decision. The recommendations in this report provide the further instructions necessary for staff to fully implement the decision of the Ontario Municipal Board.

Contact:

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List of Attachments:

Map 1 – Mapping of Zoning Amendments in Bathurst/Strachan Area
Map 2 - Phasing

APPLICATION DATA SHEET

Combination

Site Plan Approval:	Yes	File Numbers:	101012 and 301053
Rezoning:	Yes	Application Numbers:	TE CMB 2001 0006
O.P.A.:	Yes		TE SPC 2001 0041
		Application Dates:	04/27/2001 and 08/23/2001

Municipal Address: 640 and 650 Fleet Street (640R and PART of 640 Fleet Street)
Nearest Intersection: Fleet - Strachan
Project Description: Residential and grade related retail

Applicant:	Agent:	Architect:	Owner:
	MacCarthy Tetrault Box 48, Ste. 4700 TD Bank Tower Toronto ON M5K 1E6	Page and Steele	640 Fleet Street Developments Limited 3625 Dufferin Street Toronto ON M3K 1H4

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Res., Ind.	Site Specific Provision:	
Zoning District:	R4, IC	Historical Status:	No
Height Limit (m):	various to 69m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	20064	Height: Storeys:	2, 8, 15, 28, 36
Frontage:	199.28	Metres:	various to maximum of 117
Depth:	varies		
Ground Floor GFA:	8900	Parking Spaces:	Indoor 1322 Outdoor 0
Residential GFA:	119000	Loading Docks:	4 2
Non-Residential GFA:	4220		
Total GFA:	123220		

DWELLING UNITS

Tenure Type:	Condominium
Rooms:	0
Bachelor:	120
1 Bedroom:	872
2 Bedroom:	550
3+ Bedroom:	26
Total Units:	1568 approx.
Total Proposed Density:	6.14

FLOOR AREA BREAKDOWN

	Above Grade
Residential GFA:	119000
Retail GFA:	1750
Office GFA:	0
Industrial GFA:	0
Industrial/Other GFA:	2470

COMMENTS

Current Status:	Open	<u>Latest Event</u>	<u>Actual Date</u>
		Suppl. Submission	02/08/2002
		Suppl. Submission	06/07/2001
		Suppl. Submission	05/14/2001
		Received	04/27/2001

Data Valid: May 15, 2002 Planner: Cooper, Ian Phone: (416) 392-7572
Area: District - C Planning Office: Toronto - South (TE)