

Consolidated Clause in Toronto and East York Community Council Report 3, which was considered by City Council on April 25, 26 and 27, 2006.

26

**Preliminary Report - Official Plan Amendment and  
Rezoning Application - 155 Dan Leckie Way  
and 170 Fort York Boulevard  
(Ward 20 - Trinity-Spadina)**

*City Council on April 25, 26 and 27, 2006, adopted this Clause without amendment.*

---

**The Toronto and East York Community Council recommends that City Council:**

- (1) direct the Chief Planner and Executive Director, City Planning Division, and all relevant City officials, to make the Official Plan and Rezoning application by the Toronto Community Housing Corporation for the proposed development at 155 Dan Leckie Way and 170 Fort Boulevard a priority; and**
- (2) waive the deadlines contained in the STAR (Streamlining the Application Review) Process adopted by City Council on October 29, 30 and 31, 2002 (Clause 4 of Report 12 of the Planning and Transportation Committee refers) in order to ensure that the Final Report is considered by City Council by its September 25, 2006 meeting.**

Action taken by the Committee

The Toronto and East York Community Council received the report (March 15, 2006) from the Director, Community Planning, Toronto and East York District for information.

**The Toronto and East York Community Council submits the report (March 15, 2006) from the Director, Community Planning, Toronto and East York District:**

Purpose:

To provide preliminary information on the above-noted applications.

Financial Implications and Impact Statement:

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

Recommendation:

It is recommended that Toronto and East York Community Council receive this report for information.

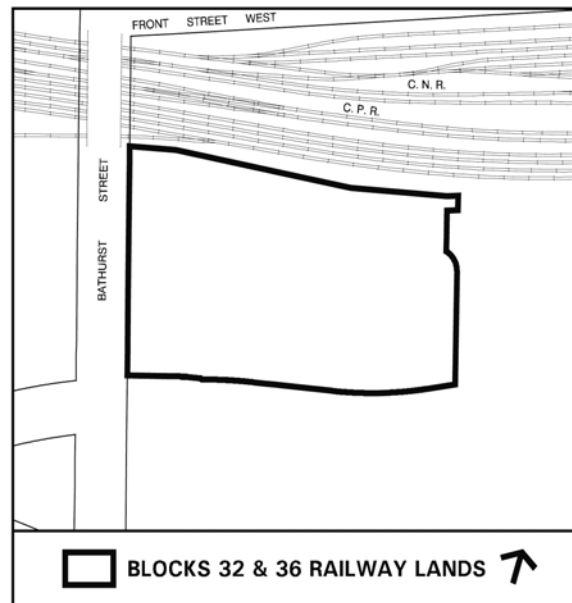
Background:

Blocks 32 and 36 are located in the Railway Lands West Part II Plan area, east of Bathurst Street and south of the rail corridor. The blocks are owned by the Toronto Community Housing Corporation (TCHC) and will be developed with both affordable and market housing.

Comments:

Proposal

Applications for an Official Plan Amendment and a Zoning Amendment were made by TCHC on March 13, 2006. The proposal includes a total of 78,773 square feet of development over Blocks 32 and 36, the provision of a park on the northwest corner of Block 36 which will interpret the mouth of Garrison Creek (the Mouth of the Creek Park), 434 parking spaces located underground and the inclusion of space for a daycare and library. The built form proposed includes 6-8 storey podium buildings on the perimeter of the blocks, a 20-storey tower on Block 36 and a 30-storey tower on Block 32. The 655 proposed units will provide a mix of affordable and market housing.



Site Description

The subject site is located at the northwest corner of the Railway Lands West Part II Plan area and it is currently vacant.

North: To the north of the subject site is the CN rail corridor that runs south of Front Street.

South: Blocks 33 and 37 are immediately south of the site. They have approvals for mixed use development containing three towers (27, 30 and 32 storeys) on a 6-8 storey podium.

East: To the east are Blocks 29, 26W and 26E which are in the process of a Zoning Amendment application by Concord Adex for mixed use development including 6 towers.

West: Immediately west of the site, across Bathurst Street is historic Fort York.

#### Official Plan

Blocks 32 and 36 are designated as City Housing Blocks within the Bathurst Spadina Neighbourhood contained in the Railway Lands West Part II Plan. The Part II Plan contains detailed policies to guide development in the area with respect to built form, land use, the provision of schools, parks, pedestrian and bicycle circulation, heritage, public art and density. The proposal will be reviewed for compliance with the in-force plan and will amend the plan as necessary.

#### New Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

Once the Plan comes into full force and effect, it will designate the site as Mixed Use. The Plan contains development criteria that direct the form and quality of new development in these areas. The proposal will be reviewed for compliance with these criteria and conformity with the intent of the new Plan.

#### Zoning

The applicable zoning by-law for the site is 1994-0805, as amended which permits a mixed use development with a height limit of 45 metres. A total of 35,980 square metres is permitted on Block 32 and a total of 34,380 is permitted on Block 36. Added together, a total of 70,360 square metres is permitted on Blocks 32 and 36.

#### Site Plan Control

The applicant has not submitted a concurrent Site Plan application for these two blocks.

#### Tree Preservation

There are no trees on the site.

#### Reasons for the Application

With respect to the Zoning Amendment application, the proposal is for a total of 78,773 square metres of development and the by-law only allows for a total of 70,360 square metres. Additionally, the applicant would like to move a portion of the permitted density from Block 36

to Block 32 which will allow for the creation of the Mouth of the Creek Park on the northwest corner of Block 36. This park space will then be zoned as “G”. Additionally, there is currently a holding provision on the 2 blocks that will also need to be removed as part of this application. In order to remove the “h” the applicant will have to enter into Precinct and Environmental agreements to secure various conditions for development of the site. With respect to the Part II Plan, it contains specific permitted densities which will need to be amended. The maps will also be updated to reflect the approved plan.

#### Issues to be Resolved

##### Height and Massing

The proposed heights of the towers are 62 and 92 meters which are above the permitted height of 45 metres. The impact of this additional height will be reviewed, including the impact of the resultant shadows and the relationship between the proposed towers and the approved and proposed towers on adjacent blocks. The massing, including the reallocation of density from Block 36 to Block 32, will have to be assessed with respect to its effect on the North Linear Park, the proposed Mouth of the Creek Park, the pedestrian character of Fort York Boulevard, Fort Street and Dan Leckie Way, and on historic Fort York.

##### Access and Loading

The applicant is proposing a 2-level underground garage for each block. The proposed access for the parking and the loading is off Fort Street for Block 36 and off Garrison Way to the north for Block 32. The Traffic Impact Study that the applicant will be submitting will be reviewed by both Works and Emergency Services and Transportation Planning staff to assess the adequacy of the proposed parking supply and the traffic impact of the proposed development. Staff will also assess the amount of bicycle parking (both for residents and visitors) that is required to service a development of this size.

##### Protection from the Rail Corridor

Blocks 32 and 36 are located immediately adjacent to the rail corridor. Staff will review the plans with respect to the setback of the residential portion of the proposed development from the tracks and the safety measures that will be required by the rail companies such as a berm and crash wall. Integration of these safety measures with the Northern Linear Park and the Mouth of the Creek Park will also be studied.

##### Compliance with the Fort York Neighbourhood Public Realm Master Plan and the Railway Lands West Public Realm Master Plan, Architectural Guidelines and Implementation Plan

Blocks 32 and 36 are part of both the Fort York Neighbourhood Public Realm Master Plan and the Railway Lands West Public Realm Master Plan, Architectural Guidelines and Implementation Plan. Both documents have been approved by Council and contain policies about built form, heritage, open space, pedestrian and bicycle connections, public art, and street character. The proposal will be reviewed to ensure compliance with both documents.

A Community Consultation meeting has been scheduled for this application on April 4, 2006 at 7:00 pm at Metro Hall, Room 313. Any concerns raised at the meeting will also have to be addressed by the applicant.

Conclusions:

Staff will continue to work with the applicant to resolve the issues outlined above. Given the affordable housing aspect of the application, and the requirement for TCHC to secure adequate funding from all levels of government in a timely fashion, staff are targeting September 2006 for reporting back to Council with final recommendations.

Contact:

Sarah Phipps, Planner, West Section  
Ph: (416) 392-7622; Fax: (416) 392-1330; Email:sphipp1@toronto.ca

(Copies of the following Attachments in the report (March 15, 2006) from the Director, Community Planning, Toronto and East York District, were forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on April 4, 2006, and copies are on file in the City Clerk's Office:

- Attachment 1: Official Plan Map;
- Attachment 2: Zoning Map;
- Attachment 3: Ground Floor Plan;
- Attachment 4: Elevation;
- Attachment 5: Elevation;
- Attachment 6: Elevation;
- Attachment 7: Elevation; and
- Attachment 8: Application Data Sheet.)