

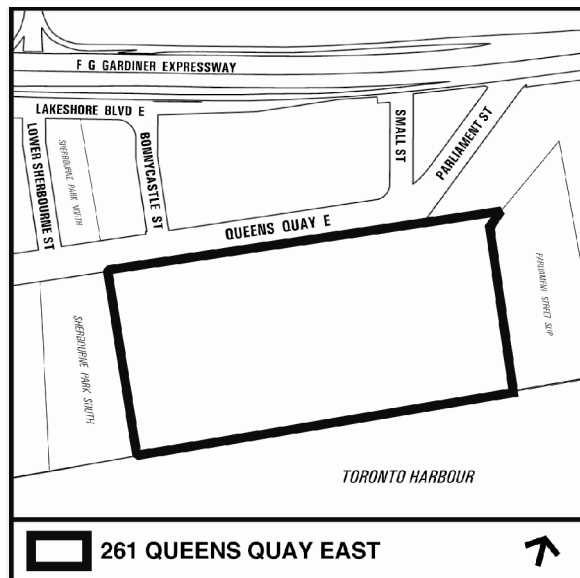
261 Queens Quay East - Zoning Amendment and Draft Plan of Subdivision Applications - Preliminary Report

Date:	October 6, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	11-278118 STE 28 OZ and 11-278098 STE 28 SB

SUMMARY

Waterfront Toronto working collaboratively with Hines Canada Management Company ULC (Hines) has submitted draft plan of subdivision and zoning amendment applications for the City-owned Bayside lands within East Bayfront.

The draft plan of subdivision application proposes to establish 7 mixed-use development blocks, a 0.245 hectare neighbourhood park (Aikens Place Park), the water’s edge promenade and public streets within Bayside. Amendments to the Zoning By-law propose to implement the plan of subdivision. They include reducing the width of the water’s edge promenade from 19 to 13 and 14 metres, increasing the size of Aiken Place Park, changing the location of the animation zones, spill out areas and building setbacks and alterations to the boundaries of height permissions. The zoning amendment also proposes to remove a provision under the Holding Zone to enable the relocation of the school from East Bayfront to the Keating Channel Precinct to the east and the relocation of the community centre within East Bayfront, both currently required to be located on the development block adjacent to the west side of the Parliament Street Slip.



This report provides preliminary

information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process. Staff recommends that a community consultation meeting be scheduled for November 2011. Staff anticipate submitting a Final Report on the applications to Community Council by the second quarter of 2012. These target dates assume that the applicant will provide required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 261 Queens Quay East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Central Waterfront Secondary Plan was passed as Official Plan Amendment No. 257 by City Council on April 16, 2003. The East Bayfront Precinct Plan was endorsed by City Council on December 7, 2005. The Zoning By-law amendment for East Bayfront (By-law No. 1049-2006) was enacted by City Council on September 26, 2006. The final report on the zoning by-law amendment is available on the City's website at: <http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/te7rpt/cl017.pdf>

The Central Waterfront Secondary Plan and East Bayfront Zoning By-law were appealed to the Ontario Municipal Board (OMB). The OMB approved the Central Waterfront Secondary Plan and Zoning By-law amendment with modifications for portions of the Central Waterfront including Bayside in November 2007.

Three Environmental Assessments (EA) have been undertaken and one is ongoing to ensure the provision of public infrastructure needed to facilitate revitalization in East Bayfront. The East Bayfront Class Environmental Assessment Master Plan was finalized in February 2006. This EA addresses water, sanitary, stormwater and transportation infrastructure servicing requirements necessary to support the land uses proposed in the East Bayfront Precinct. It was considered by Council along with the East Bayfront Precinct Plan in December 2005. The staff report on the Precinct Plan and EA are available on the City's website at: <http://www.toronto.ca/legdocs/2005/agendas/council/cc051205/pof10rpt/cl1002.pdf>

The Queens Quay Revitalization Environmental Assessment, completed in December 2009 is a plan for Queens Quay intended to accommodate a variety of users: pedestrians, transit, cyclists, automobiles and recreation while enhancing landscaping and the public realm. A companion Environmental Assessment for Transit on Queens Quay aimed to determine the appropriate transit facilities for East Bayfront and future waterfront communities in the Port Lands was completed in July 2010. An addendum is currently being prepared to the Transit EA in order to provide for a second access from Queens Quay East to the Bayside lands. Information about the three Environmental Assessments is available on Waterfront Toronto's website at:

http://www.waterfronttoronto.ca/east_bayfront/planning_the_community

The City initiated the Waterfront Sanitary Servicing Master Plan Environmental Assessment in July 2011 aimed to develop a comprehensive sanitary servicing master plan to service current, impending and future development along Toronto's waterfront, including East Bayfront. Information about this EA is available on the City's website at:

<http://www.toronto.ca/involved/projects/wfsanplan/index.htm#pc>

At its meeting of August 25, 2010 Council approved a report from the Deputy City Manager responsible for the Waterfront on the proposed sale and lease of the City-owned Bayside lands to Hines Canada Management Company ULC (Hines), selected by Waterfront Toronto through a competitive bidding process to lead waterfront revitalization in Bayside.

Along with directions to staff concerning the land development agreement with Hines, Council endorsed a concept plan of Hines' proposal for the development of the Bayside lands (Attachment 1). Council further advised for greater certainty, that Council's endorsement of the concept plan is in no way intended to and does not fetter the City's planning and municipal rights and responsibilities.

As well, Council directed that prior to the City entering into any Agreement of Purchase and Sale or Ground Lease, among other things, that draft plan approval of a plan of subdivision be completed for the lands. The terms of the proposed Land Development Agreement, also approved by Council, provide that Waterfront Toronto will take the lead on the plan of subdivision including filing the application for Bayside working collaboratively with the development partner. Council also directed that Waterfront Toronto, in consultation with the TTC and City staff be authorized to prepare an addendum to the Transit EA in order to allow a second access point to Bayside from Queen's Quay East. The Addendum is currently being prepared.

The staff report is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EX46.33>

Pre-Application Consultation

Pre-application consultation meetings were held with Waterfront Toronto and Hines on April 8, and May 20 of 2011 to provide opportunity for Waterfront Toronto and Hines to

present the proposed development concept to City staff and discuss application submission requirements.

The proposal presented to staff differed in some areas from the concept plan that was endorsed by Council. The concept plan presented to Council in August 2010 provided for the extension of Bonnycastle and Small Streets south of Queens Quay East terminating at the water's edge promenade and development blocks were proposed adjacent to the north side of the water's edge promenade. The concept plan presented at the pre-application consultation meetings proposed a public street adjacent to the water's edge promenade connecting Bonnycastle and Small Streets. It also proposed to narrow the water's edge promenade from what is required in the Zoning By-law.

Issues raised by staff in the meetings concerned the proposed location and width of the public street, the width of the water's edge promenade, the location, size and configuration of the park, the width of private streets, the block layout in relation to maintaining north/south view corridors to East Bayfront north of Queens Quay Boulevard East, and the proposed phasing of the plan of subdivision.

Further pre-application meetings were held with the applicant and City staff on June 16, August 9, August 30 and September 9 of 2011 to discuss servicing, streets, phasing, the water's edge promenade, the park, environmental issues and zoning. The applicant has modified the proposal to increase the size of the park including providing frontage on a public street, and increased the width of the public street proposed adjacent to the water's edge promenade.

The proposal has also been presented at meetings of the East Bayfront Stakeholder Committee in December of 2010 and in March and September of 2011 by Waterfront Toronto and Hines. At the initial meeting, Hines presented their concept plan for Bayside. During the March and September meetings updates were provided to the Stakeholder Committee on the progress of the proposal including changes such as the proposed street adjacent to the water's edge promenade.

Waterfront Design Review Panel

The proposal has been considered by the Waterfront Design Review Panel (WDRP) on two occasions, the first March 9, 2011 and the second September 14, 2011. At the first WDRP meeting Waterfront Toronto introduced Hines as the development partner selected for the Bayside lands within East Bayfront. The project was presented for information and the presentation highlighted the site, the new parks in the area, the pedestrian focused streets and the proposed new waterfront street and mixed-use neighbourhood. Many panel members were supportive of the proposed public street adjacent to the water's edge promenade. Panel members urged the creation of a strong solid street edge on the waterfront edge, emphasized the importance of Bonnycastle Street as a main street, and provided comments on options for parking, servicing and park configuration.

At the second WDRP meeting, the panel considered the more detailed design of the water's edge promenade and adjacent street as well as concept plans for a building proposed on Block 8 in the plan of subdivision adjacent to Sherbourne Common Park South. The panel was supportive of the narrower water's edge promenade and street and the design that proposed a blending of materials through the space. Panel members commented that clarification was needed on the location and design of the proposed east/west connections through the site. Some suggested that gaps should be filled along the street to strengthen the retail base, and commented that flexibility in the width of the café area may be needed to provide opportunity for expanding café space.

ISSUE BACKGROUND

Proposal

The draft plan of subdivision proposes to establish 7 mixed-use development blocks, a 0.245 hectare neighbourhood park (Aikens Place Park), the water's edge promenade (13 & 14 metres wide) and public streets within the Bayside area of East Bayfront (Attachments 2, 3 and 4).

Two of the development blocks fronting on Queen's Quay East (Blocks 1 & 2) are intended primarily for office uses while five blocks (3, 4, 5, 6 & 8) are intended primarily for residential uses. Approximately 189,000 square metres of floor space that includes 1800 dwelling units are proposed overall. Ground related retail uses are proposed throughout. Detailed designs for each of the development blocks will be determined in the future as development proposals are submitted and considered through the site plan application review process.

The proposed public streets include extensions of Bonnycastle Street (Street 'A' - 21 metres wide) and Small Street (Street 'C' - 21 & 18.5 metres wide) south of Queens Quay East. These intersect with a new east/west street (Street 'B' - 15.5 metres wide) proposed to extend adjacent to the water's edge promenade close to the water's edge. Private streets and driveways of varying widths (10 to 15 metres) are proposed as mid-block connections and access routes to the development blocks for loading and parking.

The subdivision is proposed to be developed in two phases from west to east. Phase 1 includes mixed-use development Blocks 1, 6 and 8, Aiken's Place Park (Block 7), Street A and the west half of Street B and the west half of the water's edge promenade (Attachment 3). Phase 2 includes mixed-use development Blocks 2, 3, 4 and 5 along with the east half of Street 'B' and the east half of the water's edge promenade (Attachment 4). Additional site and development statistics are included in the application data sheet Attachment 5.

Amendments to the Zoning By-law are proposed to implement the draft plan of subdivision. They include reducing the width of the water's edge promenade from 19 to 13 and 14 metres, increasing the size and configuration of Aiken Place Park, changing the location of the ground floor animation zones, building setbacks and spill out areas, and alterations to the boundaries of height permissions.

The zoning for the site is subject to a holding symbol. The zoning amendment application proposes to remove the condition under the holding symbol that requires the submission of a conceptual design for a school, a community centre, associated open spaces and other potential uses prior to the removal of the holding symbol. This change is proposed in order to facilitate the relocation of the school from East Bayfront area to the Keating Channel Precinct to the east and to permit the relocation of the community centre within East Bayfront. Currently both uses are required in the Zoning By-law to be located on Block 4 adjacent to the Parliament Street Slip.

Site and Surrounding Area

The site is located within the East Bayfront area on the south side of Queens Quay East. It is bounded by Queens Quay East to the north, the Toronto Harbour to the south, Sherbourne Common Park South to the west and the Parliament Street Slip to the east (Attachment 6). The site is 5.3 hectares in area, rectangular in shape and generally flat with the exception of the eastern portion of the site which is about 1 metre higher than the rest of the land. The site has a frontage of approximately 345 metres along Queens Quay East and a depth of about 162 metres. The site is occupied with a vacant single storey warehouse, a large commercial parking lot and a small building in the southeast corner occupied by the Royal Canadian Yacht Club.

Surrounding Uses include:

North: There are single storey multi-tenant commercial and industrial buildings opposite the site on the north side of Queen's Quay East. The site of the proposed Parkside development that will include a mixed-use residential and commercial building is also opposite the site on the north side of Queen Quay East. Further north is the Gardiner Expressway and the St. Lawrence Neighbourhood and Distillery District.

South: The Toronto Harbour is adjacent to the south. The site has about 310 metres of harbour frontage.

East: The Parliament Street Slip is adjacent to the east. The site has about 118 metres of frontage along the Slip. Further east of the Parliament Slip are the Victory Soya Mills Silos and vacant lands within the Keating Channel Precinct planned as a future new waterfront neighbourhood.

West: Sherbourne Common Park South is adjacent to the west of the site. Further west is the George Brown College waterfront campus, currently under construction, the Corus Quay office and broadcast centre, Sugar Beach, adjacent to the Jarvis Street Slip, and the water's edge promenade. Redpath Sugar is further west on the west side of the Jarvis Street Slip.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is situated in the Central Waterfront Secondary Plan Area and is designated *Regeneration Area* and *Public Promenade*. The City of Toronto Official Plan currently excludes the Central Waterfront Secondary Plan that was adopted by Council in 2003 as an amendment to the former City of Toronto Official Plan.

The Central Waterfront Secondary Plan is a strategy for waterfront renewal built on four core principles:

- A. Removing Barriers/Making Connections
- B. Building a Network of Spectacular Waterfront Parks and Open Spaces
- C. Promoting a Clean and Green Environment
- D. Creating Dynamic and Diverse New Communities

The Secondary Plan includes a series of initiatives or "Big Moves" intended along with implementing policies to promote waterfront renewal.

The Secondary Plan considers the removal of barriers and improved connections as essential to waterfront renewal. It places priority on public transit for connecting people to the waterfront and recognizes the important role of Queens Quay in achieving this objective. Queens Quay is intended to accommodate streetcars in a dedicated right-of-way and be designed to meet the diverse needs of motorists, transit users, cyclists and pedestrians as well as providing opportunities for vistas to the harbour and lake. The policies of the Secondary Plan also provide that waterfront streets will be remade as places of distinct identity and that north/south connector streets be enhanced through high quality design and landscaping.

The Secondary Plan promotes the creation of Parks and Open Spaces as a key component of waterfront renewal and provides for a new system of connected waterfront parks and public spaces that reflect the industrial heritage and dockwall legacy of the area.

A key element of this system is the water's edge. The Secondary Plan requires it to be preserved for public use through the creation of a continuous, highly accessible public water's edge promenade. The water's edge promenade is intended to be an amenity and legacy for future generations. The Secondary Plan recognizes that the promenade will not be the same in all areas of the waterfront but will vary in width and design such that a variety of primarily pedestrian activities can be accommodated and be integrated with a range of parks and public spaces that would allow for outdoor cafes, areas of respite, play areas, public art, gatherings and celebrations. Further it sets out key design objectives for the promenade including; the creation of a diversity of spaces in scale, form and character that respond to their distinct context, the creation of accessible and marvellous places designed to encourage year round use and the creation of a remarkable public realm. The promenade has been constructed in the west portion of East Bayfront.

The policies of the Secondary Plan seek to ensure that the waterfront setting defines the public realm and is reflected in its design providing for strategically located parks and plazas along the water's edge and unique public places at the termination of north-south streets intended as focal points for the neighbourhood. Parks are intended to accommodate a full range of recreational experiences and locations for new public parks at the foot of Jarvis, Sherbourne and Parliament Streets are proposed. Sugar Beach at the foot of Jarvis Street and Sherbourne Common North Park and Sherbourne Common South Park along Sherbourne Street have been constructed.

Sustainability is an overriding principle of the Secondary Plan for waterfront renewal. In order to achieve sustainability, the policies of the Secondary Plan promote: mixed-use communities to provide opportunities to live and work close together, traffic management approaches to accommodate non-auto modes of transportation, and improvements to the water quality through the use of innovative stormwater management, servicing and energy technologies.

The Secondary Plan seeks to ensure the creation of dynamic and diverse new waterfront communities that will accommodate a range of development forms and be of sufficient scale to establish a critical mass of people both living and working in a neighbourhood setting. East Bayfront is one such community, envisioned as a mixed-use neighbourhood with a diversity of employment and residential uses along with high quality public realm elements that include the water's edge promenade and public parks.

Along with promoting high quality design, the built form policies of the Secondary Plan provide that development sites abutting the water's edge public promenade will require particular sensitivity to create a front of publicly accessible and marvellous buildings of appropriate low to moderate scale to complement the character of the neighbourhood. Further, new development will be located, organized and massed to protect view

corridors, frame and support the adjacent public realm and discourage privatization of public spaces.

The Secondary Plan provides that a school and other community services and facilities are to be provided in East Bayfront with new development. The policies encourage innovative approaches for providing these facilities, such as shared use of the school, community services and facilities and local parks as well as integrating community facilities into private development.

The housing policies of the Secondary Plan support the provision of a full range of housing opportunities in the Central Waterfront including affordable housing. The overall goal for the Central Waterfront is that affordable rental housing and low-end-of-market housing comprise 25 percent of all housing units.

Regeneration Areas Policies

A broad mix of commercial, residential, industrial, parks and open space, and institutional uses are permitted in *Regeneration Areas*. The Secondary Plan requires high quality design on development sites adjacent to the water's edge promenade, that views of the water be protected, and that buildings be of low to moderate scale.

To ensure comprehensive and orderly development in the waterfront, the Secondary Plan provides that *Regeneration Areas* will generally be subject to Precinct Implementation Strategies. Among other things the Precinct Implementation Strategies address matters such as; the desired street and block patterns, height and massing of buildings, location and phasing of parks and open spaces, schools, community centres and daycares, transit, affordable housing, public art and urban design standards and guidelines along with mechanisms to ensure that the strategy is implemented.

The Waterfront Secondary Plan is available on the City's website at:

http://www.toronto.ca/waterfront/pdf/waterfront_cwp_revised_nov07.pdf

East Bayfront Precinct Plan

Building on the principles and policies of the Central Waterfront Secondary Plan, the East Bayfront Precinct Plan was prepared by Waterfront Toronto in consultation with community residents and stakeholder groups along with City staff and agencies. The East Bayfront Precinct extends from Jarvis Street in the west to Parliament Street in the east, between the Lakefront and Lakeshore Boulevard. The Bayside site is situated in the south-east area of the larger East Bayfront Precinct.

The Precinct Plan is a guiding document intended to provide a flexible framework to achieve the vision for East Bayfront as a new urban waterfront community that is a place of design excellence, with high levels of sustainability and strong relationships to the water's edge.

With an emphasis on the public realm, the Precinct Plan includes design concepts and development guidelines for the implementation of public infrastructure (streets, parks and

trails and community facilities), as well as the built form of new development within East Bayfront. The public realm strategy for East Bayfront encompasses not only the public parks, open spaces and streets but includes the semi-public open spaces such as private streets and lanes as well as open spaces situated on privately owned development parcels.

The water's edge promenade is one of the key features of the public realm strategy for East Bayfront. It is viewed as the crown jewel of Toronto's revitalized waterfront conceived as an active pedestrian, year round multi-use water related public passage. The Precinct Plan recommends a width of 19 metres for the water's edge promenade along with a boardwalk of 5 metres.

The recently constructed Sherbourne Common Park North and South is intended as the most prominent public park in East Bayfront. It extends the full depth of the precinct from Lakeshore Boulevard south to the water's edge promenade and forms the west boundary of the Bayside site. The Precinct Plan provides for additional neighbourhood parks of varying sizes and programming potential at Jarvis Street, Aiken Place (lining up but not connected to Aiken Street in the St. Lawrence Neighbourhood to the north) and Parliament Street.

The public and private streets, laneways and passageways are also important elements of the public realm. Queen's Quay East is considered the main street for East Bayfront and the Precinct Plan provides for its transformation to an active pedestrian and cycling-friendly main street accommodating dedicated transit along with extensive landscaping and the Martin Goodman Trail.

To enhance and promote connections between East Bayfront and the rest of the City the Precinct Plan provides for the extension of existing north/south streets to the water's edge. The Precinct Plan also provides for east-west laneways south of Queens Quay East in order to create a typical street grid network and to allow for a fine-grained pattern of development parcels.

The Precinct Plan also includes a ground floor strategy to ensure that the ground floor of buildings surrounding major parks and plaza, and along Queens Quay East and the water's edge promenade are designed and programmed with uses that promote pedestrian activity and make it comfortable for people year round. The Precinct Plan envisions a combination of institutional/cultural uses, food venues, retail shops, showrooms, offices, hotel and residential services and marine related uses along these frontages. All-weather arcades are recommended for buildings along the north side of Queens Quay East, the water's edge promenade and the west side of Sherbourne Common Park South.

Development guidelines are included in the Precinct Plan that address built form, streets, laneways and passages, a parcel plan, building types and parking and servicing. Buildings are intended as the framework to define the major public spaces including Queens Quay East, Sherbourne Park, the Water's Edge Promenade, the Jarvis Slip and Parliament Basin. To maximize lake views and solar exposure and to provide for differences in scale within the precinct, building heights rise from the water's edge north,

from a maximum of 20 metres at the water's edge to 38 metres at Queens Quay East. The Precinct Plan provides for buildings, 40 metre high, at strategic locations along the water's edge. North of Queens Quay East taller buildings are recommended with tower elements up to 120 metres at gateway locations along Lakeshore Boulevard.

To promote a more continuous street wall condition, build-to and setback lines are included for buildings within parcels and along major public spaces. To ensure that there is a high level of connectivity within East Bayfront and to the rest of the City, the parcel plan includes general locations for streets, laneways and through block connections.

The Precinct Plan also includes an Affordable Housing Strategy and plan for community services and facilities. Among other things the strategy provides that 20 percent of all residential units will be affordable rental and a further 5 percent will be low-end-of-market ownership. A community centre, elementary school and at least two daycares are recommended for East Bayfront.

The East Bayfront Precinct Plan is available on Waterfront Toronto's website at: http://www.waterfronttoronto.ca/east_bayfront/planning_the_community

Zoning

The site is zoned Mixed-Use with a Holding Symbol (CR(h)) and Park (G) in Zoning By-law 438-86 (Attachment 7). A wide range of residential, commercial, retail and institutional uses are permitted in the CR zone. While the holding symbol is in place, the uses on the property are limited to existing uses and CR uses within existing buildings or in a small addition to an existing building. The G zone permits recreational uses including recreational boating and marina uses along the waterfront and patios and open air markets along the water's edge promenade.

The Zoning By-law requires a minimum width of 19 metres for the water's edge promenade. It also establishes height zones ranging from a maximum of 20 metres adjacent to the water's edge promenade, increasing to 32 metres in the central area of the site to a maximum of 38 metres along Queens Quay Boulevard East. The Zoning By-law permits taller buildings with a maximum height of 40 metres in two locations along the water's edge promenade. The Zoning By-law also establishes minimum setbacks, build-to lines, ground floor animation zones and spill out areas.

The holding zone provisions of the Zoning By-law include a number of conditions on matters such as: public art, sustainability measures, Redpath Sugar, Section 37 requirements, affordable housing and the school and community centre that must be satisfied prior to the removal of the holding symbol. For the school and community centre the Zoning By-law requires that conceptual plans be prepared for these facilities prior to the removal of the holding symbol. An application to remove the holding symbol is intended to be submitted at a later date.

Site Plan Control

The site is subject to site plan control. Site plan control applications will be required for the development blocks.

Tree Preservation

There are seven trees on the site and 17 trees on Sherbourne Common Park South close to the boundary of the site. The trees within the park are proposed to be protected. Six trees on the site are proposed to be removed and one protected. An arborist report was submitted with the application and is under review by Forestry staff.

Reasons for the Applications

The draft plan of subdivision application is required to provide for the division of the lands into development blocks, the construction of public streets and servicing of the lands.

Amendments to the Zoning By-law are required to reflect the subdivision layout and these include changes to animation frontages, build-to and setback lines for buildings, the depth and location of spill-over zones, the width of the water's edge promenade, the size and location of Aiken Place Park and the boundaries of the height zones. An amendment to remove a condition of the Holding Symbol is also required to provide the relocation of the school and community centre.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Urban Design Guidelines
- Transportation Study
- Storm Water Management Master Plan
- Functional Servicing Report
- Phase 1 Environmental Site Assessment
- Archaeological Conservation and Management Strategy
- Arborist Report

City staff are reviewing the application for completeness.

Issues to be Resolved

The issues identified to date in the review of the application include:

- compliance with the planning framework for East Bayfront such as: the Central Waterfront Secondary Plan and East Bayfront Precinct Plan in relation to the proposed public street adjacent to the water's edge promenade and the width of the water's edge promenade.

- the appropriateness of the layout of the proposed subdivision in relation to;
 - i) the location of the public street adjacent to the water's edge promenade.
 - ii) the proposed width of the water's edge promenade.
 - iii) the proposed configuration and width of public and private streets.
 - iv) the configuration of the neighbourhood park.
 - v) the protection of north/south view corridors from areas north of Queens Quay Boulevard East to the lake, and of mid-block east/west connections across the site.

- the appropriateness of the proposed phasing of the subdivision in relation to;
 - i) the provision of public streets.
 - ii) the provision of the water's edge promenade.
 - iii) the provision of affordable housing.
 - iv) environmental remediation of the lands.
 - v) servicing for the plan of subdivision.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Bayside Concept Plan

Attachment 2: Draft Plan of Subdivision

Attachment 3: Phase 1 – Draft Plan of Subdivision

Attachment 4: Phase 1 & 2 – Draft Plan of Subdivision

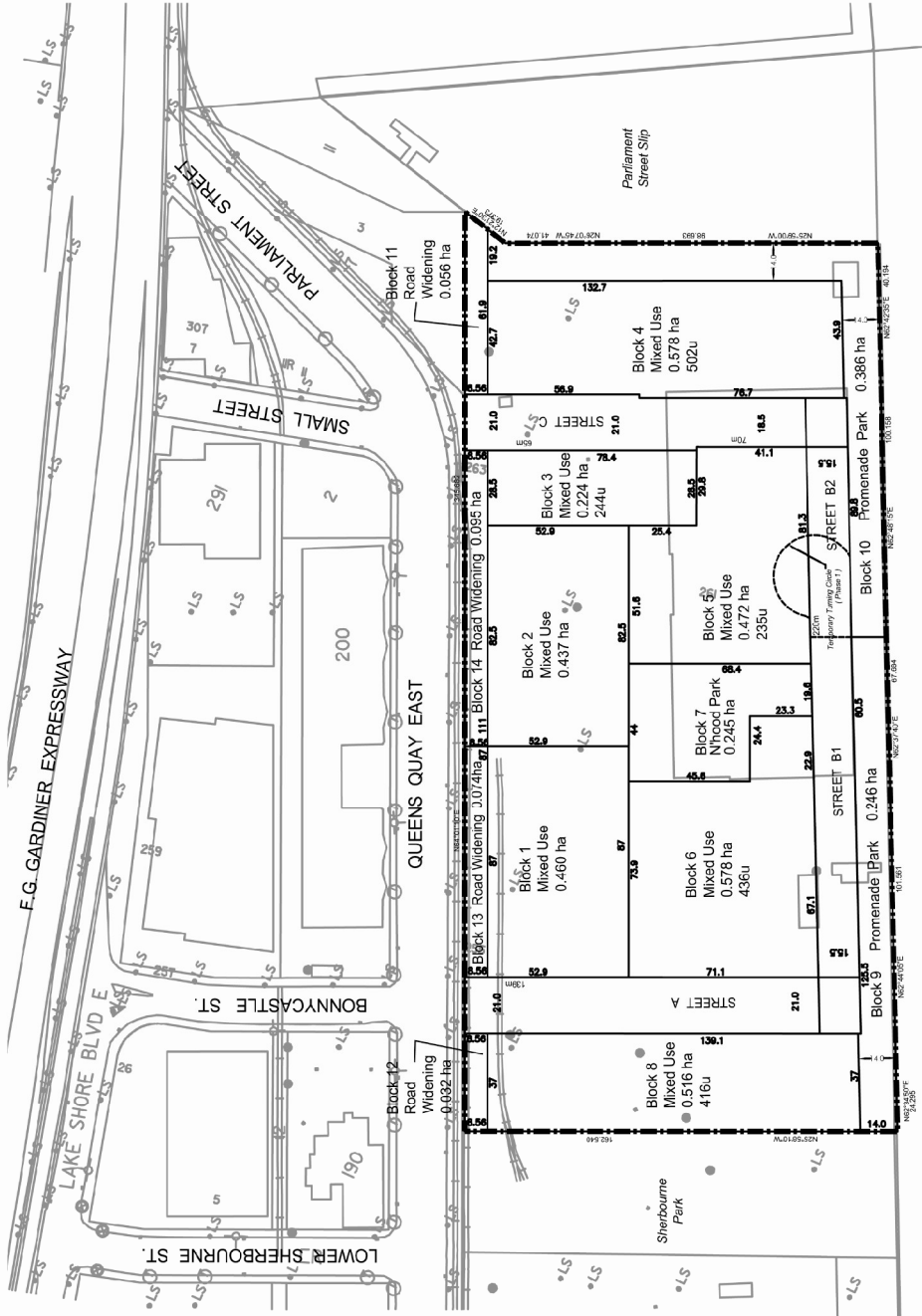
Attachment 5: Application Data Sheet

Attachment 6: Context Plan

Attachment 7: Zoning

Attachment 1: Bayside - Concept Plan

Attachment 2: Draft Plan of Subdivision



261 Queens Quay East

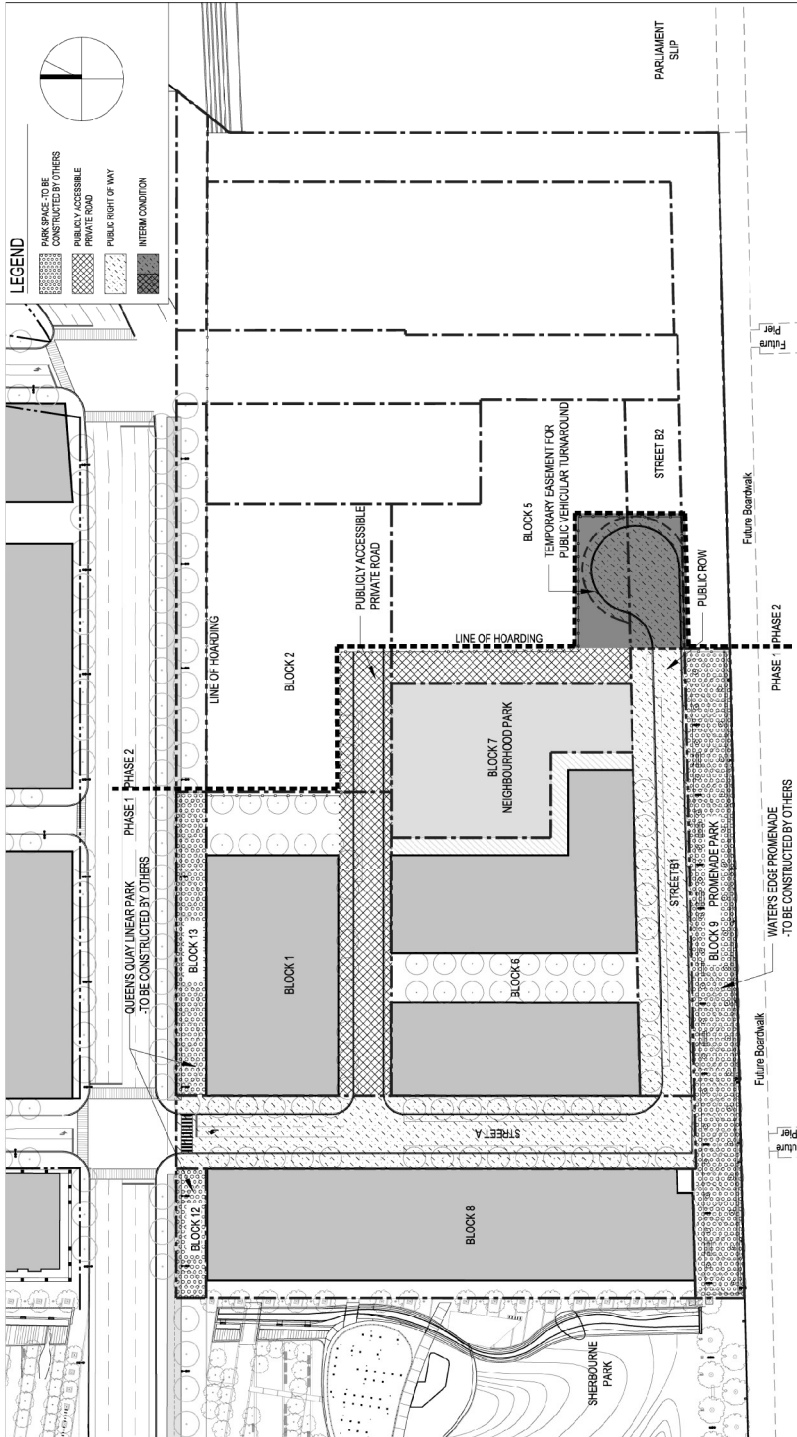
Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
09/28/11

File # 11 278098 SB

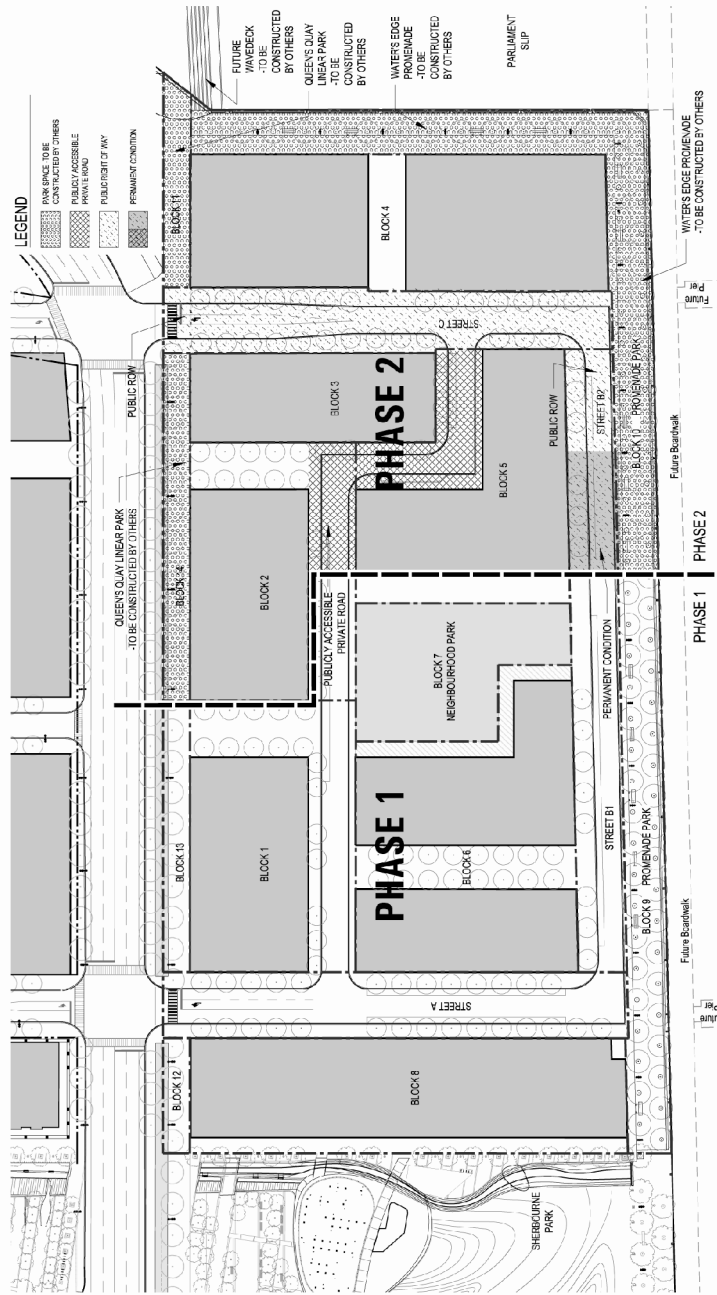
Attachment 3: Phase 1 – Draft Plan of Subdivision



Phase 1
 Applicant's Submitted Drawing
 Not to Scale
 09/28/11

261 Queens Quay East
 File # 11 278098 SD

Attachment 4: Phase 1 & 2 – Draft Plan of Subdivision



Phase 2

Applicant's Submitted Drawing

Not to Scale
09/28/11

261 Queens Quay East

File # 11 278098

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning & Subdivision	Application Numbers:	11 278118 STE 28 OZ 11 278098 STE 28 SB
Details	Rezoning, Standard	Application Date:	September 20, 2011
Municipal Address:	261 Queens Quay East		
Location Description:	PL D19 LTS 5 & 6 PT LT4 **GRID S2808		
Project Description:	The subdivision application proposes to establish 7 mixed-use development blocks, a 0.245 hectare park, the water's edge promenade & public streets within the Bayside area of East Bayfront. The rezoning application proposes to implement the draft plan of subdivision, including reducing the width of the water's edge promenade from 19 to 13 & 14 metres, increasing the size & configuration of the park, changing the location of the animation zones & building setbacks and alterations to the boundaries of height permissions. The rezoning also proposes to amend the provisions under the holding zone to enable the relocation of the school from East Bayfront to the Keating Precinct to the east and the relocation of the community centre within East Bayfront.		
Applicant:	Agent:	Architect:	Owner:
Waterfront Toronto			City of Toronto

PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas & Public Promenade	Site Specific Provision:
Zoning:	CR & G	Historical Status:
Height Limit (m):	20, 32, 38 & 40	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (hectares):	5.3	Height:	Storeys:	
Frontage (m):	345		Metres:	
Depth (m):	162			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):			Parking Spaces:	
Total Non-Residential GFA (sq. m):			Loading Docks	
Total GFA (sq. m):				
Lot Coverage Ratio (%):				

DWELLING UNITS

Tenure Type:

Bachelor:
1 Bedroom:
2 Bedroom:
3 + Bedroom:

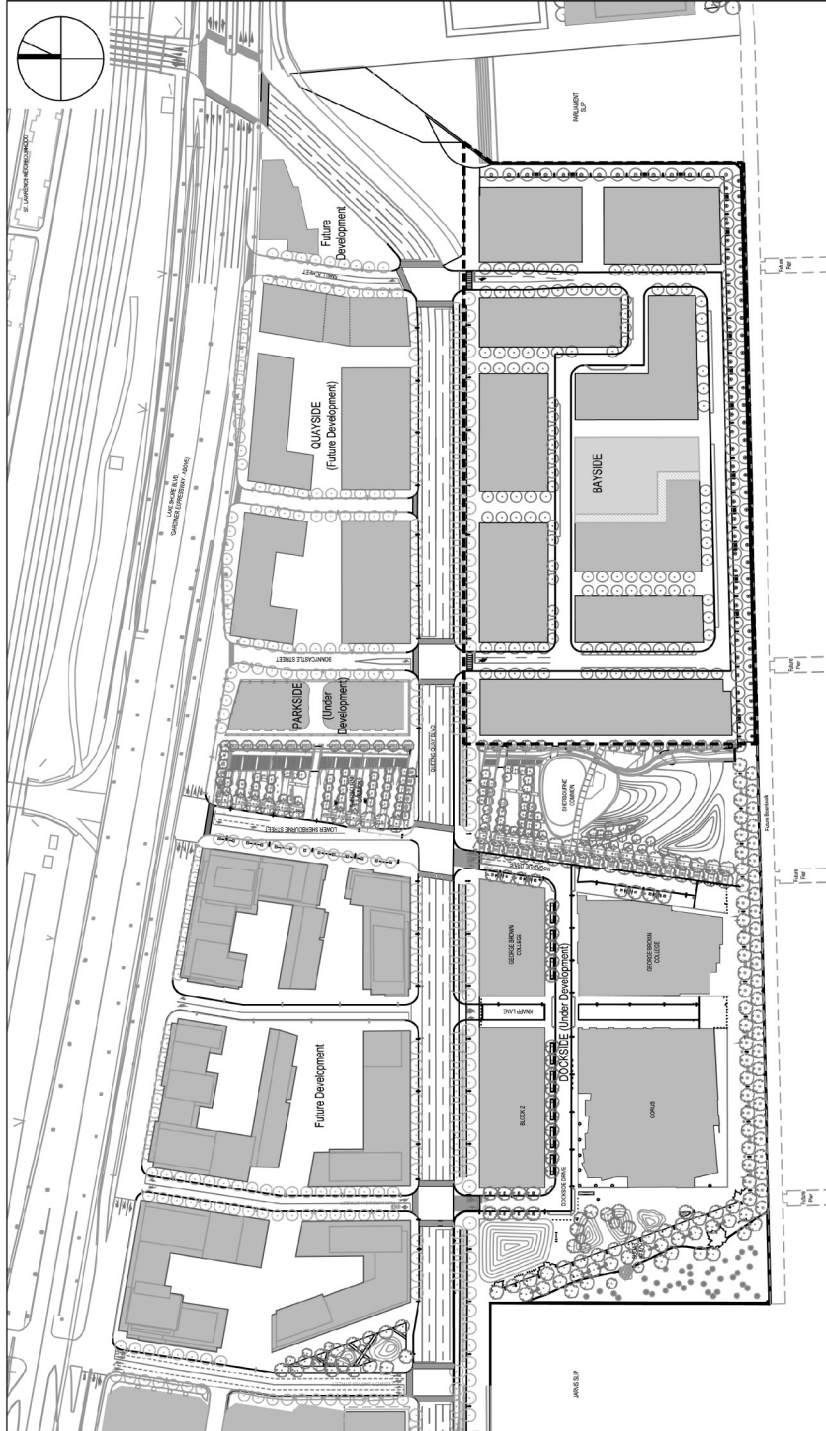
Total Units: 1833

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Sue McAlpine, Senior Planner
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Attachment 6: Context Plan



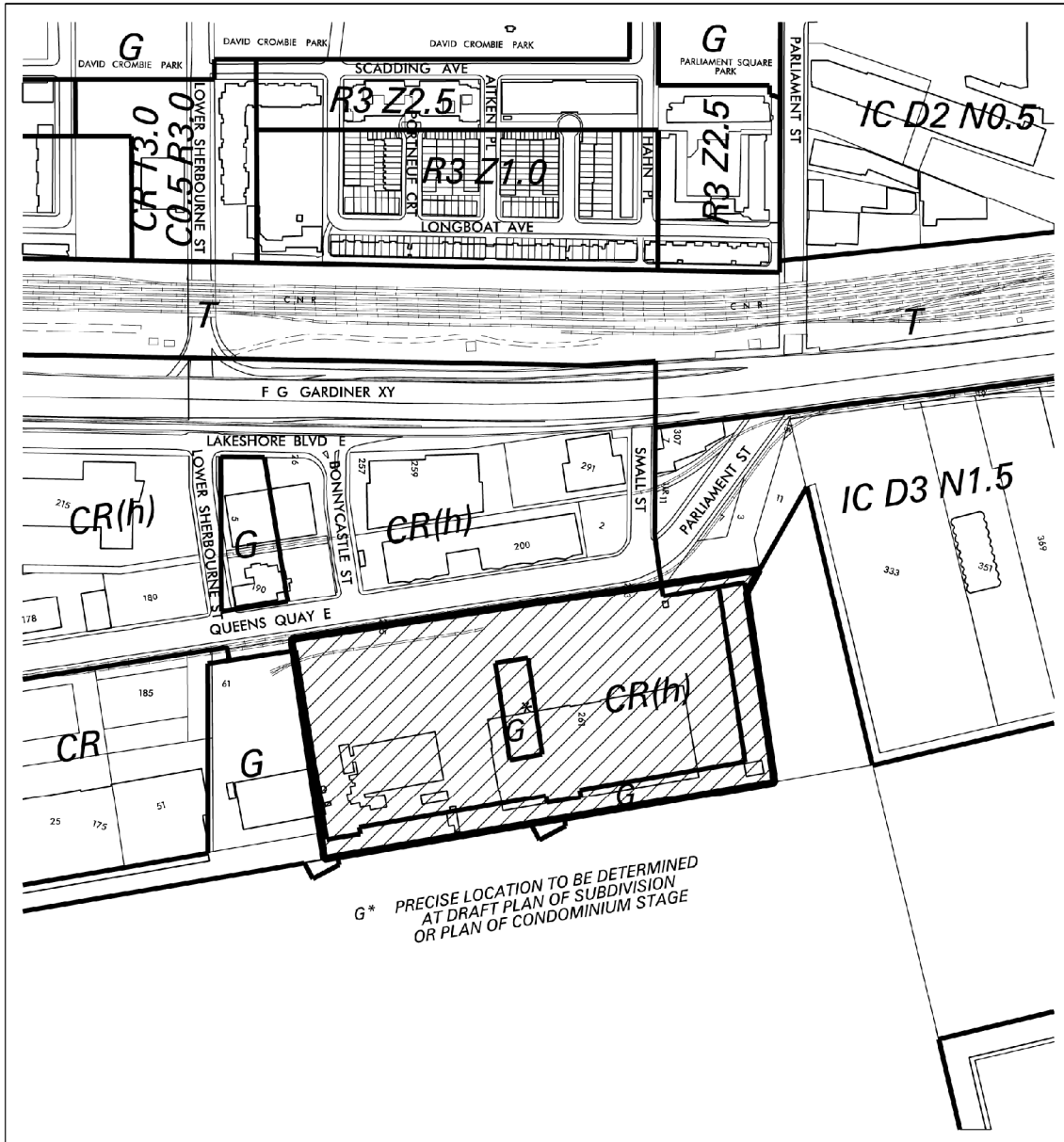
261 Queens Quay East

Context Plan
Applicant's Submitted Drawing

File # 11 278098 SD

Not to Scale
09/28/11

Attachment 7: Zoning



- G Parks District
- CR Mixed-Use District
- R3 Residential District
- IC Industrial District
- T Industrial District
- (h) Holding District

Not to Scale
Zoning By-law 438-86 as amended
Extracted 09/30/11