

## **Attachment 1: Draft Official Plan Modifications**

Draft Central Waterfront Secondary Plan Modifications

### **Revised Maps for the Central Waterfront Secondary**

Map C            Parks and Open Space Areas Plan

Map E            Land Use Plan

### **Modifications recommended to the Central Waterfront Plan:**

The existing Section 2.6 to the Central Waterfront Secondary Plan should be deleted and substituted with the following text:

#### 2.6 Holding By-laws

In order to provide for the orderly development of lands in the Central Waterfront and to address issues of environmental sustainability and good design as well as issues of soil remediation, flood control, infrastructure requirements and servicing as well as to ensure an equitable sharing of associated costs, Council may enact zoning by-laws pursuant to Sections 34 and 36 of the *Planning Act* with an “h” holding symbol. This holding symbol may be removed after the necessary studies and plans have been provided and secured through an agreement or agreements entered into pursuant to Section 37 and/or Section 51 of the *Planning Act*.

#### Schedule A

The existing Schedule A to the Central Waterfront Secondary Plan should be deleted and substituted with the following schedule:

## Schedule A

### Proposed Rights-of-Way (ROW) for Major Roads

Roadway <sup>(1)</sup>	From	To	ROW	Streetcar in own ROW
Bayview Av	Mill St	Queen St E	30 m	No
Basin St (new)	Cherry St	Carlaw Av (new)	26 m	No
Broadview Av (new)	Commissioners St	Eastern Av	32 m	Yes
Carlaw Av (new)	Unwin Av	Commissioners St	26 m	No
Cherry St	Eastern Av	Front St E	36 m	Yes
Cherry St	Front St E	Mill Street	35 m	Yes
Cherry St	Mill St	CN Railway Corridor	varies	Yes
Cherry St	CN Railway Corridor	Unwin Av	40 m	Yes
Commissioners St	Cherry St	Leslie St	40 m	Yes
Don Roadway	Lake Shore Blvd E	Commissioners St	30 m	No
Don Roadway (new)	Commissioners St	Unwin Av	40 m	Yes
Dufferin St (new)	Front St W (new)	Lake Shore Blvd W	30 m	Yes
Front St E	Trinity St	Cherry St	30 m	Yes
Front St E	Cherry St	a point 70 m east of Cherry St	20 m	No
Front St E	a point 70 m east of Cherry St	Bayview Av (new)	42 m	No
Front St W (new)	Bathurst St	a point 170 m east of Strachan Av	33 m	No
Front St W (new)	a point 170 m east of Strachan Av	Dufferin St	27 m	No
Leslie St	Commissioners St	Lake Shore Blvd E	40 m	Yes
Lower Jarvis St.,	Lake Shore Blvd. E	Queens Quay E	26 m	No
Lower Sherbourne St	Lake Shore Blvd. E	Queens Quay E	26 m	No
Manitoba Dr (new)	Strachan Av	Fraser Av (new)	Varies	Yes
Mill St	Cherry St	Bayview Av (new)	25 m	No
Parliament St	King St E	Front St E	Varies	Yes
Parliament St (new)	Lake Shore Blvd E	Queens Quay E	24 m	No
Princes' Blvd (new)	Saskatchewan Rd	Manitoba Dr	45+ m	No
Queens Quay E	Yonge St	Cherry St	40 m <sup>(2)</sup>	Yes
Strachan Av	Lake Shore Blvd W	Front St W (new)	30 m	No
Unwin Av (new)	Cherry St	Leslie St	40 m	Yes
Yonge St	Queens Quay	Lake Shore Blvd	30 m	No

(1) Existing or currently planned roads (e.g. Bremner Boulevard) that are not listed in this schedule will maintain current right-of-way designation.

(2) Does not include the existing rail spur line.

Notes:

- (a) Rights-of-way will be protected to accommodate road, transit, pedestrian and cycling requirements, as well as landscaping and other urban design elements.
- (b) The rights-of-way of local streets not listed above are to be addressed in conjunction with the subdivision planning process.
- (c) Council may require additional right-of-way widenings (e.g. at intersection locations) in order to accommodate appropriate design geometry.
- (d) Rights-of-way requirements may be amended in the future to take into account environmental assessments, detailed design work, plans of subdivision, as well as traffic and development needs.

**Attachment 2: Draft Zoning By-law East Bayfront - West Precinct**

Authority: Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

**To amend By-law 438-86, of the former City of Toronto, as amended,  
respecting the East Bayfront – West Precinct.**

WHEREAS Council at its meeting held on the \_\_\_ day of \_\_\_, 2006, adopted as amended clause \_\_\_ of Toronto and East York Community Council Report No. \_\_\_.

WHEREAS this By-law is passed in implementation of the City of Toronto Secondary Plan for the Central Waterfront; and

WHEREAS authority is given to Council by Section 34 and 36 of the *Planning Act*, R.S.O. 1990,c.P. 13, as amended, to pass this By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act*, Council may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond those otherwise permitted by the by-law, in return for the provision of such facilities, services and matters as set out in the by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS Council of the City may in a By-law passed under Section 34 of the *Planning Act* authorize increases in height and density not otherwise permitted in the By-law in return for the provision of facilities, services or matters as are set out in the By-law;

NOW THEREFORE the Council of the City of Toronto ENACTS as follows:

1. Section 2(1) of By-law No, 438-86, being “a By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended as follows by inserting after the definition of “*East Bayfront*”, the following:

“*East Bayfront – West Precinct*” means that part of the City of Toronto delineated by heavy lines and shown on the following map.



- (iii) within the area shown as Area B on Map 3:
- (A) those uses permitted within a G district and a Gm district in section 5(1)(f);
  - (B) patios and open air markets provided they are associated with the ground floor uses in abutting buildings;
  - (C) the structures listed in the column entitled “STRUCTURE” in the following Chart provided that they are associated with a building on a *lot* abutting Area A as shown on Map 3 and provided they comply with the restrictions set out opposite the structure in the columns entitled “MAXIMUM PERMITTED PROJECTION” and “OTHER APPLICABLE QUALIFICATIONS”.

	<b>STRUCTURE</b>	<b>MAXIMUM PERMITTED PROJECTION</b>	<b>OTHER APPLICABLE QUALIFICATIONS</b>
<b>A.</b>	eaves or cornices	1.0 m into Area B	
<b>B.</b>	canopy	Not more than 2.0 m into Area B	Not above the second storey.

- (iv) within the area shown as Area C – *Jarvis Slip Open Space* on Map 3:
- (A) those uses permitted within a G district and a Gm district in section 5(1)(f); and
  - (B) those uses permitted within a CR district by subparagraph (a)(i) herein provided that:
    1. a minimum of 3000 square metres of *publicly accessible open space* is provided within the combined Areas C and D shown on Map 3;
    2. no building exceeds 20 metres in *height*;
    3. ground floor uses in any building are restricted to *ground floor animation uses*; and
    4. an 8 metre separation is provided at the ground floor level between any building within Area C and any building within Area D.

- (c) where the zoning for a CR district is followed by an “h” holding symbol, permitted uses prior to the removal of the “h” shall be limited to the following:
- (i) those uses and buildings existing on ●, 2006, or an addition thereto not exceeding 100 square metres in *non-residential gross floor area* or 10% of the *non-residential gross floor area* existing on ● 2006, whichever is the greater;
  - (ii) any use permitted within a CR district by subparagraphs (a)(i) and (ii) herein, within a building existing on ●, 2006, or an addition thereto not exceeding 100 square metres in *non-residential gross floor area* or 10% of the *non-residential gross floor area* existing on ● 2006, whichever is the greater; and
  - (iii) a *commercial parking lot*.

Maximum Height and Building Envelope:

- (d) maximum *height* shall be in accordance with section 4(2) except that buildings located within Area A, Area B and Area C as shown on Map 1 may contain building components which exceed the permitted *heights* provided such building components:
- (i) do not exceed a *height* of:
    - (A) the sum of 12 metres and the applicable *height* limit (as indicated on Map B) within Area A and B; and
    - (B) the sum of 74 metres and the applicable *height* limit (as indicated on Map B) within Area C;exclusive of those rooftop structures and equipment as permitted by section 4(2)(a)(i) and (ii)
  - (ii) contain no floor having a dimension, measured between the exterior faces of exterior walls at the level of each floor, and including any balconies and other projections, which exceeds 40 metres in Area C;
  - (iii) are located no closer to each other than 30 metres in Area A and 10 metres in Area B;
  - (iv) in Area A, Area B and Area C are set back a minimum distance from the exterior wall of the storey immediately below of:
    - A. 5 metres where such wall faces a *public park*, or Queens Quay East, or

- B. 3 metres where such wall faces a *street* other than Queens Quay East.
- (v) in Area A do not exceed a width of 20 metres, measured between the exterior faces of exterior walls at the level of each floor, along a line parallel to Queens Quay East, and a maximum depth of 40 metres;
  - (vi) in Area B do not exceed a width of 20 metres, measured between the exterior faces of exterior walls at the level of each floor, along a line parallel to Lake Shore Boulevard East, and a maximum depth of 40 metres;
- (e) Nothing in subparagraphs d(ii) and d(iii) shall apply to prevent components of a building located within Area B and Area C with heights as permitted by subparagraph d(i), provided:
- (i) Any components located within Area C above a height of 58 metres comply with subparagraph d(ii); and
  - (ii) The combined width of such components within one building above a height of 46 metres does not exceed 60 metres, measured between the exterior faces of exterior walls at the level of each floor along a line parallel to any street lot line.

Parking and Loading:

- (f) parking facilities shall be provided in accordance with section 4(5);
- (g) loading facilities shall be provided in accordance with section 4(8);
- (h) bicycle parking shall be provided in accordance with Section 4(13);

Residential Amenity Space:

- (i) *residential amenity space* shall be provided in accordance with section 4(12) except that:
  - (i) the maximum amount of indoor *residential amenity space* which shall be required for any building is 300 square metres; and
  - (ii) the maximum amount of outdoor *residential amenity space* which shall be required for any building is 300 square metres.



## Build-To Lines

- (j) no building may be erected or used on a *lot* subject to *Build-to Line A* as shown on Map 4 unless:
  - (i) an exterior face of the building is located no more than 0.15 metres back from *Build-to Line A* between *grade* and a *height* of 12 metres, for a minimum of 85% of the length of the *frontage* of the *lot* identified as *Build-to Line A*; and
  - (ii) an exterior face of the building is located no more than 5 metres back from *Build-to Line A* between a *height* of 12 metres and a *height* of 36m, for a minimum of 85% of the length of the *frontage* of the *lot* identified as *Build-to Line A*.
- (k) no building may be erected or used on a *lot* subject to *Build-to Line B* as shown on Map 4, unless an exterior face of the building is located not less than 2 metres, and not more than 2.5 metres from *Build-to Line B*, between *grade* and a *height* of 18 metres, for a minimum of 85% of the length of the *frontage* of the *lot* identified as *Build-to Line B*;
- (l) no building may be erected or used on a *lot* subject to *Build-to Line C* as shown on Map 4 unless an exterior face of the building is located no more than 0.1 metres back from *Build-to Line C* between *grade* and a *height* of 18 metres, for a minimum of 85% of the length of the *frontage* of the *lot* identified as *Build-to Line C*;
- (m) no building may be erected or used on a *lot* abutting Lake Shore Boulevard East unless the exterior face of the building facing Lake Shore Boulevard East has a minimum *height* of 24 metres for a minimum of 85% of the length of the Lake Shore Boulevard East *frontage* of the *lot*;
- (n) notwithstanding paragraphs (k) and (l) above, belt courses, cornices, eaves, pilasters, sills may project into the area between an exterior face of a building and a build-to line;
- (o) for the purposes of paragraphs (j), (k) and (l) above, where the exterior building face includes a colonnade or an unenclosed balcony, such exterior face shall be deemed to include:
  - (i) the open area between any columns; and
  - (ii) openings for any unenclosed balcony no greater than 5.0 metres in depth.

Setbacks:

- (p) no building or structure within a 40 metre *height* district may exceed 20 metres in *height* unless the portion of the building above such *height* is set back a minimum distance of 3 metres from the exterior face of such building which faces a G district or a *street*;
- (q) no part of any building or structure above *grade* may be located closer than 5 metres to *Setback Line A* as shown on Map 4;
- (r) no building or structure may be located within Setback Area B as shown on Map 4;
- (s) window separation requirements in section 8(3) PART II 1(a) and (c) shall apply;

Exception – Height, Building Envelope and Setbacks:

- (t) notwithstanding subparagraphs d(iv), (n) and (o) above, the types of structures listed in the column entitled “STRUCTURE” in the following chart are permitted in the setback area listed in the column entitled “LOCATION” provided they comply with the restrictions set out opposite the structure in the columns entitled “MAXIMUM PERMITTED PROJECTION” and “OTHER APPLICABLE QUALIFICATIONS”:

	STRUCTURE	LOCATION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
A.	eaves or cornices	- Setback Line A as identified in paragraph (q) - Areas identified in paragraph (p) - Areas identified in paragraph (d)(iv)	Not more than 1 m into the required setback area	
B.	uncovered platform	- Setback Line A as identified in paragraph (q)	Not more than 1.5 m into the required setback area	No more than 0.2 m above grade
C.	roof over a terrace	- Setback Line A as identified in paragraph (q)	Not more than 1.5 m into the required setback area	
D.	canopy	- Setback Line A as identified in paragraph (q)	Not more than 1.5 m into the required setback area	Not above the second storey
E.	bay window	- Setback Line A as identified in paragraph (q) - Areas identified in paragraph (p)	Not more than 0.75m into the required setback area.	Width not to exceed 3.0 m where the window meets the wall

		- Areas identified in paragraph (d)(iv)		
F.	stairs	- Setback Line A as identified in paragraph (q)	Not more than 1.0 m into the required setback area.	
G.	balconies	- Setback Line A as identified in paragraph (q) - Areas identified in paragraph (p) - Areas identified in paragraph (d)(iv)	Not more than 2.0m into the required setback area.	

Ground Floor Animation Areas:

- (u) no building or structure on a *lot* subject to a Ground Floor Animation Area requirement as shown on Map 2 may be erected or used unless:
  - (i) least 70% of the length of the *frontages* identified as Animation Frontage and Animation Frontage – Colonnade Zone on Map 2 are used for no purposes other than *ground floor animation uses*;
  - (ii) no *dwelling units* are located on the ground floor of buildings or structures facing an Animation Frontage and Animation Frontage – Colonnade Zone as shown on Map 2; and
  - (iii) along those *frontages* shown as Animation Frontage – Colonnade Zone on Map 2, a continuous colonnade is provided having a minimum width of 3.5 metres and a minimum vertical clearance of 5 metres.

Section 37 Agreement:

- (v) pursuant to Section 37 of the *Planning Act*, the heights and density of residential development contemplated herein are permitted subject to compliance with all of the conditions set out above and in return for the provision by the owner of the *lot* of the following facilities, services and matters to the City at the owner’s sole expense and in accordance with and subject to the agreement(s) referred to in subparagraph (v) below:
  - (i) to secure the provision of local infrastructure improvements through one or a combination of the following:
    - A. to provide a contribution of \$69.86 per square metre of *residential gross floor area* towards local infrastructure improvements, to be paid prior to the issuance of the first above-grade building permit for the *lot* or for the portion of the *lot* being developed;

- B. to undertake local infrastructure improvements in lieu of part or all of the contribution set out in subclause (i)(A), the value of which is to be determined by the City.
- (ii) to secure the provision of not less than 20% of the total number of *dwelling units* as new *affordable rental housing* through one or a combination of the following:
- A. the provision and maintenance of new *affordable rental housing* on the *lot* for a term of not less than 25 years;
  - B. a dedication to the City of sufficient land for the purpose of constructing the new *affordable rental housing* on the *lot*; or
  - C. a cash-in-lieu contribution to the City in the amount of the value otherwise required by subclause B above, to be paid prior to the issuance of the first above-grade building permit for the *lot* or for the portion of the *lot* being developed.
- (iii) any development containing ownership *dwelling units* shall provide not less than 5% of all ownership *dwelling units* with the following size restrictions:
- A. A maximum *residential gross floor area* of 46.5 square metres for *bachelor dwelling units*;
  - B. A maximum *residential gross floor area* of 60.4 square metres for a *one-bedroom dwelling unit*;
  - C. A maximum *residential gross floor area* of 79 square metres for *two bedroom dwelling units*;
  - D. A maximum *residential gross floor area* of 93 square metres for *three bedroom dwelling units*;
  - E. A maximum *residential gross floor area* of 120 square metres for a two bedroom townhouse/stacked townhouse unit; and
  - F. A maximum *residential gross floor area* of 135 square metres for a three bedroom townhouse/stacked townhouse unit.
- (iv) in addition to the requirements of subparagraphs (i), (ii) and (iii), the owners of those areas shown as Area C on Map 1 convey land to the City for use as a public street, parkland or for other public open space purposes;
- (v) the owner of lands within the *East Bayfront – West Precinct* proposed for residential uses shall enter into one or more agreements with the City pursuant to section 37 of the *Planning Act* to secure the facilities, services

and matters required by this paragraph and such agreements are to be registered on title, to the satisfaction of the City.

- (w) lands zoned with the “(h)” symbol shall not be used for any purpose other than as provided for in paragraph (c) above until the “(h)” symbol has been removed. An amending by-law to remove the “(h)” symbol in whole or in part shall be enacted by Council when the implementation of the following conditions has been secured to the satisfaction of Council through the execution and registration on title of an agreement or agreements pursuant to Section 37, 41, 51 and/or 53 of the *Planning Act*, as appropriate:
  - (i) A public art contribution in accordance with the City’s public art program of a value not less than 1% of the gross construction costs of all buildings and structures to be erected on the lot;
  - (ii) The provision of sustainable development measures that, in the opinion of the City, would be sufficient to achieve Leadership in Energy and Environmental Design (LEED) Silver Certification for all buildings and structures to be constructed on the lot. Although obtaining official LEED Silver Certification is not required, the owner shall:
    - A. prepare plans and reports to the satisfaction of the City, certified by qualified consultants and subject to peer review at the sole cost of the owner, that outline the manner in which the sustainable development measures are to be implemented, and the Owner shall develop the lot in accordance with such plans;
    - B. make a LEED application and provide to the City a copy of the LEED application together with written confirmation that it has been submitted.
  - (iii) The connection of all buildings to a district energy system and/or on-site renewable energy sources, if available at costs comparable to other energy sources;
  - (iv) The submission of Site Plan Application(s) for review and comment by the Toronto Waterfront Revitalization Corporation Design Review Panel;
  - (v) The provision of a noise study, prepared by a qualified noise consultant, and detailed design plans, which demonstrate to the satisfaction of the City that appropriate noise mitigation measures will be implemented;
  - (vi) In the case of the lands shown as Area E on Map 3, in addition to those matters set out in subparagraphs (w)(i) to (v) above, the owner shall prepare a conceptual design for a school, a community centre, associated open spaces and other potential uses to the satisfaction of the City and the relevant school board(s);

- (vii) In the case of the lands known municipally in 2006 as 215 Lake Shore Boulevard East, in addition to those matters set out in subparagraphs (w)(i) to (v) above, the owner shall submit and implement a management plan for conducting a Part 2 Archaeological Assessment satisfactory to the City; and
- (viii) In the case of lands within the *East Bayfront – West Precinct* proposed for residential uses, in addition to those matters set out in subparagraphs (w)(i) to (vii), the owner has elected to provide the facilities, services or matters referred to in paragraph (v) above and entered into the agreement(s) referred to in subparagraph (v)(v).

Definitions:

for the purposes of this exception:

*“affordable rental housing”* means rental housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and water – but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation;

*“Build-to Line A”, “Build-to Line B” and “Build-to Line C”* means those *frontages* and setback lines respectively identified as Build-to Line A, Build-to Line B, and Build-to Line C on Map 4;

*“district energy, heating and cooling plant”* means a building or structure that is used for the production of electrical power, heating and cooling which is generated/converted at one or more linked locations and then is distributed to the users;

*“ground floor animation uses”* shall have the same meaning as the expression *street-related retail and services uses*, except that, in addition to those uses listed in sections 8(1)(f)(b)(i), (ii) and (iv), an *artist’s or photographer’s studio*, or a *custom workshop* shall also be permitted;

*“publicly accessible open space”* shall have the same meaning as the term *common outdoor space*, except that such areas may be accessible from a *street*, or from the Waterfront Promenade shown as Area A on Map 3; and

*“Setback Line A”* means those *frontages* identified as Setback Line A on Map 4.

- 7. Section 12(2) 270 is amended by adding the map attached hereto as Map C
- 8. Section 12(2) 311 is amended by adding, following the phrase *“East Bayfront”*, the words:

“other than in the *East Bayfront – West Precinct*”

9. Section 12(2) 312 is amended by adding, following the phrase “*East Bayfront*”, the words:

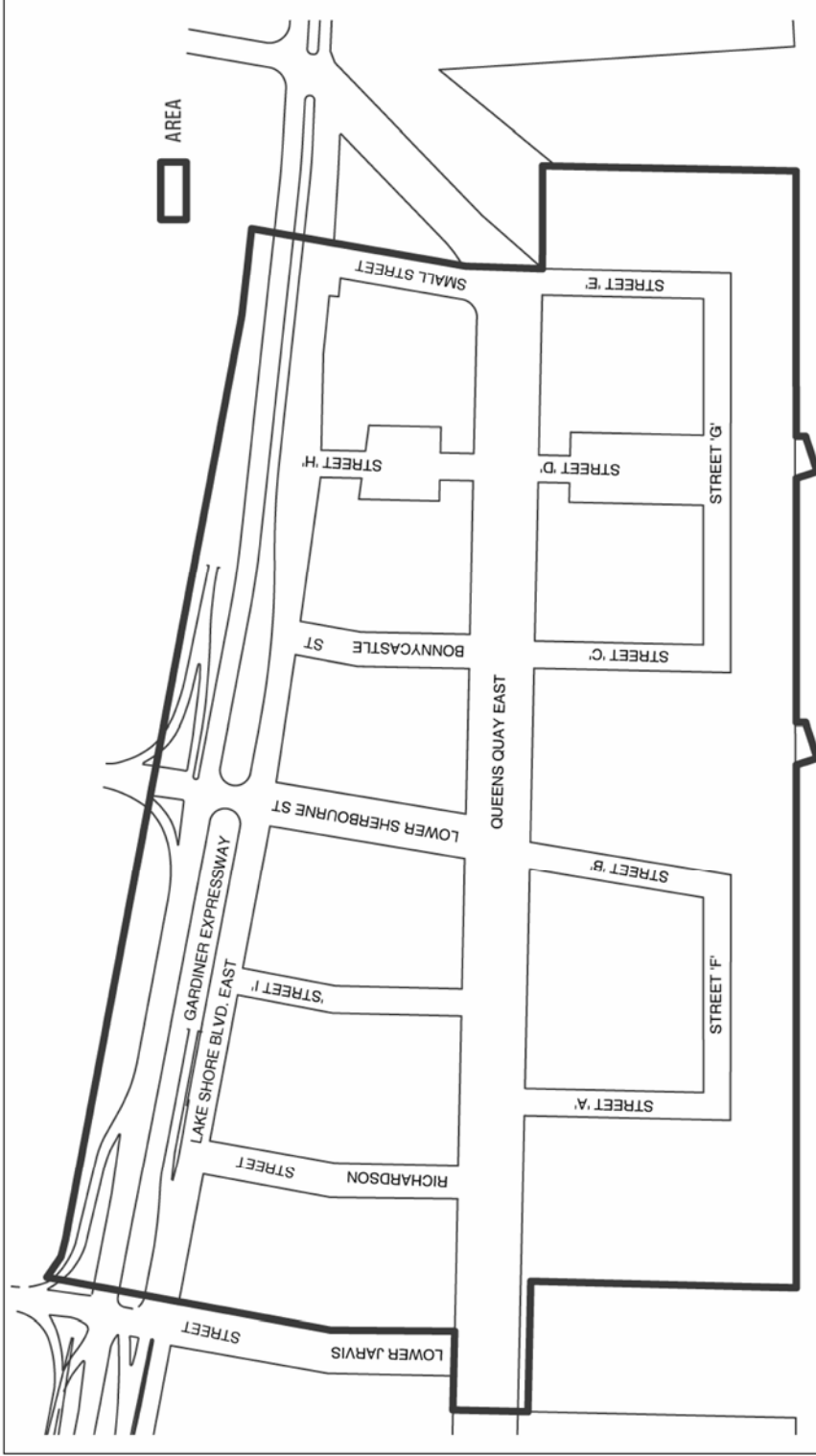
“other than in the *East Bayfront – West Precinct*”

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



## Area Referred to as "East Bayfront - West Precinct"

## East Bayfront - West Precinct

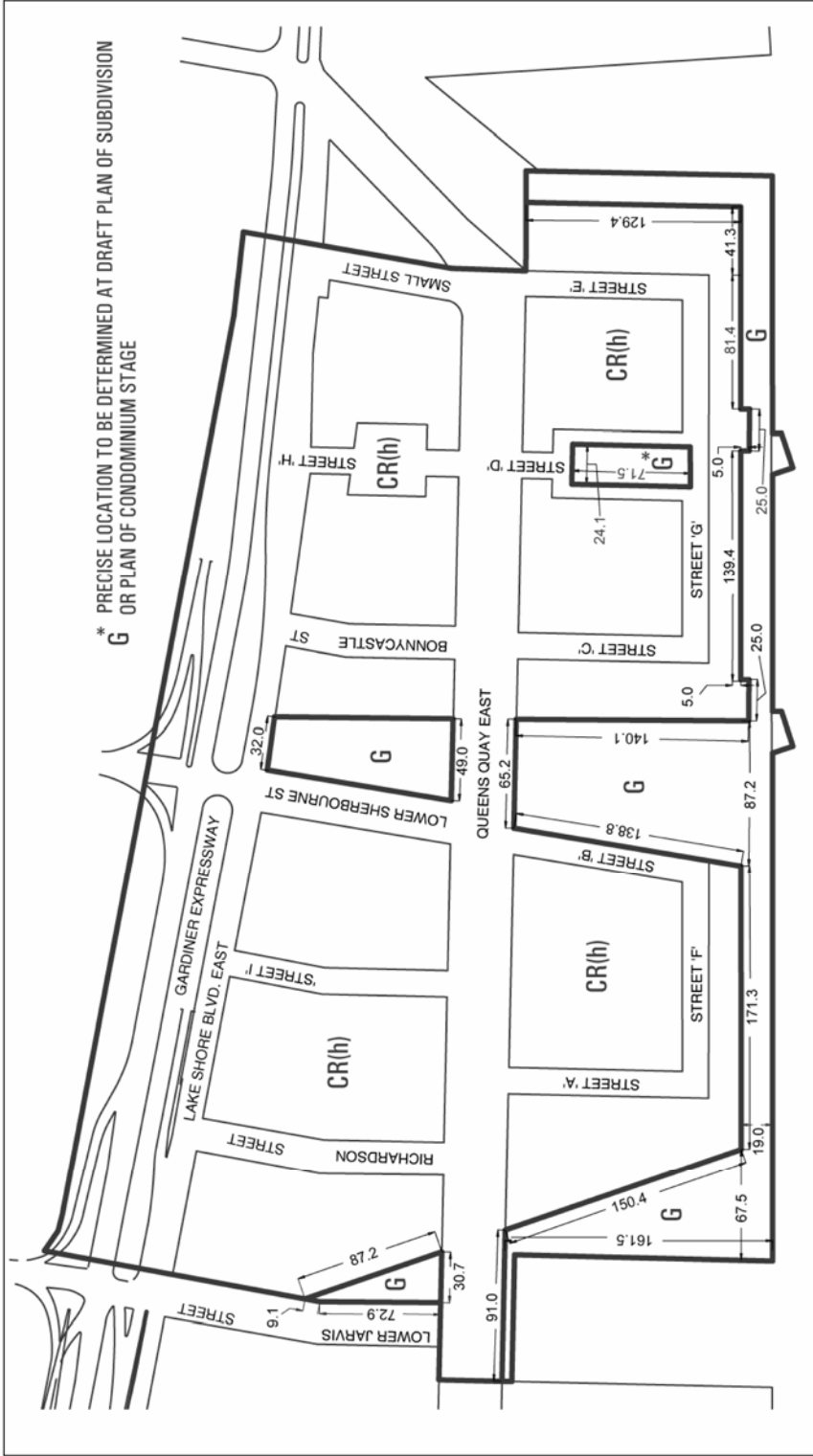
File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



Not to Scale  
08/16/06





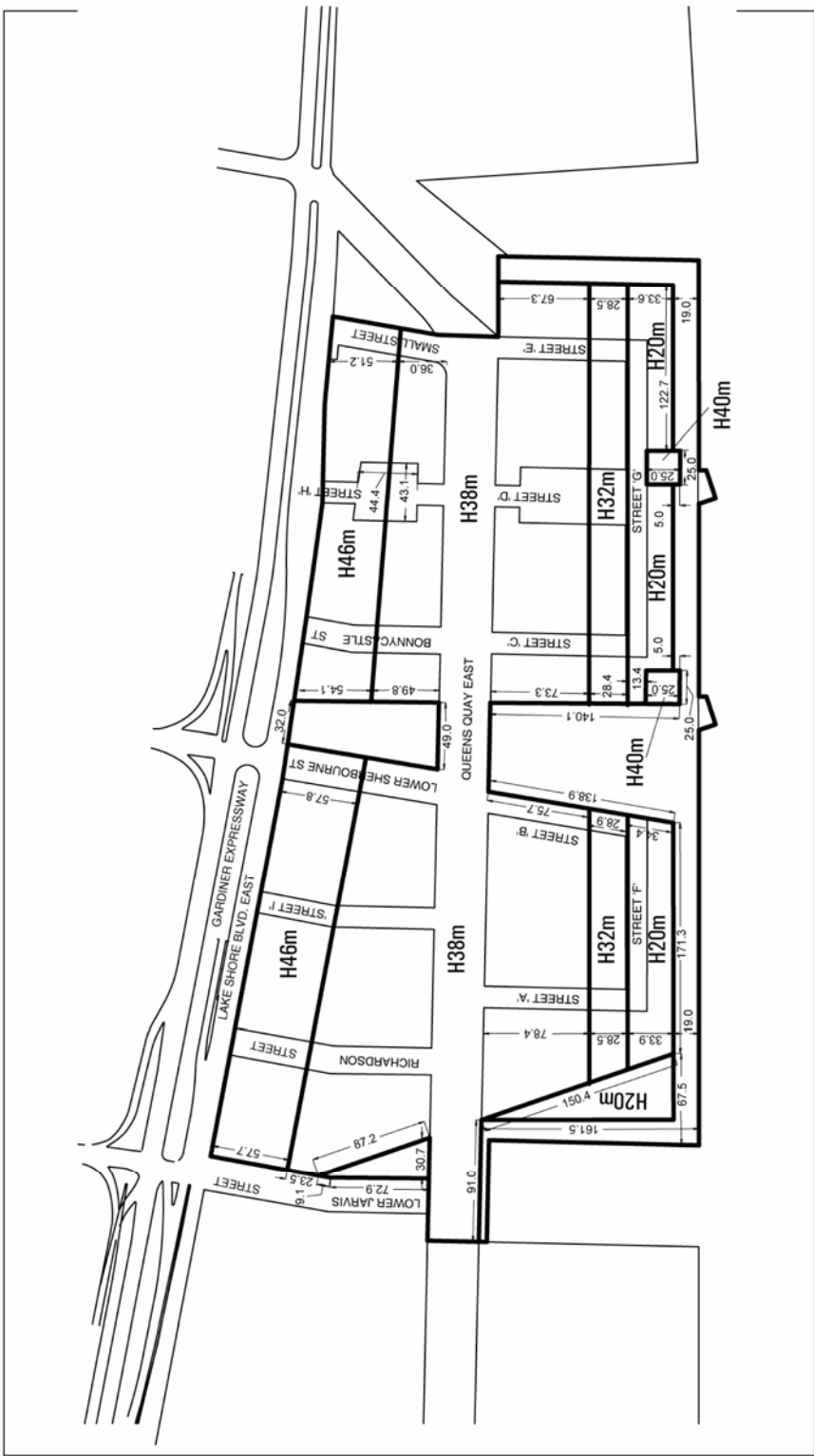
**Toronto** City Planning Division  
**Map A: District Use Map**

**East Bayfront - West Precinct**

File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only





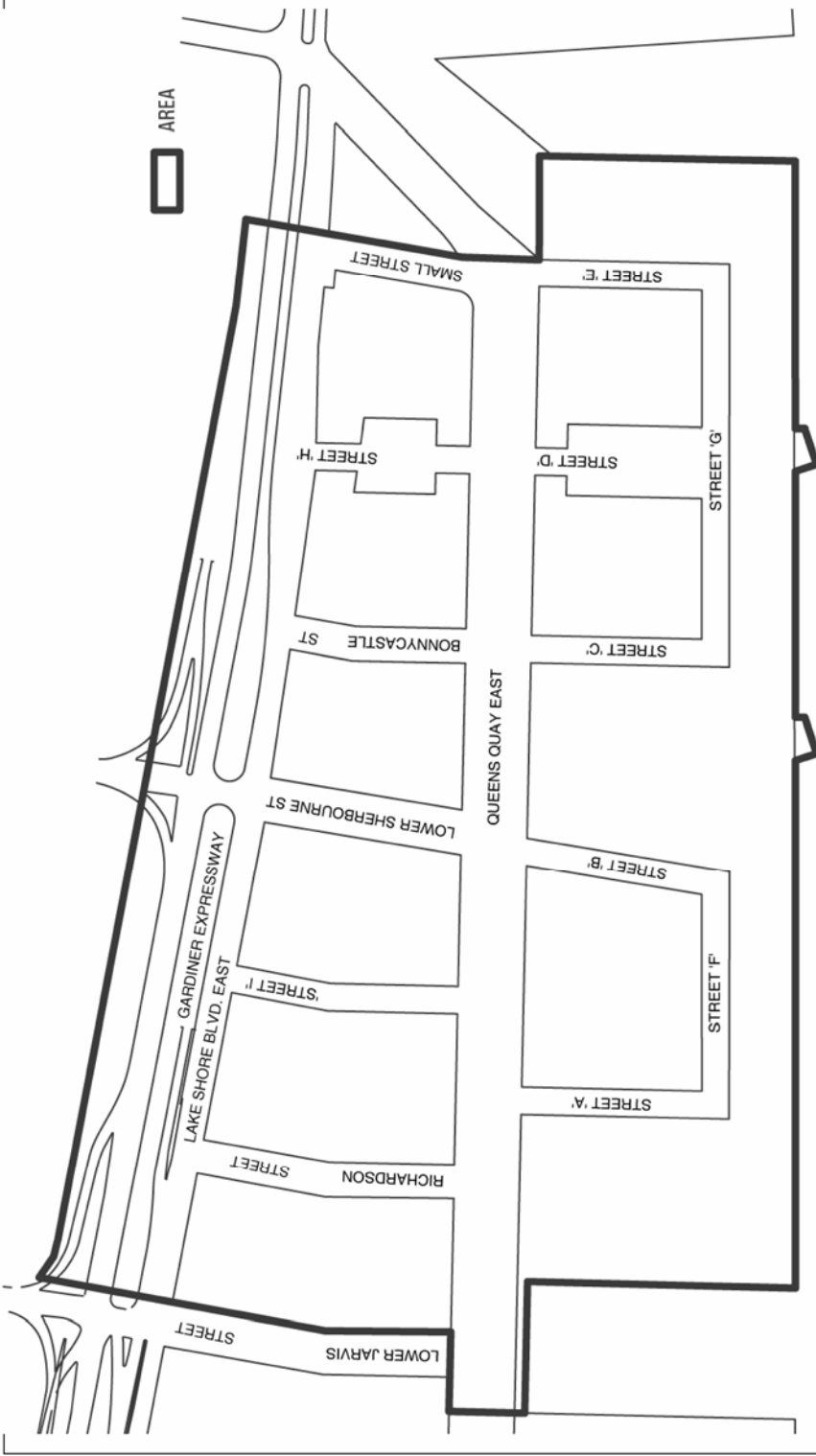
## Map B: Maximum Heights Plan

## East Bayfront - West Precinct

File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only

↑  
Not to Scale  
08/16/06



East Bayfront - West Precinct

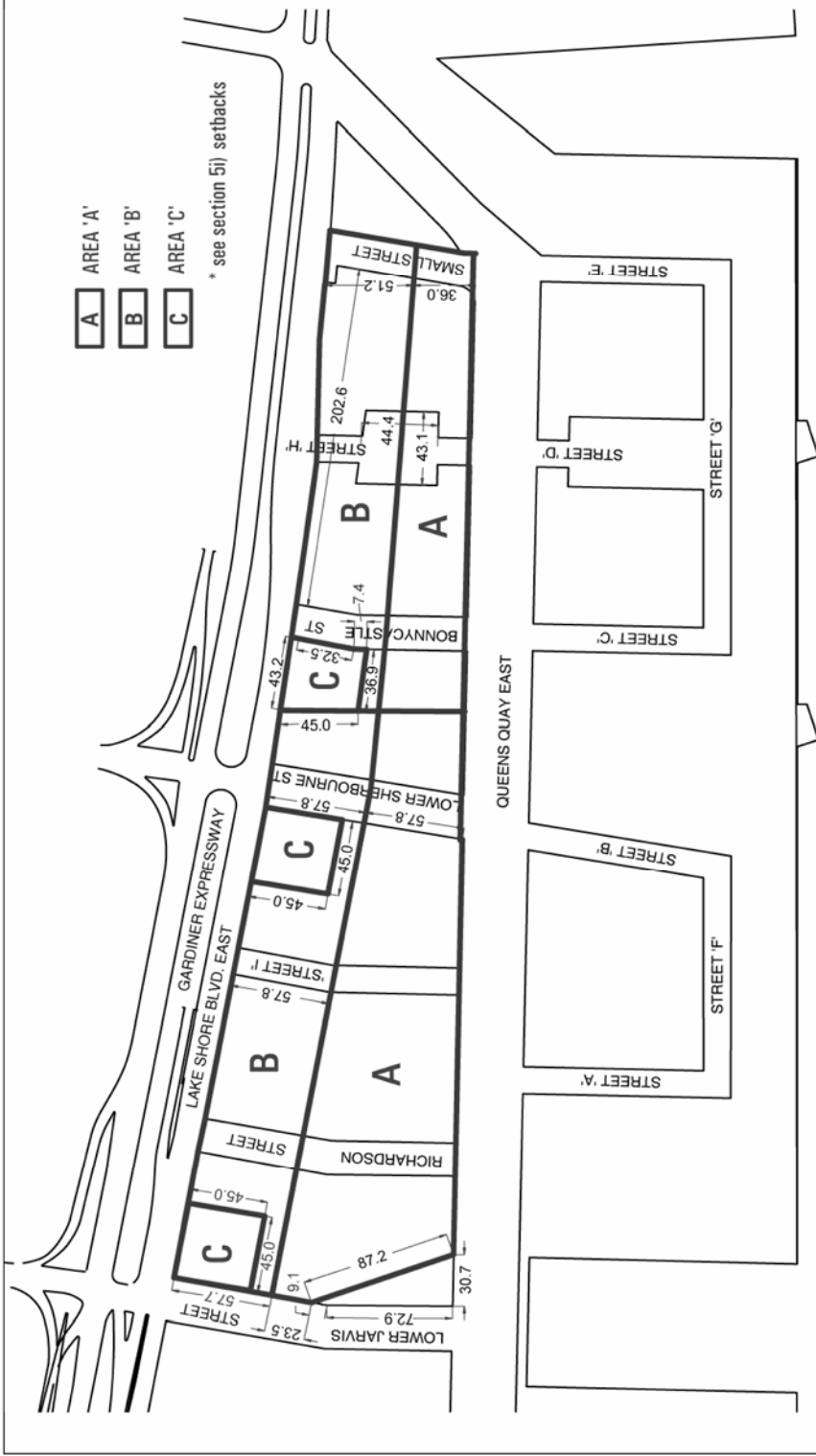
Map C: Lands Exempt from Section 12(2) 270

File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



Not to Scale  
08/16/06



### Map 1: Heights Plan with Exception Areas

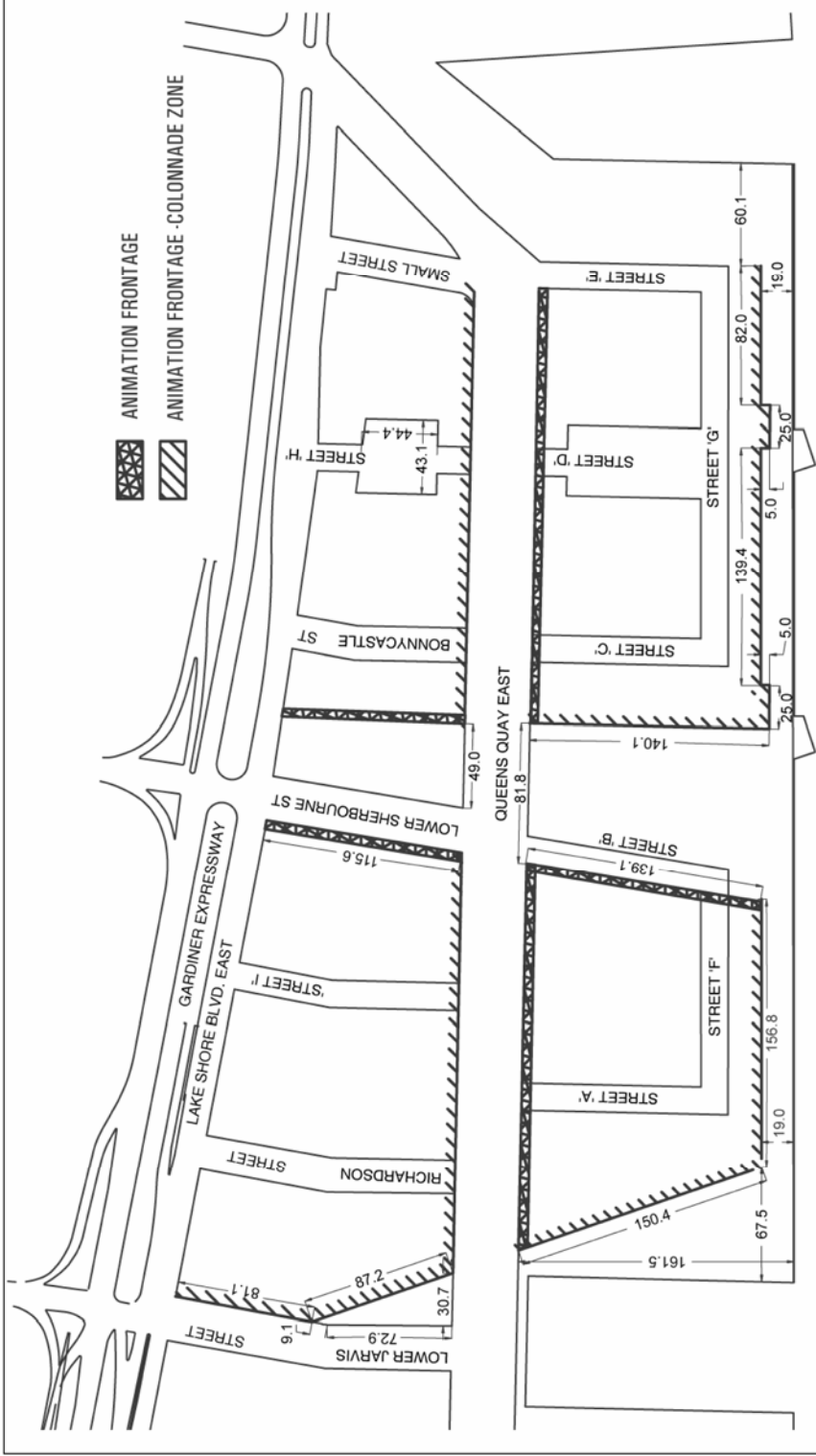
### East Bayfront - West Precinct

File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



Not to Scale  
08/16/06



## Map 2: Ground Floor Animation Area

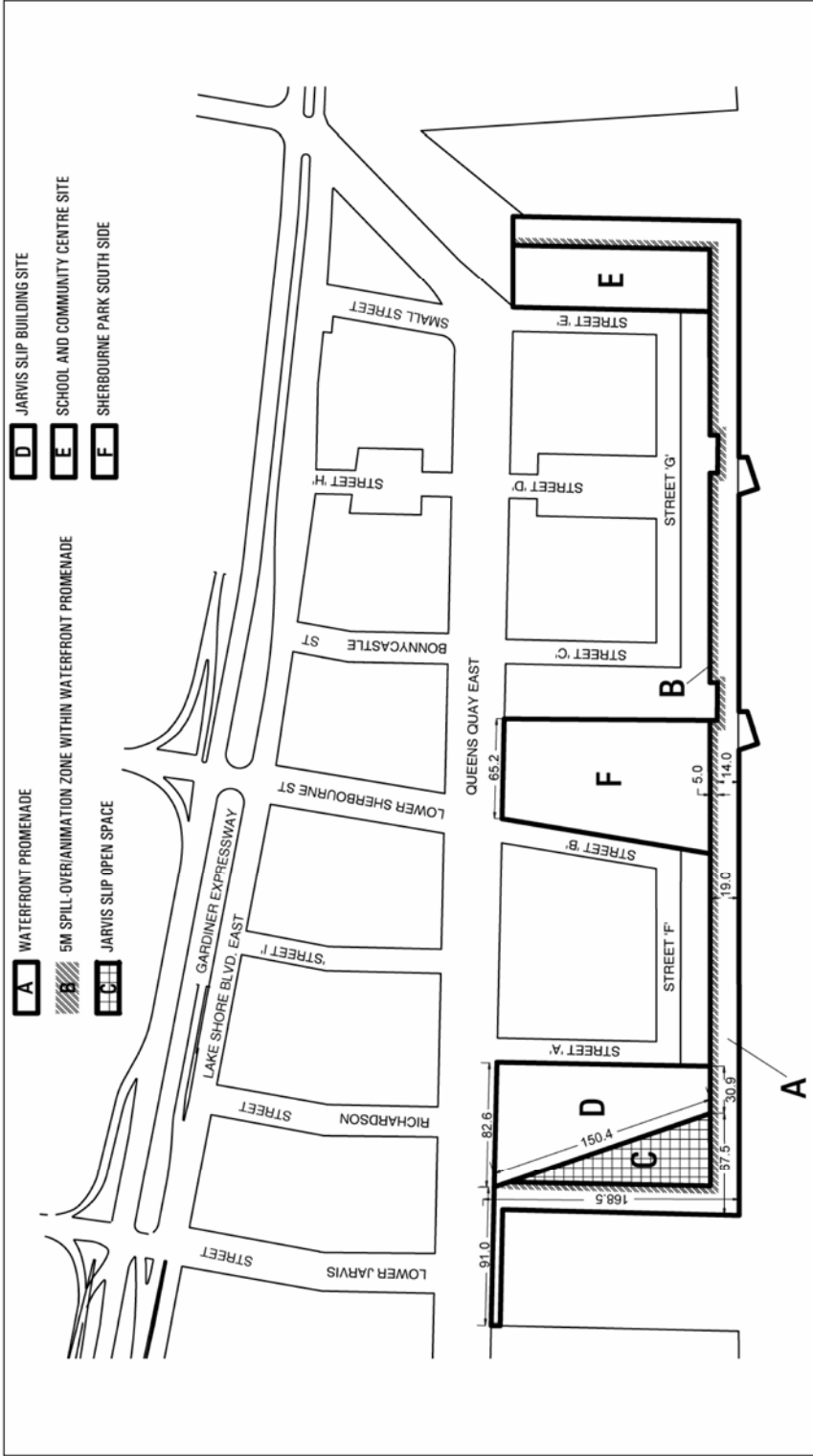
## East Bayfront - West Precinct

File # 06\_160461

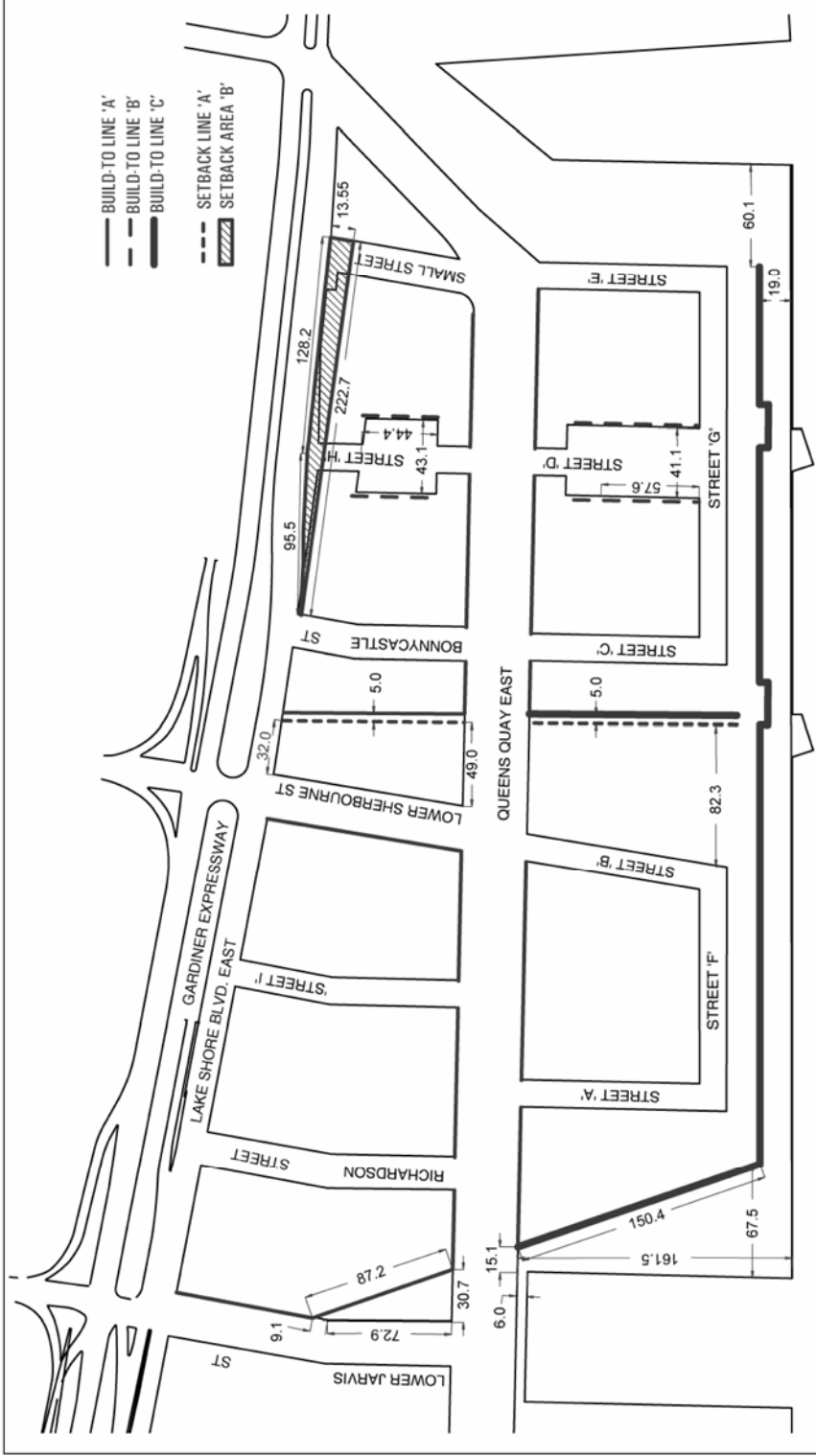
The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



Not to Scale  
08/16/06



The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



### Map 4: Build-To/Setback Plan

### East Bayfront - West Precinct

File # 06\_160461

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' Are Shown For Illustrative Purposes Only



Not to Scale  
08/16/06