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(City Centre)

**DATE:** December 12, 2000

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Thomas S. Mokrzycki, Commissioner of Planning and Building

**SUBJECT:** **Response to the Comments on the Revised Draft City Centre District Policies - Amendment 20, Revised Draft City Centre Zoning By-law and Revised Draft City Centre Urban Design Guidelines - Third Supplementary Report**  
**PUBLIC MEETING DATE: January 8, 2001**

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**ORIGIN:** Planning and Building Department

**BACKGROUND:** On June 28, 2000, City Council amended recommendation PDC-0098-2000 from the public meeting held on June 19, 2000 and adopted a resolution to refer the draft City Centre District Policies, draft City Centre Zoning By-law and draft City Centre Urban Design Guidelines back to staff for further review; directed the Commissioner of Planning and Building to undertake a series of actions including chairing a committee to initiate further discussions with landowners and their representatives; that staff conduct a full review of all the concept plans provided to date by certain landowners, report back at the Planning and Development Committee meeting of September 18, 2000 and investigate the feasibility of acquiring the lands north of the Living Arts Centre for a potential future hotel/convention centre.

On September 27, 2000, City Council adopted the following recommendation PDC-0139-2000 from the public meeting held at Planning and Development Committee on September 18, 2000:

1. That the matter relating to the Draft City Centre District

Policies - Amendment 20, Draft City Centre Zoning By-law and Draft City Centre Urban Design Guidelines be deferred to a future Planning And Development Committee meeting in 2001 to allow for further negotiations with the City Centre landowners.

2. That a letter dated September 14, 2000 for Osler Hoskin and Harcourt on behalf of Rogers Telecommunications Limited with respect to the above matter, be received.
3. That the letter dated September 15, 2000 from Keyser Mason Ball, on behalf of Morguard Investments Limited, 33, 55, 77 and 201 City Centre Drive, with respect to the above matter, be received.

**COMMENTS:**

The package submitted to City Council contains a Corporate Report, which consists of an overview and overall recommendation, and Exhibit 1 containing all recommendations from previous reports (dated May 30, 2000 and August 29, 2000) plus additional recommendations that have resulted from discussions with the landowners since these reports were prepared.

Where recommendations in the May and August reports have been superceded by new recommendations arising from subsequent events and discussions, the notation "Recommendation # further amended by Recommendation #" has been added in bold type. Not included in this report are responses to comments that did not recommend changes. These comments and responses are contained in the May and August reports previously released to the public in June and September, respectively.

The report recommendations do not include editorial changes concerned with typographical or grammatical errors, minor matters of style or organization, minor cartographic revisions, or minor rewording that does not alter the intent of a policy.

### **Overview**

Many issues were raised by the landowners, but the following constitute the major issues.

### **Land Use**

Although there is general support for a more flexible approach to land use, the landowners proposed more free-standing retail. In response, the extension of the retail core designation from north of the Square One Shopping Centre to Centreview Drive between Duke of York Boulevard and City Centre Drive was proposed. More recently, a letter dated December 4, 2000 from OMERS proposed additional retail use permissions for blocks at the southeast corner of Rathburn Road West and City Centre Drive, and at the southwest corner of City Centre Drive and Kariya Gate. This request is not supported. These two blocks are located at the entrance to City Centre and should be retained for more prestigious signature buildings such as an office or hotel use, not free-standing retail.

### **Design Guidelines**

Initially, there was little enthusiasm and much misunderstanding regarding the status and implementation of the Urban Design Guidelines. After much discussion between the landowners and staff, there is agreement on some changes and the definition of how the Guidelines would work and relate to the District Policies and Zoning By-law. The appropriate changes have been incorporated into the report recommendations.

### **Transportation**

With respect to roads and transit, most of the landowners concerns related to the location of roads and how the City will obtain the necessary rights-of-way and easements. Appendix 1 to Exhibit 1 provides an agreed upon approach to resolving this issue for the OMERS lands. Discussions are on-going with other landowners to resolve similar matters related to their respective properties. The exact locations of other proposed road rights-of-way and/or easements in the District will be addressed through the development approval process.

### **Detached Lots on Wallenberg Crescent**

On June 28, 2000 City Council directed staff to amend the draft City Centre District Policies and draft City Centre Zoning By-law to incorporate a single row of lots to accommodate detached dwellings on the east site of Wallenberg Crescent with a two-storey height restriction. In the August 29, 2000 report, staff recommended (Recommendations 5, 6 and 7) revisions to the draft City Centre District Policies and Zoning By-law to implement this direction. Following further discussions, it was concluded that it would be more appropriate to adjust the City Centre - Creditview district boundary to locate the completion of Wallenberg Crescent within the Creditview community, and designate and zone the lands consistent with the existing adjacent development.

### **CONCLUSION:**

It is recommended that City Council adopt the recommendations contained in this report regarding the City Centre District Policies and Zoning By-law 5500. It is further recommended that City Council endorse the City Centre Urban Design Guidelines and the approach described in the Exhibit 1 concerning roads and transit rights-of-way and easements for the OMERS lands.

### **RECOMMENDATION:**

That the City Centre District Policies be adopted, Zoning By-law

5500 be amended, and the City Centre Urban Design Guidelines and the approach described in Appendix 1 to Exhibit 1 be endorsed, all in accordance with the recommendations in the report titled, "Response to the Comments on the Revised Draft City Centre District Policies - Amendment 20, Revised Draft City Centre Zoning By-law and Revised Draft City Centre Urban Design Guidelines - Third Supplementary Report" dated December 12, 2000 from the Commissioner of Planning and Building.

*Original Signed By:* \_\_\_\_\_

Thomas S. Mokrzycki  
Commissioner of Planning and Building