

Consolidated Clause in Toronto and East York Community Council Report 7, which was considered by City Council on September 25, 26 and 27, 2006.

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**Final Report - Official Plan Amendment –
Eastern Avenue to Lake Shore Boulevard East,
Don Valley Parkway to east of Woodfield Road
(Ward 30 - Toronto-Danforth and
Ward 32 - Beaches-East York)**

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

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (August 25, 2006) from the Director, Community Planning, Toronto and East York District;**
- (2) acknowledge the unique urban character of the South of Eastern Employment District and the need to create a supportive environment for the enhancement of employment issues;**
- (3) support further policy restrictions on the consideration of stand alone, large scale retail stores and “power centres” to ensure that the district does not become a barrier to the waterfront and to ensure that any new policies address the principles raised above; and**
- (4) direct that any future policies, regulations and guidelines address the importance of this location and the unique context.**

Action taken by the Committee

The Toronto and East York Community Council held a statutory public meeting on September 13, 2006 and notice was given in accordance with the *Planning Act*.

The Toronto and East York Community Council submits the report (August 25, 2006) from the Director, Community Planning, Toronto and East York District:

Purpose:

This report recommends approval of an Official Plan Amendment to remove the permission for the consideration of "power centres" in the South of Eastern Employment District.

Financial Implications and Impact Statement:

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

Recommendation:

It is recommended that City Council amend the Official Plan for the South of Eastern Employment District substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1.

Background:

At its meeting on July 25, 26 and 27, 2006, City Council adopted Toronto and East York Community Council Report 6, Clause 12 and in so doing:

- (1) endorsed expanding the range of employment uses, developing development standards and producing guidelines to enhance the South of Eastern Employment District;
- (2) authorized staff to schedule the Public Meeting under the Planning Act targeting the final Toronto East York Community Council meeting of 2006 or a meeting in the first quarter of 2007 to consider the final Official Plan and Zoning By-law Amendments for the South of Eastern Employment District;
- (3) directed City Planning staff, in consultation with Technical Services and other appropriate staff, to report further on possible improvements to Eastern Avenue and to propose Public Realm Guidelines for the frontage of both sides of the street;
- (4) directed City Planning staff to develop Urban Design Guidelines for development within the South of Eastern Employment District;
- (5) directed the Director, Transportation Services, Toronto and East York District, when reporting to Toronto and East York Community Council on a detailed implementation plan for bicycle lanes on Eastern Avenue, between Leslie Street and Carlaw Avenue, to include an assessment of the potential impact of these bicycle lanes on adjacent streets in Ward 32, east of Leslie Street to Victoria Park Avenue; namely Eastern Avenue, Lake Shore Boulevard, Queen Street East, Dundas Street East, Gerrard Street East, and the corresponding internal streets; and
- (6) forwarded this report to Economic Development and Parks Committee for their information.

Council also considered the July 18, 2006 report from the Chief Planner and Executive Director, City Planning which had been requested by Toronto and East York Community Council. This report outlined the process to remove the Official Plan permission for consideration of Power Centres in the South of Eastern Employment District.

Comments:

City Council adopted the staff recommendations leading to an approach that will strengthen and enhance the employment focus in the South of Eastern Employment District. City Council also considered the staff report to schedule a Public Meeting under the Planning Act to consider an Official Plan Amendment to remove the Official Plan permission for consideration of “power centres” in this Employment District.

Notice for the Public Meeting has been provided through a newspaper notice and mailed to all interested parties identified through the South of Eastern Planning Study.

City of Toronto Official Plan

On July 6, 2006 the Ontario Municipal Board issued Order No. 1928 bringing the majority of the new Official Plan into full force and effect. The Order also repealed most of the policies of the former City of Toronto Official Plan and Metro Plan that were previously in effect. However, the Order did not bring into force the new Plan policies related to Section 37, Housing and the flood plain "Special Policy Areas". Policies in the former City of Toronto Official Plan and Metro Plan respecting these three policy areas remain in effect.

The new Official Plan Policy 4.6.3 states that “Large scale, stand-alone retail stores and “power centres” are not permitted in Employment Areas in the Central Waterfront and are only permitted in other Employment Areas fronting onto major streets as shown on Map 3, that also form the boundary of the Employment Areas through the enactment of a zoning by-law. Where permitted, new large scale, stand-alone retail stores and “power centres” will ensure that:

- (a) sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- (b) the functioning of other economic activities within the Employment Areas and the economic health of nearby shopping districts are not adversely affected.”

Under Policy 4.6.4 consideration may also be given to permit large-scale and stand-alone retail stores in locations on major streets, as shown on Map 3, that do not form the boundary of Employment Areas, other than in the Central Waterfront, only by way of an Official Plan Amendment, if it can be demonstrated, among other matters, that:

- (a) such development will not undermine the stability of the Employment Area and will have particular regard for the viability of industrial uses;

- (b) sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- (c) the economic health of nearby shopping districts is not adversely affected.

In addition, Policy 4.6.5 states that large scale, stand-alone retail stores and “power centres” legally established prior to the approval date of this Official Plan within Employment Areas are permitted.

How the Policies apply in the South of Eastern Employment District

The policies in the new Official Plan would allow for the consideration of “power centres” and large scale, stand-alone retail stores subject to certain criteria.

Generally, a “power centre” is considered a centre dominated by several large format retail stores with a shared parking lot and typically ancillary services. What is considered to be a large format retail store varies widely by location and by the retail sector (i.e., large format drug stores will be smaller than large format hardware stores).

Previous Reports

The June 27, 2006 City Planning report concluded that the South of Eastern Employment District functions well and will continue to do so if protected for economic activity.

The focus of expanding the employment uses in the South of Eastern Employment District should concentrate on the following:

- expand the range of employment uses that are permitted;
- eliminate future expansion of uses that detract from the employment focus;
- create incentives for the employment area by creating a CIP project area;
- recommend further criteria for considering retail;
- consider additional community improvements; and
- explore with the Toronto Economic Development Corporation (TEDCO) initiatives for employment use.

The Possibility of Big Box (large scale format retail stores)

The proposed Official Plan Amendment removes permission for “power centres”, but would still allow for the consideration of stand-alone large scale stores. As noted in the June 27, 2006 report, if further large scale format retail is to be considered, the following principles must apply:

- (i) respect the low-scale residential area to the north;
- (ii) urban format with limited grade level parking;
- (iii) buildings framing the new and existing streets;
- (iv) greening of sites;
- (v) links through the sites east/west connection for pedestrians and vehicular;
- (vi) retail permission should be limited, focused and sites should connect;
- (vii) access and egress of each site dealt with comprehensively;
- (viii) improve the traffic situation along Eastern Avenue;
- (ix) intensify what is there (ample growth for the existing retail);
- (x) coordinate the location and link south of Lake Shore;
- (xi) parking must be in a parking structure and appropriately screened from the streets;
- (xii) incorporate green roof and green technology; and
- (xiii) main door access off the street with active uses at grade along public streets.

Next Steps

This report recommends an Official Plan Amendment to remove the consideration of “power centres” in the South of Eastern Employment District. The next steps are to further amend the Official Plan to tighten the framework for consideration of any large scale store, amend the Zoning By-law to expand the range of employment uses permitted, and introduce development standards and various guidelines to set the framework for new development in order to enhance the Employment District. This has been directed by Council and a report is targeted for the first quarter of 2007.

Conclusions:

The South of Eastern Employment District needs to be maintained and enhanced. In order to do this, City Council has endorsed expanding the range of employment uses and eliminating future expansion of uses that detract from the employment focus. Council has also directed staff to develop Urban Design Guidelines, to report further on possible improvements to Eastern Avenue and to propose Public Realm Guidelines. Finally, Council directed staff to prepare a Community Improvement Plan in order to use incentives to promote new investment for employment purposes and growth in the City’s job base.

City Council authorized staff to schedule the Public Meeting under the Planning Act targeting the final Toronto East York Community Council meeting of 2006 or a meeting in the first quarter of 2007 to consider the final Official Plan and Zoning Amendments for the South of Eastern Employment District. As directed, this report brings forward an Official Plan Amendment to remove “power centres” from the South of Eastern Employment District.

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Attachment 1

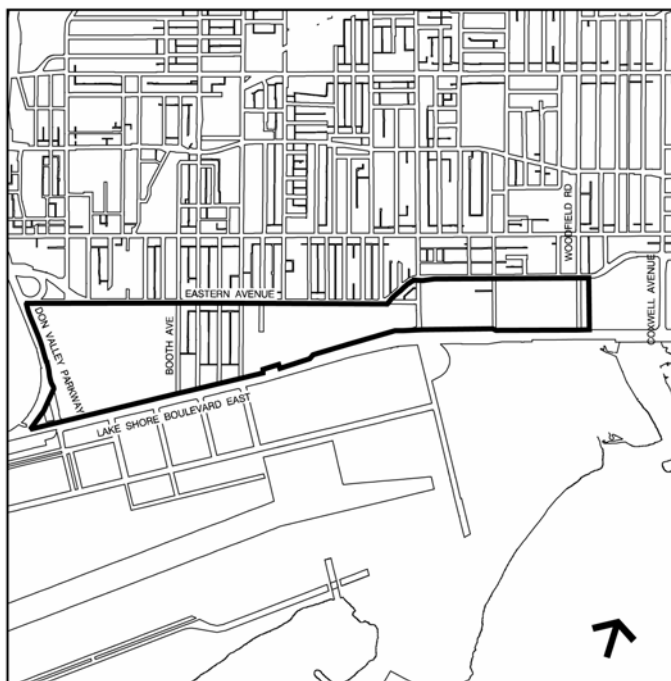
Proposed Draft Official Plan Amendment No. 5

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 285 for the lands bounded by Eastern Avenue, east of Woodfield Road, Lake Shore Boulevard East and the Don Valley Parkway, as follows:

“ 285. Lands Bounded by Eastern Avenue, east of Woodfield Road, Lake Shore Boulevard East and the Don Valley Parkway

“Power centres” are not permitted.



2. Maps 29 and 32, Site and Area Specific Policies, are amended by adding the lands bounded by Eastern Avenue, east of Woodfield Road, Lake Shore Boulevard East and the Don Valley Parkway, as shown on the map below as Site and Area Specific Policy No. 285.

The Toronto and East York Community Council also had before it the following communications and copies are on file in the City Clerk's Office:

- Communication (September 12, 2006) from Mary Flynn-Guglietti, McMillan Binch Mendelsohn, LLP; and

- Communication (September 12, 2006) from Stanley Makuch, Cassels Brock and Blackwell, LLP.

Nicole Anty Cassels Brock, LLP, appeared before the Toronto and East York Community Council.