

**Preliminary Report
Official Plan Amendment Application
5559 Dundas Street West and 25 Vickers Road**

Date:	December 21, 2006
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 - Etobicoke-Lakeshore
Reference Number:	File No: 05 117975 WET 05 OZ

SUMMARY

An application has been submitted to permit a Mixed Use Official Plan designation at 5559 Dundas Street West and 25 Vickers Road. This requires an amendment to the Etobicoke Official Plan and the Toronto Plan, including deleting the site from the Structure Map.

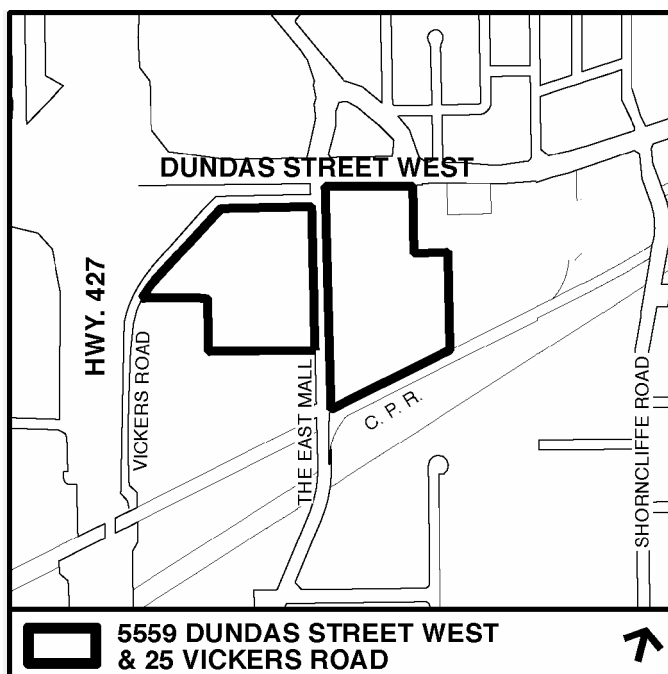
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The next step is to proceed with the Planning Framework Study for the area previously directed by City Council. The Terms of Reference will be at Etobicoke Community Council in February 2007.

RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor



after the Planning Framework Study is completed;

2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

FINANCIAL IMPACT

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

ISSUE BACKGROUND

This Official Plan Amendment application was filed on behalf of The Great Atlantic and Pacific Company of Canada Ltd. (A&P) for its property at 5559 Dundas Street West and 25 Vickers Road. The application was filed after the Official Plan and Zoning Code Amendment applications were filed for Honeydale Mall at 5555 Dundas Street West. The two applications constitute significant land holdings of 21.55 hectares.

A Preliminary Report for the Honeydale Mall site was adopted by Council on September 25, 26, 27, and 28, 2006. The report discussed the potential of the two sites and recommended that staff continue to work with the applicant (Honeydale) and adjacent land owner (A&P) to develop a planning framework for the area. A report setting out the Terms of Reference for the Planning Framework Study, originally scheduled to be at the Etobicoke York Community Council January, 2007 will now be submitted in February, 2007. The delay is due to ongoing discussions with the applicants and Toronto Transit Commission with respect to funding the study.

Proposal

The applicants propose to amend the Toronto Official Plan to re-designate the portion of their lands that are designated “Employment Areas” to “Mixed Use Areas”. An amendment is also required to delete the subject site from “Employment Districts” on Map 2 – Urban Structure. The application is also to amend the Etobicoke Official Plan by changing the “Industrial Area” and District Retail Area” designations of the site to “Mixed Use”. The applicant did not specify a density or specific break down of land uses, however the Planning Rationale submitted with the application requested that an area study be carried out that would guide both the mixed use and the employment growth in the area. The study should determine the type and extent of development for the Honeydale and A&P sites and the remaining properties in the area.

Site and Surrounding Area

The site is located on the south side of Dundas Street West, east of Highway No. 427, immediately adjacent to Honeydale Mall. (See Attachment 1: Site Plan). The 14.65 hectare lot is divided by The East Mall which forms a north-south trench between 5559 Dundas Street West and 25 Vickers Road. A small east-west bridge at the north end of the properties connects them. The site is currently occupied by a grocery store on the east portion of the site and warehousing and office buildings on the west side of the site.

North: Gas bar and Cloverdale Mall
South: Industrial buildings and the CPR rail line
East: Honeydale Mall
West: Highway 427

Provincial Policy Statement

The current Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on March 1, 2005. The application is subject to the policies of the PPS. Decisions affecting planning matters must be ‘consistent with’ the policy statements issued under the Planning Act.

The PPS requires economic development and competitiveness in Employment Areas by providing an appropriate mix and range of employment, providing opportunities for a diverse economic base, planning for protecting and preserving employment areas, and ensuring the necessary infrastructure is provided to support current and projected needs.

The infrastructure definition includes: roads, sewers, water, transit, transportation corridors and facilities, and electric power generation. The proposed Planning Framework Study will determine the required infrastructure for the area.

Official Plan

The owner has appealed the Toronto Official Plan to the Ontario Municipal Board on May 11, 2004. The appeal has not yet been heard. Due to the applicant’s appeal, the policies of the former Metropolitan Toronto and Etobicoke Official Plan are only in effect for these lands and the Honeydale Mall site, rather than most of the neighbouring lands.

Metropolitan Toronto Official Plan

Other than the frontage along Dundas Street West, the site is within the Metropolitan Industrial/Employment Area in the Metropolitan Toronto Official Plan. The policy objective is to maintain a sufficient supply of industrial lands and a diversity of employment necessary to enhance Toronto’s economic competitiveness.

Etobicoke Official Plan

The former Etobicoke Official Plan designates the north east part of the site “District Retail Area” and the west part of the site “Industrial Area”. “District Retail Areas” allow residential uses above commercial development and apartment buildings. Residential buildings are allowed on separate sites in retail designations, provided the function and continuity of the commercial uses are not significantly disrupted.

“Industrial Areas” are intended for employment generating uses accommodated in low profile building forms. Limited office and service commercial uses can be accommodated on peripheral

industrial sites which are on arterial roads. Consideration for non-industrial uses must meet the criteria outlined in the Plan.

New Toronto Official Plan

The new Official Plan is in effect, with the exception of two housing policies (Policies 3.2.1.5(b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, and Policy 3.1.2.5 (Built Form), Policy 4.2.3 (c) (Apartment Neighbourhoods) as well as the floodplain “Special Policy Areas” policies. Policies in the City of Etobicoke and Metro Plan respecting these areas remain in effect given the owner’s appeal of the Official Plan.

The policies and land use designations of the Toronto Official Plan are not in effect for the subject site, as it is identified on Attachment 6 to the Ontario Municipal Board Order 2154, dated July 31, 2006, which amended Order No. 1928 approving the Toronto Official Plan on July 6, 2006. Attachment 6 identifies parcels of lands where policies and land use designations of the Official Plan are not in effect because they have appealed the Toronto Official Plan policies.

Although the Toronto Official Plan does not apply, the proposal should have regard for, and address, the policy objectives of the Plan. The majority of the site falls within an “Employment District” on Map 2 – Urban Structure, with the north portion of the site shown as an “Avenues” on Map 2. The majority of the site is designated as an “Employment Area” with the north portion designated as a “Mixed Use Area” on Land Use Map 15 of the Plan.

“Employment District” policies require that these districts are to be protected and promoted exclusively for economic activity and enhanced to ensure that they are attractive and function in order to ensure a stable environment for investment and maintain and grow the City’s tax base. Transit use, walking and cycling are encouraged.

“Avenues” are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities. A framework for change will be tailored for each “Avenue” through a local Avenue Study. The growth and redevelopment of the “Avenues” should be supported by high quality transit services, urban design and traffic engineering practices that promote a street that is safe, comfortable, and attractive for pedestrians and cyclists.

In advance of an Avenue Study, development on the “Avenues” will implement the policies of the relevant designation if that development precedes an Avenue Study. In addition, because development in “Avenues” prior to an Avenue Study, has the potential to set a precedent for the form and scale of re-urbanization along the “Avenue”, the plan sets out considerations to be addressed in a review in connection with such a development application. This review would consider the existing context and implications of the development application including an assessment of existing infrastructure and impacts of the development on adjacent “Neighbourhoods” or “Apartment Neighbourhoods”.

Zoning

The north part of the site is zoned Industrial Class 1 (IC. 1) and the south part is zoned Industrial Class 2 (IC. 2). These zones allow a number of manufacturing, warehousing and service uses, however they would not allow the residential and commercial uses that are being requested by the applicant.

Site Plan Control

The proposal is subject to Site Plan Control. An application has not yet been filed.

Reasons for the Application

An Official Plan Amendment application is required to change the “Employment Area” designation to “Mixed Use Area” and to delete the lands from “Employment Districts” on Map 2 – Urban Structure. The application is also required to amend the former City of Etobicoke Official Plan designation from “Industrial” and “District Retail” to “Mixed Use”.

COMMENTS

Issues to be Resolved

The preliminary report for Honeydale Mall identified a number of transit related opportunities as a result of the potential new mixed-use neighbourhood created for the site. The possible future extension of the Bloor West – Danforth subway line to the East Mall, possible relocation of the Mississauga buses, a commuter parking lot, new park and community facilities all require a study of the larger area to consider constraints and opportunities.

The Planning Framework Study that Council has directed City Planning to undertake will determine the extent and nature of development appropriate for the area. The study will determine the road network, transit improvements, community facilities, land uses and densities that will be permitted on this and surrounding sites in the study area. Once the study is complete, the individual applications will be brought forward to Council with appropriate recommendations.

Preliminary issues for this application that will be assessed in the study include:

- a) built environment;
- b) urban design;
- c) constraints of the East Mall trench;
- d) buffering from rail line and industrial uses;
- e) green development standards;
- f) affordable housing
- g) community services and facilities;
- h) transportation issues;
- i) impact of the development on the Etobicoke Centre Area;

- j) phasing of development on the site;
- k) implementation tools, including Section 37;
- l) city and regional public transportation opportunities; and
- m) appropriate uses and densities for the site.

CONTACT

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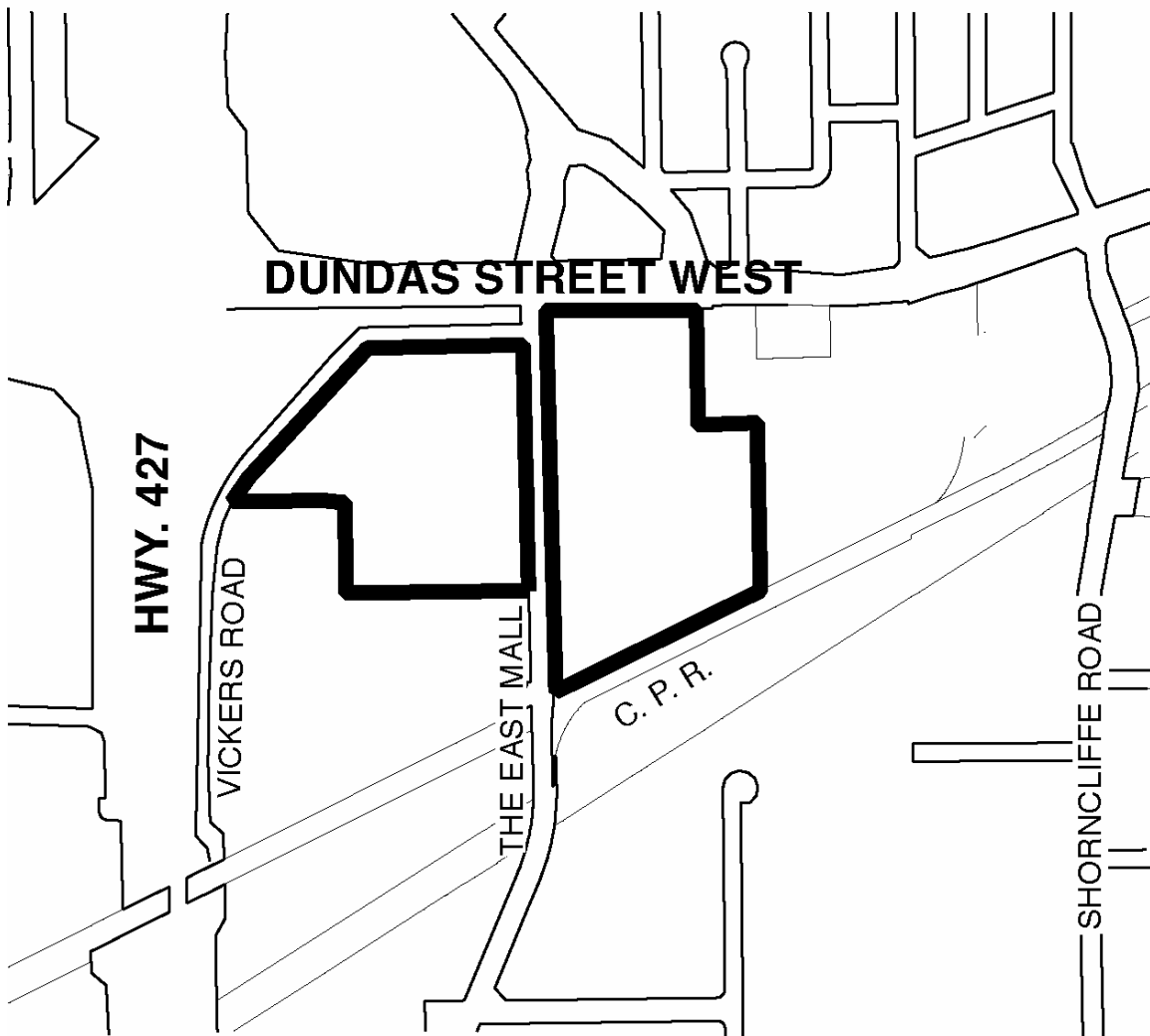
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Official Plan
Application 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

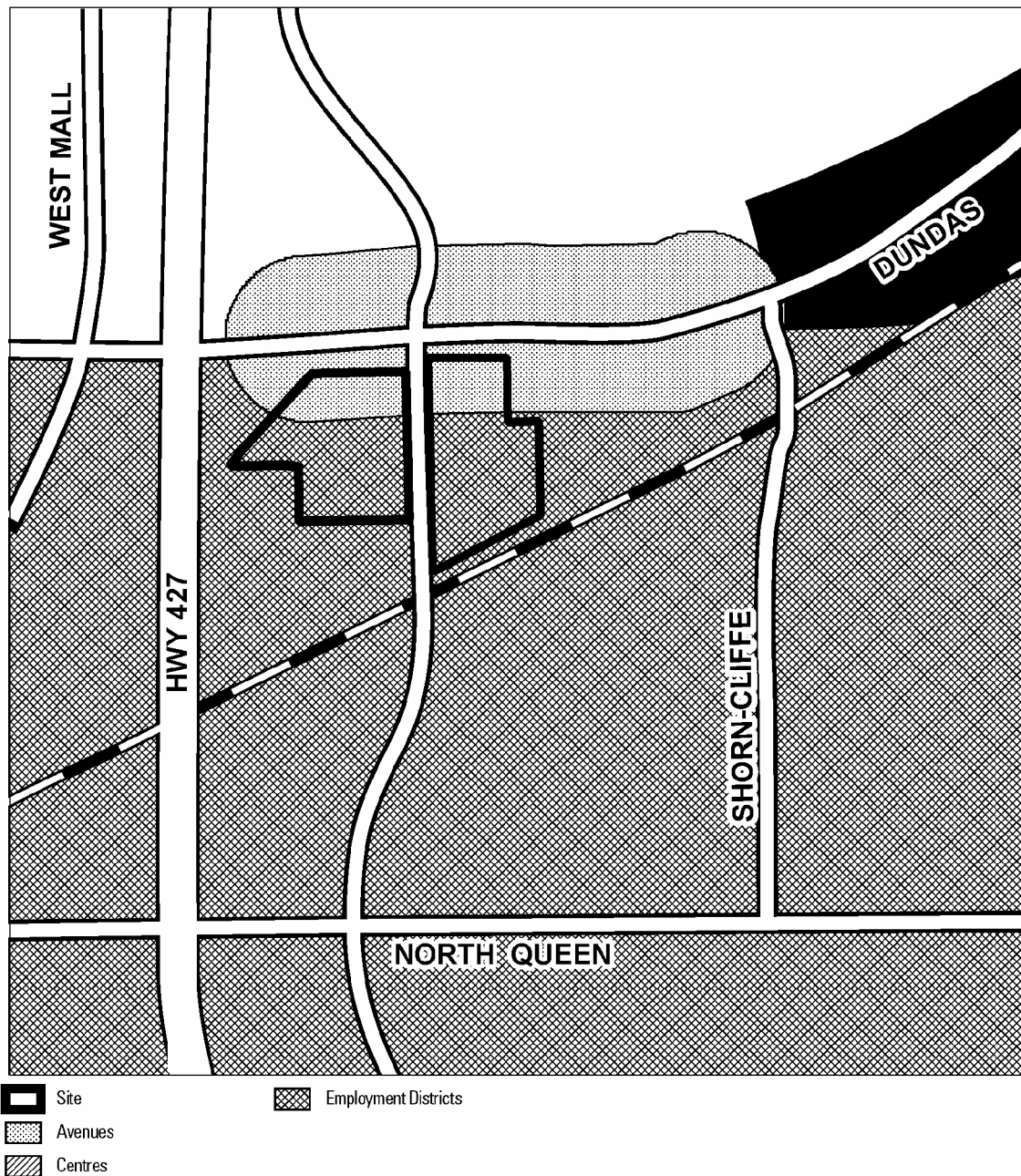
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5559 Dundas Street West
& 25 Vickers Road

File # 05_117975

Attachment 2: Toronto Official Plan



Toronto City Planning

Official Plan - Toronto Urban Structure Map 2

Not to Scale
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5559 Dundas West
and 25 Vickers Road

File # 05_117975

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment	Application Number:	05 117975 WET 05 OZ
Details	OPA, Standard	Application Date:	March 24, 2005

Municipal Address:	5559 DUNDAS ST W, TORONTO ON
Location Description:	CON 4 CST PT LTS 9 & 10 RP 64R9126 PTS 6 TO 12 **GRID W0504
Project Description:	To amend to current Etobicoke Official Plan and soon to be approved Toronto Official Plan to re-designate the entire site from "Employment" area and "Mixed Use" area to "Mixed Use" area.

PLANNING CONTROLS

Official Plan Designation:	District Retail/ Industrial	Site Specific Provision:
Zoning:	IC1 and IC2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	146501.4	Height:	Storeys:	0
Frontage (m):	575		Metres:	0
Depth (m):	435			
Total Ground Floor Area (sq. m):	55227.38			Total
Total Residential GFA (sq. m):	0	Parking Spaces:		0
Total Non-Residential GFA (sq. m):	0	Loading Docks		0
Total GFA (sq. m):	55227.38			
Lot Coverage Ratio (%):	37.6			
Floor Space Index:	0.37			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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