

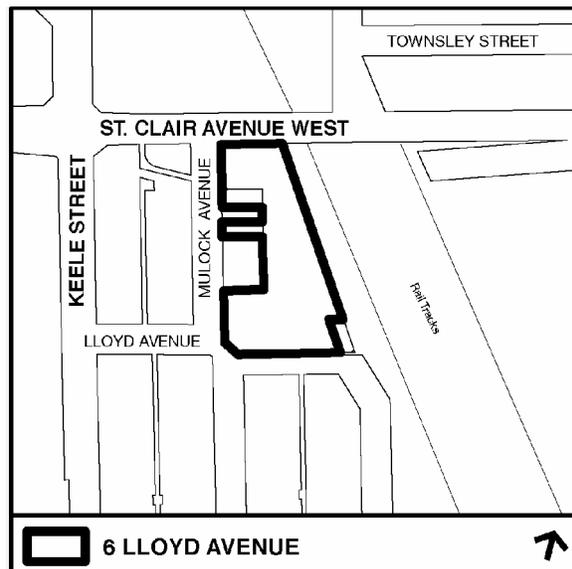
**Status Report
Official Plan Amendment and Rezoning and Site Plan
Applications
6 Lloyd Avenue**

Date:	December 21, 2006
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	File Nos. 05 151779 WET 11 OZ and 05 210418 WET 11 SA

SUMMARY

This report is to advise on the status of the applications for 6 Lloyd Avenue. At the September 13, 2006 meeting of the Etobicoke York Community Council, Community Planning was requested to forward copies of all relevant reports and/or documents referenced in the Refusal Report related to the applications for 6 Lloyd Avenue. The reports have been forwarded to Clerks for copy and distribution to Community Council.

Since the September 13, 2006 meeting the Official Plan Amendment and Rezoning application for 6 Lloyd Avenue has been appealed by the owner to the Ontario Municipal Board, pursuant to Section 22 (7)(c) of the *Planning Act*, on the basis that the City failed to adopt the requested amendment. As of the submission of this report, no hearing date had been set. It is recommended that Council adopt the recommendations contained in the August 28, 2006 Refusal Report.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the recommendations included in the August 28, 2006 Refusal Report on the Official Plan Amendment, Rezoning and Site Plan Approval Applications for 6 Lloyd Avenue.

FINANCIAL IMPACT

There are no financial implications.

DECISION HISTORY

The Etobicoke York Community Council considered a Refusal Report on the Official Plan Amendment, Rezoning and Site Plan Approval Applications for 6 Lloyd Avenue at its September 13, 2006 meeting. This matter was deferred to a Special Meeting of Community Council which was to be held on September 19, 2006. This meeting was cancelled and the matter has been advanced to the Etobicoke York Community Council meeting of January 2007.

COMMENTS

At the September 13, 2006 meeting Community Council requested that Community Planning forward copies of the all the reports and/or documents that had been referenced in the Refusal Report related to the application for 6 Lloyd Avenue. The following material was forwarded to Clerks to be considered by Community Council in conjunction with the Refusal Report on 6 Lloyd Avenue:

Material submitted as part of the application for 6 Lloyd Avenue:

- (a) Employment Lands Need Study, Urbanmetrics, December 15, 2005
- (b) Final Report Air Quality/Odour Study, RWDI, December 13, 2005
- (c) Addendum Report to Air Quality/Odour Study, RWDI, July 26, 2006

Material submitted on behalf of Canada Bread

- (d) Employment Lands Need Study Peer Review, Hemson Consulting, July 27, 2006
- (e) Peer Review Air Quality/Odour Study, Pinnichin Environmental, July 31, 2006

Material submitted on behalf of National Rubber Industries (NRI)

- (f) Peer Review Air Quality/Odour Study by Ortech Environmental, February 27, 2006

Other – City initiated Peer Review, Agency Comments

- (g) Summary Updated Peer Review of the Air Quality/Odour Study, Golder Associates, August 2006
- (h) Comments from Go Transit, CN and CP
- (i) Comments from the Ministry of the Environment, December 23, 2005

Since the September 13, 2006 meeting of the Etobicoke York Community Council the application has been appealed by the owner to the Ontario Municipal Board pursuant to Section 22 (7)(c) of the *Planning Act*. As of the submission of this report, the Board had yet to schedule a hearing date. However, it is anticipated that a pre-hearing date will be set for late February or early March 2007. A decision on the proposed development is required in order for Staff to attend at the Ontario Municipal Board.

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SIGNATURE

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