

629, 633 and 675 Eastern Avenue - Official Plan and Zoning Amendment Application - Request for Direction Supplementary Report

Date:	June 19, 2007
To:	Toronto East York Community Council
From:	Director, Community Planning, Toronto East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	File No. 04-168616 STE 30 OZ

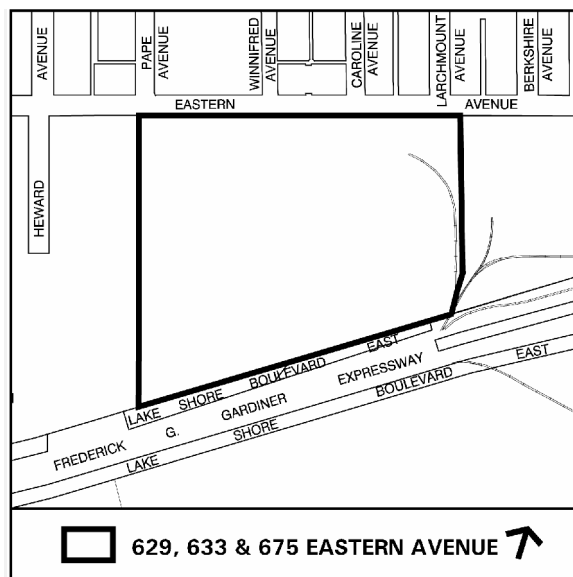
SUMMARY

The purpose of this report is to recommend replacing Recommendation No. 2 in my June 11, 2007, report to Toronto East York Community Council (Item: TE7.10) in order to clarify and restate that residential use is not supportable in the South of Eastern Employment District and specifically on 629, 633 and 675 Eastern Avenue.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto East York Community Council amend Item: TE7.10 by deleting Recommendation No. 2 in the planning report dated June 11, 2007 and replacing it with the following: “City Council authorize staff to continue to meet with the applicant and enter into discussions to work towards a settlement position and direct staff to bring forward any proposed settlement to City Council subject to resolution of all outstanding issues, including but



not limited to:

- A significant reduction in the amount of retail development;
- Limiting any retail to the lands which are now vacant;
- The inclusion of a significant amount of non-retail employment uses;
- The retention and reuse for employment purposes, where feasible, of the existing buildings at 629 Eastern Avenue;
- No buildings on the city sewer easement which runs through the site;
- Implementation of the City's Green Development Standard;
- Public Access through the site, with appropriate streets and blocks;
- No residential component; and
- A Site Plan Control application and an executed Site Plan Control Agreement under Section 41 of the planning Act.

COMMENTS

On June 26, 2007, a planning report dated June 11, 2007 seeking direction from City Council on an appeal to the Ontario Municipal Board on an Official Plan and Zoning Amendment application for 629, 633 and 675 Eastern Avenue will be before Toronto East York Community Council.

Recommendation No. 2 did not restate Planning staff concerns with the introduction of residential on the lands 629, 633 and 675 Eastern Avenue. In the previous Direction's Report dated February 1, 2006, staff indicated that as part of a possible settlement staff will not consider the request for residential use on these employment lands. This view is consistent with the policies concerning Employment Lands.

This report recommends replacing Recommendation 2 in order to make it clear that residential use is not supportable for these Employment lands.

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SIGNATURE

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