



STAFF REPORT INFORMATION ONLY

58, 60, 64 & 68 Orchard View Boulevard and 439, 441, 443 & 445 Duplex Avenue Rezoning Application – Supplementary Report

Date:	August 25, 2010
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward No. 16 – Eglinton-Lawrence
Reference Number:	cc10072 (File No. 08 182458 NNY 16 OZ)

SUMMARY

This is a supplementary report requested by North York Community Council at its meeting of August 17, 2010 when it considered the final staff report on the rezoning application for the subject properties (item no. NY36.79). North York Community Council adopted the recommendations included in staff's final report on the rezoning application, subject to a number of added recommendations and request for further information. This report addresses North York Community Council's request for additional information.

City Council should receive this report for information.

Financial Impact

There are no financial implications.

DECISION HISTORY

On August 17, 2010 North York Community Council adopted the recommendations included in staff's final report on the rezoning application for the subject properties, subject to a number of added recommendations and request for further information.

North York Community Council:

1. Requested the Director, Community Planning, North York District, to report directly to City Council for its meeting on August 25 and 26, 2010 on the social housing proposal to unlock 120 units of social housing at the Toronto District Library; and

2. Requested the appropriate staff in Urban Design, City Planning Division, to review the pedestrian realm in and around the building and make recommendations directly to City Council for its meeting on August 25 and 26, 2010, to improve the pedestrian realm, with particular attention to accessibility for persons with disabilities.

COMMENTS

Toronto District Library Site

During presentations to North York Community Council on the rezoning application for 58-68 Orchard View Boulevard and 439-445 Duplex Avenue, area residents listed a number of issues and concerns. One of the issues raised was “unlocking social housing” units on the Northern District Library site located at 40 Orchard View Boulevard, and a proposal was presented for 120 social housing units located in a tower form at the southwest end of the library site. The library site is immediately east of the subject development site and consists of a 15-storey (53 metre) Co-op Apartment Building (Stanley Knowles Co-op) containing 103 units above a 3-storey Toronto Public Library (TPL) building. Site specific zoning for the library property allows the existing development and uses on site.

The site is large having an area of approximately 5940 m² with frontage on both Orchard View Boulevard and Helendale Avenue providing for increased development opportunities. If the TPL was considering a total redevelopment of the property, the size of the site would enable a number of options for redevelopment that may include additional building(s) and a new library facility. If the TPL was considering partial redevelopment, the challenges of the existing building could constrain the site and any additional development would have to be carefully reviewed once a proposal was submitted.

Following the August 17, 2010 North York Community Council, staff received additional correspondence from an area resident regarding “unlocking social housing” at 40 Orchard View Boulevard. City staff have spoken with the Toronto Public Library who have advised that they have not had any discussions with residents about the social housing proposal presented at the August 17, 2010 North York Community Council meeting. The TPL has informed City staff that these lands should be protected for the continued public library function during any potential redevelopment. The lands are owned by the Toronto Public Library Board. The Library Board wants to ensure protection of their interest with respect to ownership of this property. Review of plans for the redevelopment of these lands should be done appropriately through the planning process.

Presently, the City Planning Division has not received any planning applications for this site, the TPL has not advised of any future redevelopment plans and City Planning is not aware of a provider to develop the site for social housing. Potential redevelopment to include social housing would be assessed based on the merits of the application. The approval of the development proposal at 58-68 Orchard View Boulevard and 439-445 Duplex Avenue would not preclude redevelopment of the Library Board property at 40 Orchard View Boulevard.

Urban Design

A site plan control application was submitted on June 19, 2009 for the lands at 58-68 Orchard View Boulevard and 439-445 Duplex Avenue and is currently being reviewed. As part of the City's standard site plan process staff reviews matters such as, private and public landscaping, sidewalk location, paving materials, and improvements to the adjoining public realm which includes the provision of street trees, landscaping and other pedestrian amenities and ensuring for handicap accessibility, that fit appropriately with the proposed ground floor uses. Such matters are secured through site plan approval and the boulevard permitting process. A working group is to be established as part of the site plan process in order to address any outstanding design or public realm issues. City staff will also include the Toronto Public Library as part of the site plan working group process.

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SIGNATURE

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