



STAFF REPORT INFORMATION ONLY

10, 11, 25 and 30 Ordinance Street, 45 Strachan Avenue – Official Plan Amendment – Supplementary Report

Date:	April 20, 2010
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	10-115786 STE 19 OZ

SUMMARY

City Planning Division submitted a staff report, dated April 7, 2010, recommending refusal of the application to amend the Official Plan to permit the conversion of employment lands to a mix of uses, including residential uses, on lands known as 11, 25 and 30 Ordinance Street and 45 Strachan Avenue. At the time of writing the report Planning was not in receipt of comments prepared by the Economic Development & Culture Division. The following is a summary of the comments prepared by Economic Development, Business Services and is to be received as information supplementary to the April 7, 2010 report prepared by the City Planning Division.

ISSUE BACKGROUND

The applicant has applied to amend the Official Plan for a 1.6 acre site at 30 Ordinance Street. The applicant proposes a development with both commercial and residential uses. The subject property is located within an Employment District as shown on Map 2 (Urban Structure) and is an Employment Area as shown on Map 18 of the City of Toronto Official Plan. The current Zoning is I3D3. In addition, it is located within the boundaries of the Liberty Village Business Park.

COMMENTS

As of 2007 the Liberty Village Business Park had over 400 establishments employing approximately 7,000 people (City of Toronto, Planning Division Toronto Employment Survey 1997-2007).

The Liberty Village Business Park has been able to attract and retain many high profile companies including: Tucows Inc., an internet services company; 9 Storey Entertainment,

an animation production and distribution company an Moveable Type, an internet communications firm.

Stable employment, a high level of knowledge based and new media business activity all indicate that the Liberty Village Business Park is a unique and important employment area.

Suitability of the Site and Surrounding Area

The subject property is suitable for the development of employment uses due to an excellent transportation infrastructure, a significant nearby workforce and a new municipal property tax incentive program designed to encourage the rehabilitation of buildings for targeted employment uses.

Places to Grow Act - Growth Plan for the Greater Golden Horseshoe

Toronto must protect the existing employment land supply to achieve the employment forecasts in Places to Grow. To provide certainty in land use, the vacant and occupied supply of land in Employment Districts must be protected.

Official Plan

Economic Development & Culture supports the current objectives of the Garrison Common North Secondary Plan which includes the following:

Land use policies that allow the creation, continuation and expansion of industrial uses compatible with neighbouring residential uses will be established to support existing jobs and improve employment opportunities.

Precedent

Precedent is an important consideration when reviewing development applications. Approval of one application makes it difficult to refuse subsequent applications where the circumstances are similar.

Conclusion

EDC is opposed to the above noted Official Plan Amendment application for mixed use for the following reasons:

- The Liberty Village Business Park is a functional, unique and important area. It contains one of the more successful business parks in the City of Toronto and generates a positive economic impact;
- The property is suitable for commercial/industrial development;
- There is a need to protect the supply of Employment Land;

- EDC supports the objectives of the current Secondary Plan; and
- Approval of this application may set a precedent for similar type applications thereby creating land use uncertainty.

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SIGNATURE

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