

**City-Initiated Sherway Area Study – Supplementary Report**

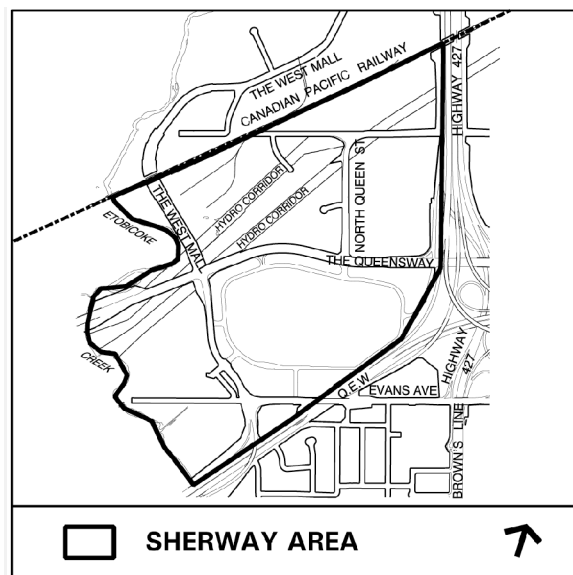
<b>Date:</b>	October 28, 2013
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	13 222659 WET 05 OZ

**SUMMARY**

At its meeting of October 17, 2013 Etobicoke York Community Council approved the recommendations of a staff report dated August 23, 2013 to undertake a review and update of the existing planning policy framework for the Sherway Area. In addition, Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District, to report to the November 19, 2013 meeting of the Community Council with a preliminary terms of reference for this study.

This report responds to the request of Etobicoke York Community Council and provides a preliminary terms of reference for the Sherway Area Study. This area is bounded by a CP rail corridor to the north, Highway 427 to the east, the Queen Elizabeth Way (QEW) to the south and the Etobicoke Creek to the west.

The Sherway Area Study provides an opportunity to revisit the existing planning policy framework enabling the City to update the Site and Area Specific Policies, Urban Design Guidelines, proposed road network and block plan, and identify any streetscape improvements or other requirements to support a complete



community as envisioned by the Official Plan.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that Council:**

1. Endorse the preliminary terms of reference, included as Attachment 2 to this report, as the basis for preparing and issuing a formal terms of reference for the City-initiated Sherway Area Study.

### **Financial Impact**

The August 23, 2013 staff report indicated that funds from City Planning's 2013 Operating Budget, estimated at \$35,000, would be used for the first phase of the study, which was to be initially comprised of a community engagement process. As these funds were only available until the end of 2013 the funding for the entire study will be allocated from City Planning's 2014 Requested Capital Budget, estimated to be approximately \$350,000.

## **DECISION HISTORY**

Etobicoke York Community Council at its meeting of September 10, 2013 deferred a staff report (dated August 23, 2013) seeking direction to undertake a review and update of the planning policy framework for the Sherway Area to its October 17, 2013 meeting. A copy of the report can be found at the following link:

<http://www.toronto.ca/legdocs/mmis/2013/ey/bgrd/backgroundfile-62222.pdf>

At its meeting of October 17, 2013, the Etobicoke York Community Council approved the recommendations of the August 23, 2013 staff report and also requested the Director, Community Planning, Etobicoke York District, to report to the November 19, 2013 meeting of the Community Council, with a preliminary terms of reference for this study. A copy of the decision document can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY28.4>

## **SSUE BACKGROUND**

The Sherway Area is subject to a number of Site and Area Specific Policies (SASP 12, 13, 19 and 20) in the Official Plan that require a comprehensive transportation review to be conducted once permitted retail and office development capacity has been reached. Currently retail and residential development is at or nearing the maximum development levels as set out in SASP 13 and 19. In addition, development applications on two properties north of The Queensway have been submitted to permit new residential uses at 1750 The Queensway and new retail uses at 170 North Queen Street. As these applications are subject to Site and Area Specific Policies 19 and 20, it is appropriate to

initiate a comprehensive review of the planning framework for the larger area to respond to changing development demands.

Preliminary Reports on the applications for 1750 The Queensway and 170 North Queen Street are targeted for the first quarter of 2014.

## **PROPOSED STUDY**

As outlined in the August 23, 2013 staff report, the Sherway Area Study would provide an opportunity to revisit the existing planning policy framework enabling the City to update the vision, goals, objectives and priorities for the area.

The study would respect the current land use designations but would re-examine the Site and Area Specific Policies contained in the Official Plan pertaining to density, the mix and range of uses, transportation improvements, urban design, servicing and community infrastructure requirements. The objective of the study is to conduct a comprehensive analysis of the area that would result in an updated planning policy framework to guide future development in the context of the City's vision and goals for complete communities as envisioned by the Official Plan.

The preliminary terms of reference for the study, including anticipated timelines and deliverables, are presented in Attachment 2.

## **CONCLUSION**

Given the development pressure within the study area there is a need to update the planning policy framework in the context of the City's vision and goals for development as envisioned by the Official Plan.

## **CONTACT**

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## **SIGNATURE**

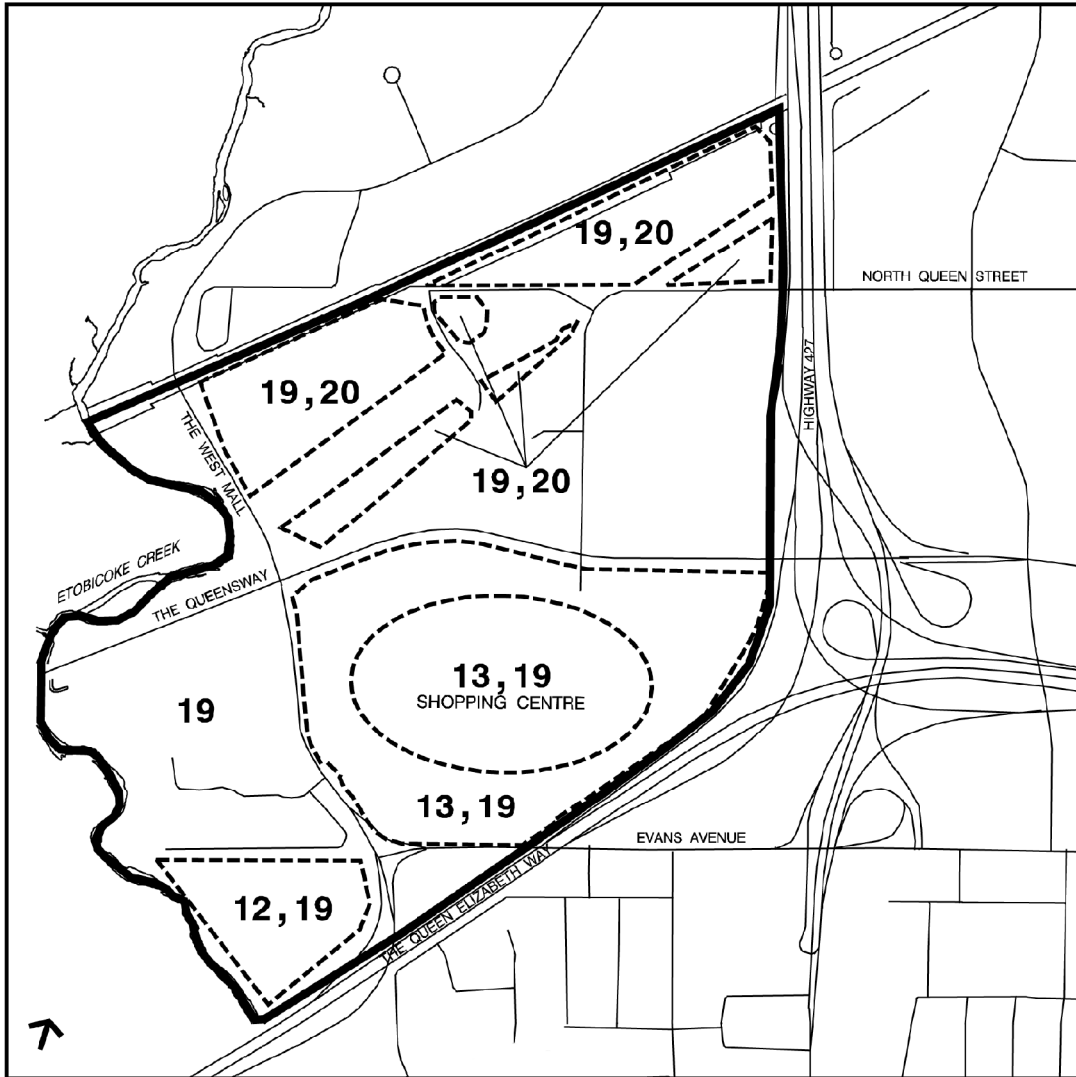
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Neil Cresswell, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Official Plan Site and Area Specific Policy Areas 12, 13, 19 and 20  
Attachment 2: Preliminary Terms of Reference for the Sherway Area Study

**Attachment 1: Official Plan Site and Area Specific Policy Areas 12, 13, 19 and 20**



**Site and Area Specific Policy Areas 12, 13, 19 and 20**

**Sherway Area Study**

Not to Scale  
08/20/13



Study Area

Site and Area Specific Policy Areas

File # 13 222659 WET 05 02

## **Attachment 2**

### **Preliminary Terms of Reference for the Sherway Area Study**

#### Purpose

The purpose of the study is to re-examine the existing planning policy framework for the area and to update, where required, the Site and Area Specific Policies, Urban Design Guidelines, preferred road network and block plan, and identify any streetscape improvements, servicing or other requirements to support a complete community as envisioned by the Official Plan.

#### Study Area

The Sherway Area Study is comprised of the lands subject to Site and Area Specific Policies (SASP) 12, 13, 19 and 20 in the Official Plan. The study area is bounded by the Canadian Pacific rail corridor to the north, Highway 427 to the east, the Queen Elizabeth Way (QEW) to the south and the Etobicoke Creek to the west, with the exception that the study area for the required transportation analysis will be extended along North Queen Street, The Queensway and Evans Avenue to The East Mall.

The Official Plan designates the majority of the lands within SASP 12, 13, 19 and 20 as *Mixed Use Areas* in addition to *Employment Areas*, *Institutional Areas* and *Natural Areas* on Map 15 – Land Use Plan. The Official Plan also identifies the lands along The Queensway as an *Avenue* and the lands north of The Queensway as an *Employment District* on Map 2 – Urban Structure.

#### Policy Context

Site and Area Specific policies (SASP 12, 13, 19 and 20) set out the following key policy directions:

- Limit the amount of pre/post subway office, retail and residential development.
- Require a new public network of local streets to divide the area into a more urban pattern of streets and blocks.
- Require a comprehensive transportation study once retail and office development limits are reached.
- Require community services and facilities to support residential uses.
- Restrict industrial uses to enclosed buildings or to uses with limited outdoor storage having no noxious odour, dust, smoke, noise or vibration impacts.
- Provide for large scale, stand alone retail uses north of The Queensway.

Retail and residential development in the Sherway Area is at or nearing maximum development limits of the existing policy framework (SASP 13 and 19). A comprehensive transportation review is required to consider additional development permissions. As well, development applications have been submitted for residential and

additional retail uses on lands north of The Queensway. Rather than address these matters separately, a comprehensive planning study of the area is proposed.

### Study Overview

The study would be led by an external consulting team managed by City Planning staff. The consultant team would be required to have expertise in land use planning, urban design, transportation planning, community services and facilities, public engagement and servicing infrastructure.

### Community Engagement

Each phase of the study would include formal and informal opportunities for ongoing community engagement and input into the study. This could include one-on-one meetings, workshops, open houses, surveys, advisory committees, social media and other techniques to engage and inform members of the broader community. As well, it is expected that a landowners working group, including the owners of 1750 The Queensway and 170 North Queen Street, would be established to maintain ongoing communication and feedback from landowners within the study area.

### Study Phases

The proposed study would be undertaken in four phases. The scope of work for each phase of the study is broadly summarized below.

Phase One: Community Engagement, Identification of Opportunities, Constraints and Development Options

- Analysis of existing conditions.
- Development of key principles to guide the study process.
- Formulation of development options and/or vision for the area.
- Initiation of community consultation.

Phase Two: Comprehensive Testing and Evaluation of Development Options

- Testing and evaluating of development options.
- Evaluation of street network and municipal servicing alternatives.
- Community services and facilities analysis.
- Parks and open space analysis.
- Built form modelling.

Phase Three: Preferred Development Option and Draft Implementation Work

- Identification and refinement of a preferred development option for the area.

- Draft Transportation Master Plan, including preferred street network.
- Development of draft policy direction to support and implement the preferred option including updated Urban Design Guidelines and a Streetscape/Public Realm Master Plan.
- Identification of any specific servicing, infrastructure or community amenities to be in place prior to the realization of the preferred development option.

#### Phase Four: Final Study Report and Recommended Planning Framework

- The finalization of the preferred development approach for the study area and the key planning and policy documents to implement the preferred development option including any appropriate zoning, urban design guidelines and streetscape/public realm improvements.

#### Study Deliverables

Key deliverables expected from the consultant team undertaking the study are as follows:

- A final report with a recommended updated vision and planning framework for the study area that includes any required amendments to the Site and Area Specific Policies in the Official Plan and/or the Zoning By-law.
- Transportation Master Plan that identifies the public street system, and improved public transit, cycling and pedestrian connections.
- The identification of any servicing improvements required to achieve the vision and support the recommended planning framework.
- The identification of parks, open spaces, community facilities and other infrastructure (i.e. municipal servicing, etc.) required to achieve the vision and support the recommended planning framework.
- Updated Urban Design Guidelines.
- A Streetscape/Public Realm Master Plan.
- Identification of key development standards to form the basis of implementing zoning.

#### Estimated Timelines

Planning staff propose to initiate the study during the first quarter of 2014. It is estimated the study would be completed within 18 months, or the third quarter of 2015.

A Final Staff Report would then be presented to Etobicoke York Community Council with a recommended updated planning policy framework for the study area which would include a Transportation Master Plan, Urban Design Guidelines and Streetscape/Public Realm Plan.