

6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue - Official Plan Amendment - Supplementary Report

Date:	January 26, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	13 278533 WET 11 OZ

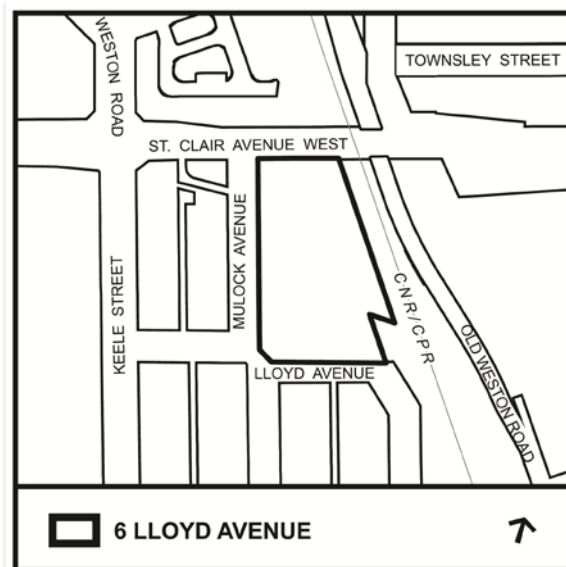
SUMMARY

At its meeting of January 13, 2015 Etobicoke York Community Council deferred consideration of the report from the Director, Community Planning, Etobicoke York District (Item EY3.4), to a statutory public meeting to be held on February 18, 2015 and directed the Chief Planner and Executive Director, City Planning Division, to bring forward for consideration at the statutory public meeting the draft Official Plan Amendment submitted with the application.

A copy of the applicant's draft Official Plan Amendment is included as Attachment 1 to this report.

As outlined in the January 8, 2015 report from the Director, Community Planning, Etobicoke York District, staff recommended refusal of the application and draft Official Plan Amendment for the following reasons:

- a. The proposal conflicts with the Growth Plan for the Greater Golden Horseshoe and is inconsistent with the Provincial Policy Statement. No information was submitted to demonstrate that the land is not



required for employment purposes over the long term or that there is a need to convert a portion of the site to non-employment uses. As well, no information was provided to indicate how the proposed redesignation, to allow for residential uses, would not negatively impact the overall viability of the existing industries in the surrounding area.

- b. The proposal does not conform to the City's Official Plan as it relates to Employment Areas. The site is located in a stable employment area that continues to experience demand for employment space. It is staff's opinion that the lands be retained for employment uses and there is no need for the requested conversion to meet the City's population forecasts as provided by the Growth Plan.
- c. The proposal does not conform to Council adopted OPA No. 231 and SASP 447 which sets out a new planning framework for the site and addresses land use compatibility issues. Despite Council's adoption of OPA No. 231 that allows for the redesignation of a portion of the site to *Mixed Use Areas* and the introduction of residential uses subject to conditions, this application seeks broader land use policies through the elimination of all site-specific restrictions as they relate to residential uses. Specifically, it eliminates the restrictions on maximum residential building heights and minimum residential building setbacks from the adjacent rail corridor included in SASP 447 to minimize adverse impacts from nearby industrial uses and the rail corridor.
- d. The proposal does not include a strategy to address land uses capability issues that are known to exist in the area due to the proximity of the adjacent rail corridor and existing employment uses. This could result in a potential future residential development that would require mitigation measures that may not contribute to an appropriate or safe living environment as demonstrated by the conceptual development submitted in support of the subject application.
- e. While the submitted development concept does not form part of the amendment to the Official Plan being requested, it does provide information regarding how the proposed land use changes may relate to a potential future development and be accommodated on the site. As currently proposed, the conceptual development proposal does not conform to the Official Plan, is inconsistent with Council-approved guidelines for Tall Buildings and fails to address compatibility issues with adjoining land uses and as a result would not provide for an appropriate living environment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application for Official Plan Amendment at 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock

Avenue as outlined in the January 8, 2015 report from the Director, Community Planning, Etobicoke York District.

DECISION HISTORY

At its meeting of January 13, 2015 Etobicoke York Community Council:

1. Directed that a statutory public meeting to consider the application for an Official Plan Amendment for 6 Lloyd Avenue be scheduled for the Etobicoke York Community Council meeting on February 18, 2015.
2. Directed the City Clerk to provide notice of the statutory public meeting in accordance with the requirements of the *Planning Act*.
3. Requested the Chief Planner and Executive Director, City Planning Division, to bring forward for consideration at the statutory public meeting the draft Official Plan Amendment submitted with the application.
4. Deferred consideration of the report (January 8, 2015) from the Director, Community Planning, Etobicoke York District, to the statutory public meeting on February 18, 2015.

A copy of the January 8, 2015 report and decision history can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EY3.4>

COMMENTS

As directed by Etobicoke York Community Council, the applicant's draft Official Plan Amendment has been provided for its consideration and is included as Attachment 1 to this report.

CONTACT

Luisa Galli, Senior Planner, MCIP, RPP

Tel. No: (416) 394-6007

E-mail: lgalli@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2014, as
6 Lloyd Ave and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock
Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 301 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 301 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS
6 LLOYD AVENUE AND 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 AND 161
MULOCK AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, is amended by re-designating the northern two-thirds of the lands known municipally as 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue from *Employment Areas* to *Mixed Use Areas*. The southern one-third of the lands are to remain designated *Employment Areas* as shown on the attached Schedule 1.

Schedule 1



2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 487 for the lands known municipally as 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue, as follows:

487. 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue

- a. Require that a minimum of 4,000 square metres of commercial and/or office space be constructed on the southerly one third of the lands municipally known as 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue and that this development occur:
 - i. prior to or concurrently with, any residential development on the remainder of the lands;
 - ii. along at least 50% of the Lloyd Avenue frontage;
 - iii. at a minimum height of 10m; and
 - iv. permitted uses on the southerly one third of the lands include arts school, creative arts studio, art gallery, theatre, office, retail outlet, farmer's market, museum and restaurant/cafe.
- b. Secure the 4,000 square metres of commercial and/or office space to be constructed on the southerly one third of the lands municipally known as 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue by way of a Section 37 Agreement and/or Plan of Subdivision, or any other means determined by the City.
- c. Permit residential uses subject to a Holding ("H") symbol on the northerly two thirds of the lands municipally known as 6 Lloyd Avenue and 195, 181, 179, 177, 175, 171, 169, 167, 165, 163 and 161 Mulock Avenue in order to provide for built form that is appropriate and compatible with adjacent properties as well as to provide an appropriate separation from the rail corridor. The specific heights, density and other built form standards shall be set out in the implementing zoning framework. The Holding symbol shall apply only to the northerly two thirds of the land.
- d. Enactment of a Zoning By-law that incorporates a Holding ("H") symbol defining and incorporating the conditions that must be satisfied prior to the removal of the Holding ("H") symbol.

