

Allen District Precinct Plan – Supplementary Report

Date:	March 24, 2015
To:	North York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Wards 9 and 10 – York Centre
Reference Number:	File No. 14 228611 NNY 10 TM

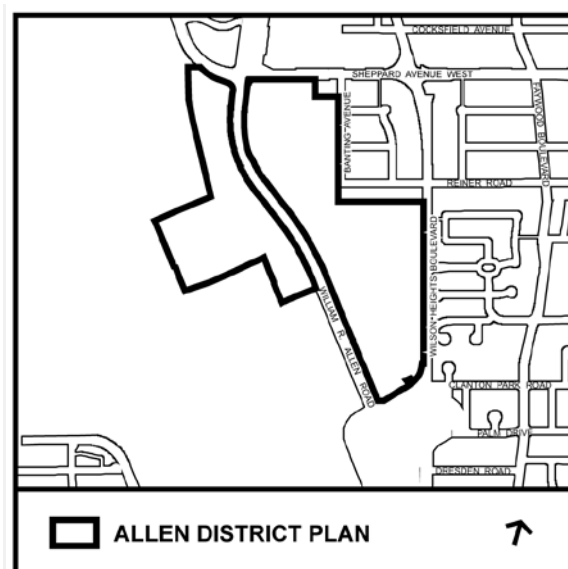
SUMMARY

The purpose of this report is to provide additional information relating to the Preliminary Report for the Allen District Plan (dated December 14, 2014). While the Downsview Area Secondary Plan states it is necessary to comprehensively review the Allen District as a whole, Planning staff are prepared to consider a phased implementation, enabling the two individual landowners on either side of William R. Allen Road to develop their lands at different times.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Preliminary Report dated December 14, 2014, be adopted and a further recommendation be added as follows:
 4. That the Director of Community Planning, North York District, be directed to include in the Final Report, a phasing strategy for the implementation of the Allen District, to provide that upon completion of the 2015 Allen District Precinct Plan, only the east side of William R. Allen Road can proceed to be developed and that the west side of William R. Allen Road will require further Precinct Plan approvals.



DECISION HISTORY

On August 17, 2011 the Ontario Municipal Board approved the updated Downsview Area Secondary Plan and related amendments to the City's Official Plan. The Secondary Plan can be found at: <http://www.omb.gov.on.ca/e-decisions/pl110098-Aug-17-2011.pdf>

The Preliminary Report for the Allen District Plan was presented to North York Community Council at their meetings of January 13, 2015 and February 18, 2015. The report recommends that staff continue to review the Allen District Plan. On both occasions, North York Community Council voted to defer consideration of the report to its next meeting.

ISSUE BACKGROUND

The Downsview Area Secondary Plan requires the completion of a District Plan to the satisfaction of the City prior to any development proceeding in a District. The purpose of the District Plan is to set out a finer grain level of detail for the development of the area. The District Plan is where streets and blocks are laid out with detailed information on land use, built form, massing and treatment of the public realm.

Section 7.1 of the Downsview Area Secondary Plan states that District Plans are intended to provide a context for coordinated development. The Districts and their boundaries have been explicitly outlined and discussed throughout the Secondary Plan. However, the lands within the Allen District are physically divided in two parts by William R. Allen Road. The two sides have two separate owners. The lands on the west side of the highway are owned by Canada Lands Company while the lands on the east side are owned by Build Toronto. Build Toronto is moving forward with developing their lands, but a District Plan must be established first. The lands owned by Canada Land Company will ultimately also develop, but not at this time.

COMMENTS

The west and east sides of the Allen District must be considered comprehensively as one District to address issues of connectivity. Section 2.2.1(f) of the Downsview Area Secondary Plan describes the Allen District as having at-grade street connections across Allen Road to connect and link the west and east sides of the District. Furthermore, Section 3.5 of the Secondary Plan contains policies relating to affordable housing that must be calculated and achieved on a District basis and will not be based on the size of individual development parcels. However, a phased implementation, within a comprehensive review, will enable the two sides to develop at different times, while still achieving the overall vision for the Allen District and the objectives of the Downsview Area Secondary Plan.

CONCLUSION

This report recommends that the Preliminary Report dated December 14, 2014 be adopted and a further recommendation be added that directs the Director of Community Planning, North York District, to include in the Final Report, a phasing strategy for the implementation of the Allen District, to provide that upon completion of the 2015 Allen District Precinct Plan, only the east side of William R. Allen Road can proceed to be developed and that the west side of William R. Allen Road will require further Precinct Plan approvals.

CONTACT

Doug Stiles, Planner

Tel. No. 416-395-7145

Fax No. 416-395-7155

E-mail: dstiles@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, North York District