



**STAFF REPORT
ACTION REQUIRED**

**Dufferin-Wilson Regeneration Area Study – City Initiated
Official Plan Amendment – Supplementary Report**

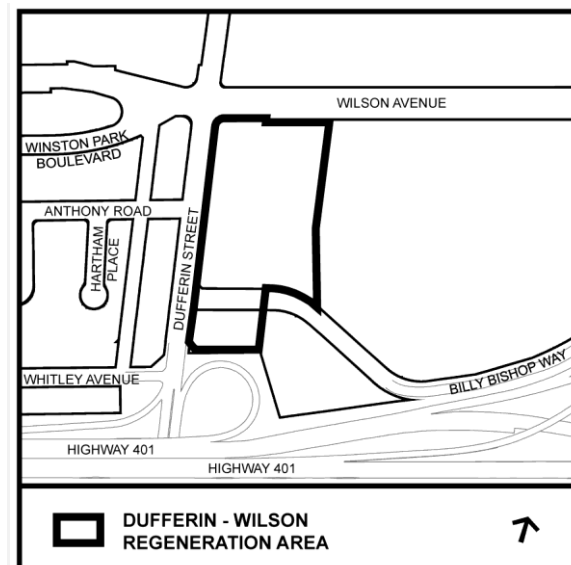
Date:	May 24, 2017
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 9 – York Centre
Reference Number:	14 101834 NPS 00 OZ

SUMMARY

At its meeting of April 5th, 2017 a final report was tabled at the Planning and Growth Management Committee and recommended that the draft planning framework be circulated for the public’s consideration and comment. In April 2017, Planning staff circulated notice to affected landowners to provide their input on the recommended planning framework (Official Plan Amendment 362) for the Dufferin-Wilson Regeneration Area Study no later than May 8th, 2017.

After considering and evaluating the additional comments raised by affected landowners, two amendments are proposed to the draft Official Plan Amendment (OPA) 362, found in Attachment 1 in the Planning Staff report dated May 9th, 2017. These amendments are intended to add further clarity to two proposed policies dealing with Section 4: Public Realm and Section 5: Movement.

Planning Staff are recommending that the draft OPA 362 be adopted by City Council, subject to two amendments proposed in this report.



RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council amend Section 4.d) of the Official Plan Amendment 362, found in Attachment 1 in the report dated (May 9th, 2017), to read:

"4. PUBLIC REALM

Streetscape, Greenway and Landscaping

- d) New development proposing residential and/or sensitive land uses within the Dufferin-Wilson Area, that shares a boundary with existing and/or permitted commercial or other employment uses, will provide enhanced landscaping, screening, lighting and noise attenuation/mitigation, where appropriate, to provide for safer movement along these edges and reduce conflicts with service areas.
2. City Council amend Section 5.k) of the Official Plan Amendment 362, found in Attachment 1 in the report dated (May 9th, 2017), to read:

"5. MOVEMENT

Pedestrians, Cyclists and Transit

- k) The public street, parks and open space network will be designed to provide pedestrians and cyclists with direct, accessible, safe, and convenient connections to the transit system and other key destinations.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of April 5th, 2017, Planning and Growth Management Committee considered a Directions Report dated March 8, 2017 from the Chief Planner and Executive Director, City Planning . This report presented the results of the Dufferin-Wilson Regeneration Area Study. The report included a draft Official Plan Amendment which would re-designate all the lands from *Regeneration Areas* to other land use designations. Lands east of Dufferin Street, south of Wilson Avenue and north of Billy Bishop Way would be re-designated as *Mixed Use Areas* while the lands south of Billy Bishop Way, east of Dufferin Street and just north of Highway 401 would be re-designated to *Employment Areas (General)*. The Directions Report included detailed information about the study area and surrounding community, the relevant policy

framework, the study process, consultation process and the draft Official Plan Amendment.

Planning and Growth Management Committee, at its April 5th, 2017 meeting, directed the Chief Planner and Executive Director, City Planning to distribute the draft Official Plan amendment to the public and that it be considered at a statutory public meeting on May 31, 2017. This decision history can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG19.3>

COMMENTS

The Final Report dated May 9th, 2017 from the Chief Planner and Executive Director, City Planning, to the Planning and Growth Management Committee, summarized the issues and concerns that were raised in writing by solicitors representing the landowners and tenant (FLWD Inc. and Costco Ltd.) of the power centre to the east of the Dufferin-Wilson Study Area. Comments were also received by the solicitor of an owner of lands within the Study Area (Dymon Investments Limited - 3621 Dufferin Street). Issues raised by FLWD Inc., Costco Ltd., and Dymon, included, among other matters:

- Objections to prohibiting self-storage use within the proposed *Mixed Use Areas*;
- Refining the policies related to residential and other sensitive land uses in the *Mixed Use Areas* to protect adjacent and nearby *Employment Areas*; and
- Pedestrian safety concerns with the introduction of an east-west pedestrian link to the power centre to the east of the Dufferin-Wilson Study Area.

The May 9th, 2017 report by the Chief Planner and Executive Director noted that some written correspondence was received as late as May 8th, 2017 and an initial review of the comments indicated that no further revisions were required to the proposed OPA aside from those stylistic and other amendments that had been indicated in the report.

However, some of the comments with regards to requested refinements to the language of the proposed OPA to protect adjacent and nearby *Employment Areas* required further internal consultation, particularly with Legal Services staff. The report recommended that, should further refinements to the proposed OPA be required, staff would prepare a supplementary report to PGM and/or City Council.

After further considering and evaluating the comments raised by affected landowners, two revisions are proposed to the draft Official Plan Amendment (OPA) 362, found in Attachment 1 in the Planning Staff report dated May 9th, 2017. These amendments are intended to add further clarity to Section 4d: 'Public Realm – Streetscape, Greenway and Landscaping' and, Section 5k: 'Movement – Pedestrians, Cyclists and Transit'. The amendments are as follows:

4. PUBLIC REALM

Streetscape, Greenway and Landscaping

- d) On the boundaries of properties that contain sensitive uses and commercial areas, new development will provide enhanced landscaping, screening, lighting and noise attenuation/mitigation, where appropriate, to provide for safer movement along these edges and reduce conflicts with the service areas of commercial uses.

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- d) New development proposing residential and/or sensitive land uses within the Dufferin-Wilson Area, that share a boundary with existing and/or permitted commercial or other employment uses, will provide enhanced landscaping, screening, lighting and noise attenuation/mitigation, where appropriate, to provide for safer movement along these edges and reduce conflicts with service areas.

And;

5. MOVEMENT

Pedestrians, Cyclists and Transit

- k) The public street, parks and open space network will be designed to provide pedestrians and cyclists with direct, convenient and attractive connections to the transit system and other key destinations.

to

- k) The public street, parks and open space network will be designed to provide pedestrians and cyclists with direct, accessible, safe, and convenient connections to the transit system and other local destinations.

The amendments to Section 4d: 'Public Realm – Streetscape, Greenway and Landscaping' and Section 5k: 'Movement – Pedestrians, Cyclists and Transit' are intended to add further clarity respecting safe and accessible movement between areas with new development proposing residential and/or sensitive land uses and other employment uses, reducing conflicts in service areas, and promoting direct, accessible, safe and convenient connections for pedestrians and cyclists including between the proposed *Mixed Use Area* and adjacent power centre to the east.

The other comments and requested revisions to the proposed OPA raised by FLWD Inc., Costco Ltd., and Dymon are matters to be addressed through the Ontario Municipal Board hearings for OPA 231 and *Employment Areas*, the appeal to the Interim Control By-law No. 63-2017 for the Dufferin-Wilson Area, or are not appropriate in the opinion of Planning Staff.

CONCLUSION

Further to the recommendations in the Directions Report dated May 9th, 2017 from the Chief Planner and Executive Director, City Planning to the Planning and Growth Management Committee, City Planning staff are of the opinion the recommended amendments to draft Official Plan Amendment (OPA) 362, Section 4d: 'Public Realm – Streetscape, Greenway and Landscaping' and, Section 5k: 'Movement – Pedestrians, Cyclists and Transit', described in this report, are appropriate and add further clarity to the policies.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: April 25, 2017 letter from McCarthy Tetrault LLP

Attachment 2: May 8, 2017 letter from Wood Bull LLP