

30 Ordnance Street – Official Plan Amendment – Final Report

Date:	April 29, 2010
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	Pg10031

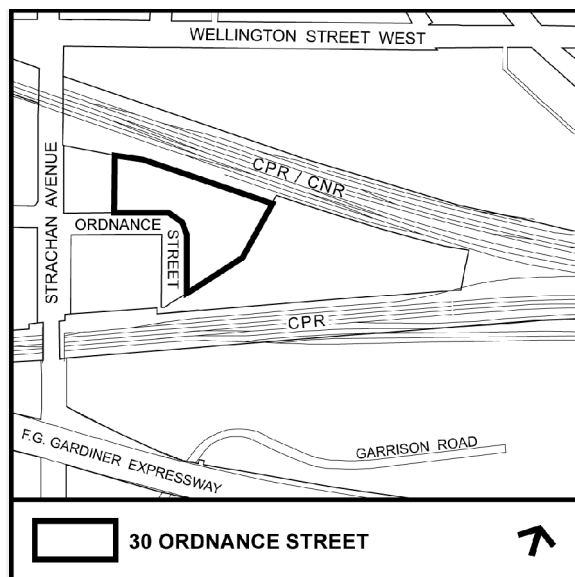
PURPOSE

This report responds to the April 21, 2010 direction by the Planning and Growth Management Committee that the Chief Planner prepare an Official Plan Amendment for the Garrison Common North Secondary Plan to add residential permissions and encourage a total non-residential gross floor area of 24,000 square feet (2,230 square metres) to be developed for 30 Ordnance Street.

RECOMMENDATIONS

In the event that City Council decides to amend the Official Plan to permit a mix of land uses, including residential uses, on the lands municipally known as 30 Ordnance Street, City Council may:

1. Amend the Official Plan for the City of Toronto substantially in accordance with the draft Official Plan Amendment attached as attachment No.1; and



2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

BACKGROUND

On April 21, 2010, the Planning and Growth Management Committee considered a Refusal Report prepared by Planning staff regarding an Official Plan Amendment application to permit the conversion of employment lands to a mix of uses, including residential uses, on lands known as 11, 25 and 30 Ordnance Street and 45 Strachan Avenue (Item PG 37.9). This report reviewed and recommended refusal of the application. The refusal recommendation was based on the fact that the application represented a conversion of employment lands and did not conform to the Province's Growth Plan and the Toronto Official Plan and was not consistent with the Provincial Policy Statement. Approval of the application, without first undertaking a municipal comprehensive review, would be contrary to the interests of the Provincial Policy Statement and the Growth Plan.

Planning and Growth Management Committee has directed that the Chief Planner and Executive Director, for the May 19, 2010 Planning and Growth Management Committee meeting, prepare an Official Plan Amendment to the Garrison Common North Secondary Plan for lands at 30 Ordnance Street to:

- Add residential permissions to 30 Ordnance Street.
- Encourage a total non-residential gross floor area of 24,000 square feet (2,230 square metres) to be developed on the site prior to or concurrent with any residential use.
- Ensure that the non-residential gross floor area of 24,000 square feet (2,230 square metres) supports the Employment Areas policies.
- Encourage linkages to the proposed Fort York Pedestrian and Cycle Bridge from the Ordnance Street triangle.

COMMENTS

Planning staff have prepared an Official Plan Amendment to the Garrison Common North Secondary Plan respecting the lands at 30 Ordnance Street. A draft of the Official Plan Amendment is appended as Attachment 1 to this report.

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SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning Division

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Draft Official Plan Amendment as Submitted By the Applicant

CITY OF TORONTO

BY-LAW No. XXX-2010

To adopt Amendment No. 125 of the Official Plan, being an amendment to the provisions of the Official Plan, Chapter 6, Section 14, the Garrison Common North Secondary Plan.

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

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. Amendment No. 125 to the Official Plan, consisting of the attached text and map designated as Schedule “A”, is hereby adopted.

ENACTED AND PASSED this ____ day of _____, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

AMENDMENT NO. 125 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO GARRISON COMMON NORTH SECONDARY PLAN

The following text and map constitutes Amendment No. 125 to the City of Toronto Official Plan, being an amendment to the provisions of Chapter 6, Section 14, Garrison Common North Secondary Plan.

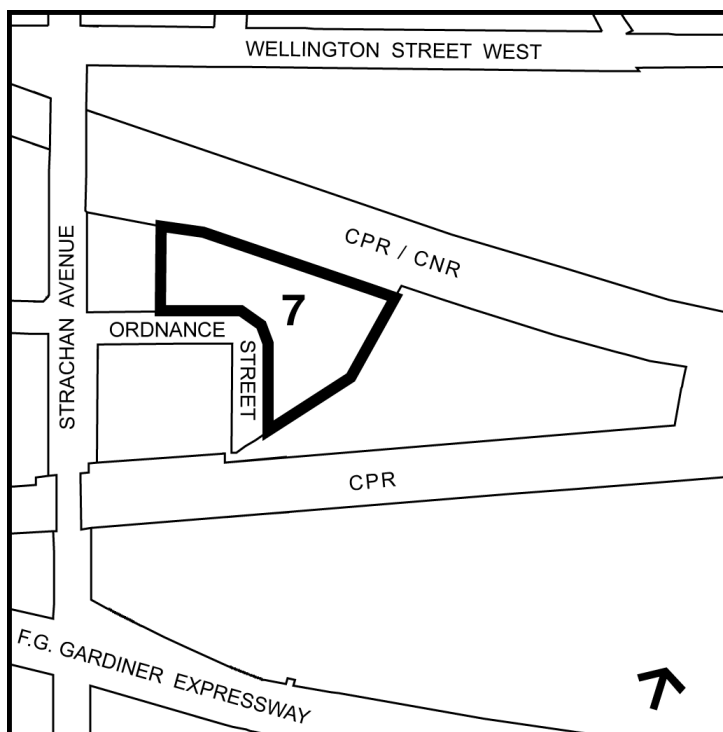
OFFICIAL PLAN AMENDMENT

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

1. Chapter 6, Section 14 (Garrison Common North Secondary Plan) is amended by adding the following to Section 10, Site and Area Specific Policies:

"7. Area 7

30 Ordnance Street



On the lands shown as 7 on Map 14-1 residential uses are permitted. The following policies also apply to the lands:

- a) a total non-residential gross floor area of 2,230 square metres is encouraged to be developed on the lands prior to or concurrent with any residential use;
 - b) the non-residential gross floor area of 2,230 square metres will support the *Employment Areas* policies; and
 - c) linkages to the proposed Fort York Pedestrian and Cycle Bridge from the Ordnance Street triangle will be encouraged.
2. Map 14-1, Site and Area Specific Policies, is amended to show Site and Area Specific Policy Area Number 7, as shown on the above map.