

4-20 Grange Rd – Official Plan and Zoning By-law Amendment Applications – Final Report

Date:	December 8, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	05 101910 STE 20 OZ

SUMMARY

This application was made before March 1, 2005 and is therefore not subject to the Provincial Policy Statement that came into force in 2006.

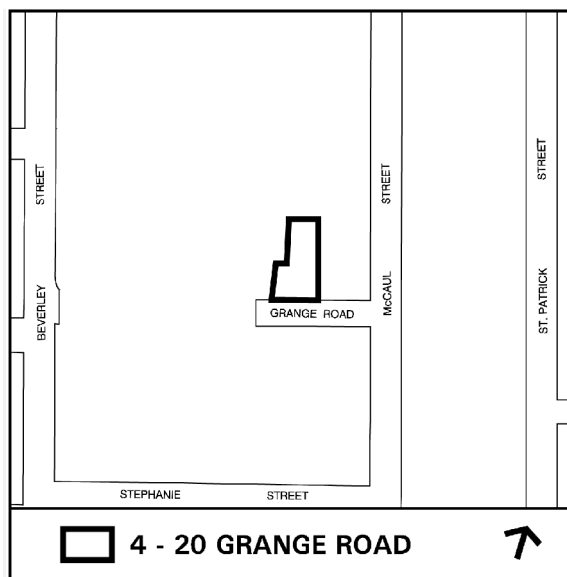
These lands are located adjacent to Grange Park. Both Grange Park and these lands are owned by the Art Gallery of Ontario (AGO). Grange Park is leased to the City of Toronto in perpetuity under the terms of a 1911 will. This application proposes that 20 Grange Road be re-designated Parks under the Official Plan and re-zoned OR (x70) under the new Zoning By-law 1156-2010 to fully integrate the site into Grange Park. It will also be rezoned G under By-law 438-86.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands 4-20 Grange Road substantially in accordance with the draft Official Plan Amendment attached as Attachment 4 to the report dated December 8, 2010, from the Director, Community Planning, Toronto and East York District.



2. City Council amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5.
3. City Council amend the new Zoning By-law 1156-2010 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its October 26, 27, 28, 2004 City Council meeting, City Council approved Application 04-108169, an Official Plan and Zoning By-law Amendment application to permit an addition to the existing Art Gallery of Ontario. In order to ensure that the adjacent AGO lands at 20 Grange Road were incorporated into Grange Park, members of the AGO Working Committee requested that the lands be designated and zoned for park use. In response to that request, City Council approved Recommendation 5 of the AGO Final Report dated September 24, 2004 that required the owner to submit such an application prior to the issuance of a building permit. This application was made in response to that recommendation.

ISSUE BACKGROUND

Proposal

To re-designate and re-zone the lands at 20 Grange Road as Parks under the Official Plan, G within By-law 438-86 and OR (x70) under By-law 1156-2010 to permit the integration of the land into the adjacent Grange Park. The lands are currently used as a parking lot.

Site and Surrounding Area

The site is located between Grange Park and the Ontario College of Art and Design. It is currently used by the AGO as a parking lot.

North: Art Gallery of Ontario and the Ontario College of Art and Design

South: University Settlement House

East: Ontario College of Art and Design

West: Grange Park

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives

include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates, on Map 18, the property as *Institutional* which permits the Art Gallery of Ontario and related community uses. Parkland should be designated as *Parks* in order to protect it from development pressures. The abutting park, to which the site will be added, is classified as *Parks* currently.

Zoning

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized, Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former Zoning By-law 438-86 and the new Zoning By-law are in effect for this site.

The provisions of the new Zoning By-law do apply to the site, which zones the site I 2.0 (x88) which permits Institutional uses, which the Q designation under By-law 438-86 also permits. By rezoning the site to allow for only recreational parkland, the site can be incorporated into the revitalization of Grange Park.

Site Plan Control

Site Plan Approval is not required as no structure is contemplated for the site.

Reasons for Application

Currently, the site is designated and zoned Institutional and Q and I 2.0 (x88) respectively. It is intended that it be integrated permanently into the adjacent Grange Park which is designated Parks and zoned OR (x70). To accomplish this integration, therefore, both an Official Plan and Zoning By-law amendment are required.

Community Consultation

A public meeting was held on June 21, 2005. Approximately 10 residents attended the meeting. There was general support for the application.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

CONTACT

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E-mail: gmatthe2@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

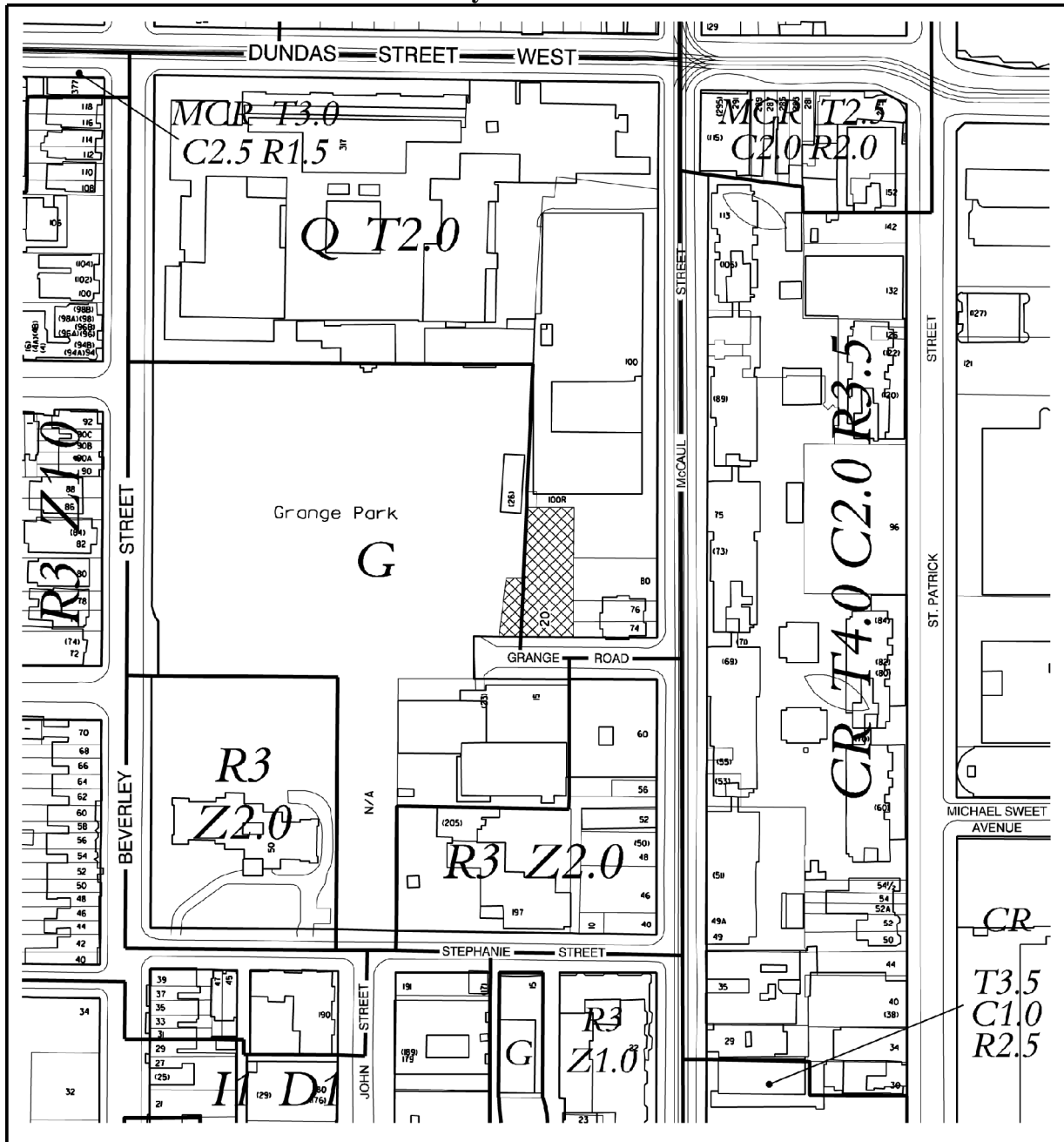
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ATTACHMENTS

Attachment 1: Zoning
Attachment 2: Official Plan
Attachment 3: Application Data Sheet
Attachment 4: Draft Official Plan Amendment
Attachment 5: Draft Zoning By-law 438-86 Amendment
Attachment 6: Draft Zoning By-law 1156-2010 Amendment

Attachment 1: Zoning

By-law 438-86



TORONTO Urban Development Services
Zoning

4 - 20 Grange Road

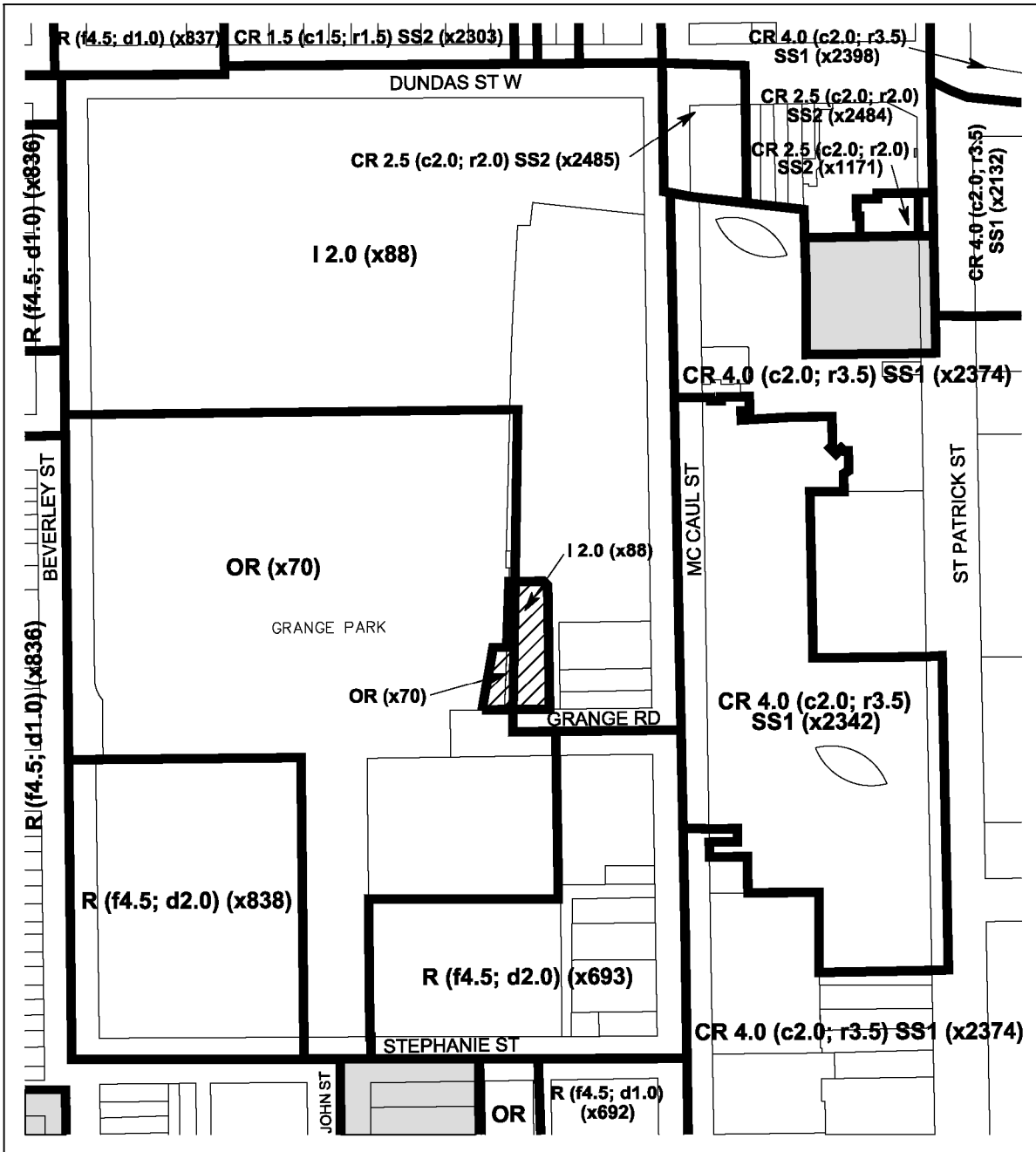
File # 05_101910

- G Parks District
- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District
- I1 Industrial District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 03/04/05 - TA

By-law 1156-2010



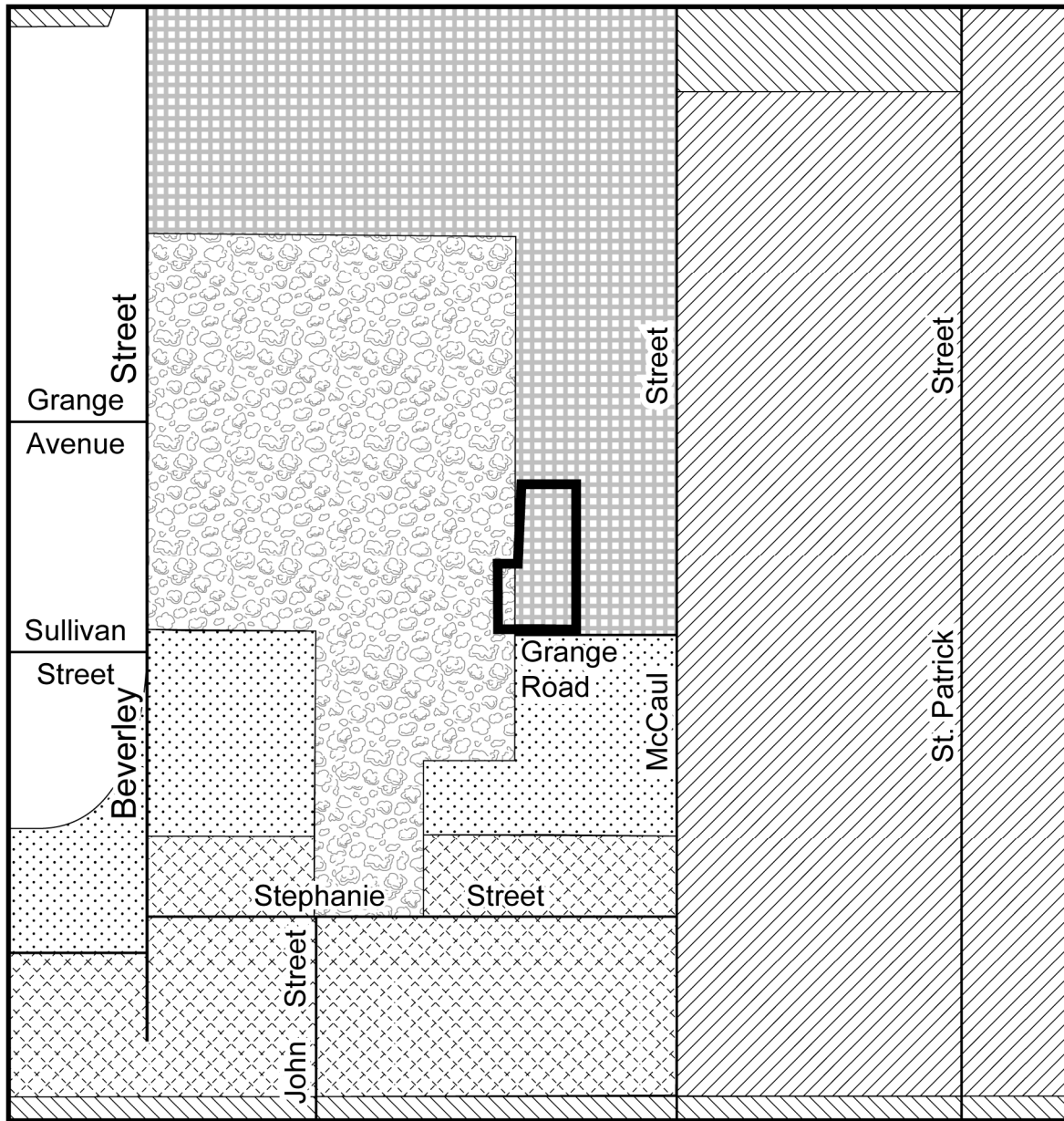
TORONTO City Planning
Zoning

20 Grange Road
File # 05 101910

- Not Part of By-Law 1156-2010
- R Residential
- OR Open Space Recreation
- CR Commercial Residential
- I Institutional General

City of Toronto By-Law 1156-2010
Not to Scale
11/22/10

Attachment 2: Official Plan










TORONTO Urban Development Services

4 - 20 Grange Road

Official Plan

File # 05_101910

- | | |
|--|---|
|  Site |  Medium Density Mixed Commercial - Residential Areas |
|  Low Density Residence Areas |  Institutions |
|  Medium Density Residence Areas |  Mixed Industrial - Residential Areas |
|  Low Density Mixed Commercial - Residential Areas |  Open Space |


 Not to Scale
 03/07/05

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	05 101910 STE 20 OZ
Details	Rezoning, Standard	Application Date:	January 12, 2005

Municipal Address: 20 GRANGE RD, Toronto ON

Location Description: CON 1 FB PARK PT LT13 **GRID S2011

Project Description: Also referred to as 4 Grange Road. Proposed rezoning is to convert existing parking lot into parkland (forming extension of Grange Park). This is as a result of community consultation relating to original OZ and Site plan applications for Art Gallery of Ontario (#04-108169 & 04-108173).

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES INC.			ART GALLERY OF ONTARIO

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision: 714-01
Zoning: Q T2; G; I 2.0 (x88)	Historical Status:
Height Limit (m): 14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	589.5	Height:	Storeys:	0	
Frontage (m):	14.96		Metres:	0	
Depth (m):	42.61				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	0				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Guy Matthew, Planner
	TELEPHONE:	(416) 395-7102

Attachment 4: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 2011

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 2010, as
20 Grange Road**

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. 56 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

ROB FORD,
Mayor

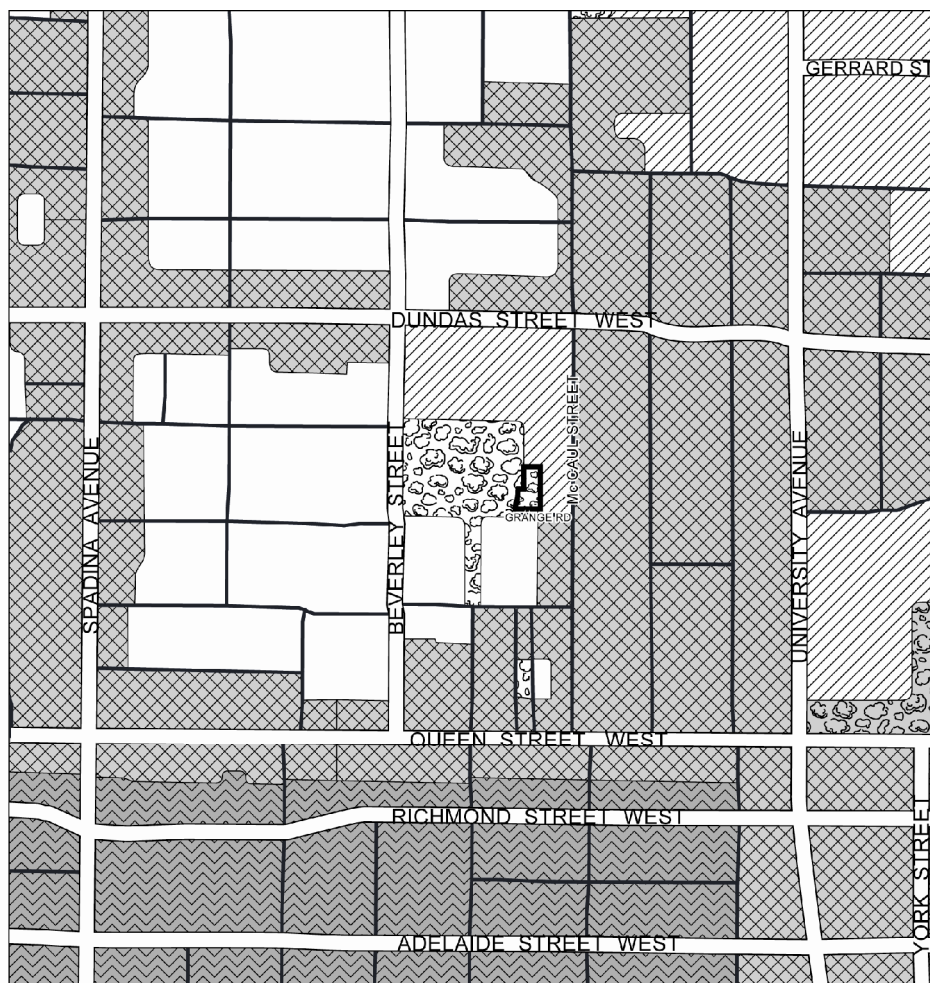
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 56 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2010 AS
20 GRANGE ROAD

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

1. Map 18 is amended to change the Land Use Designation from Institutional Area to Parks as shown on the map below.



TORONTO City Planning

Official Plan Amendment # 56

Revisions to Land Use Map 18 to Redesignate lands from Institutional Areas to Parks

4 - 20 Grange Road

File # 05_101910



↑
Not to Scale
11/26/10

Attachment 5: Draft Zoning By-law 438-86 Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause
No. ~, as adopted by City of Toronto Council on ~, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No.~

BY-LAW No. ~ 2011

**To amend ~Zoning By-law No. 438-86, as amended,
With respect to the lands municipally known as,
No. 20 Grange Road**

WHEREAS authority is given to Council by Section 34 of 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:

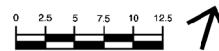
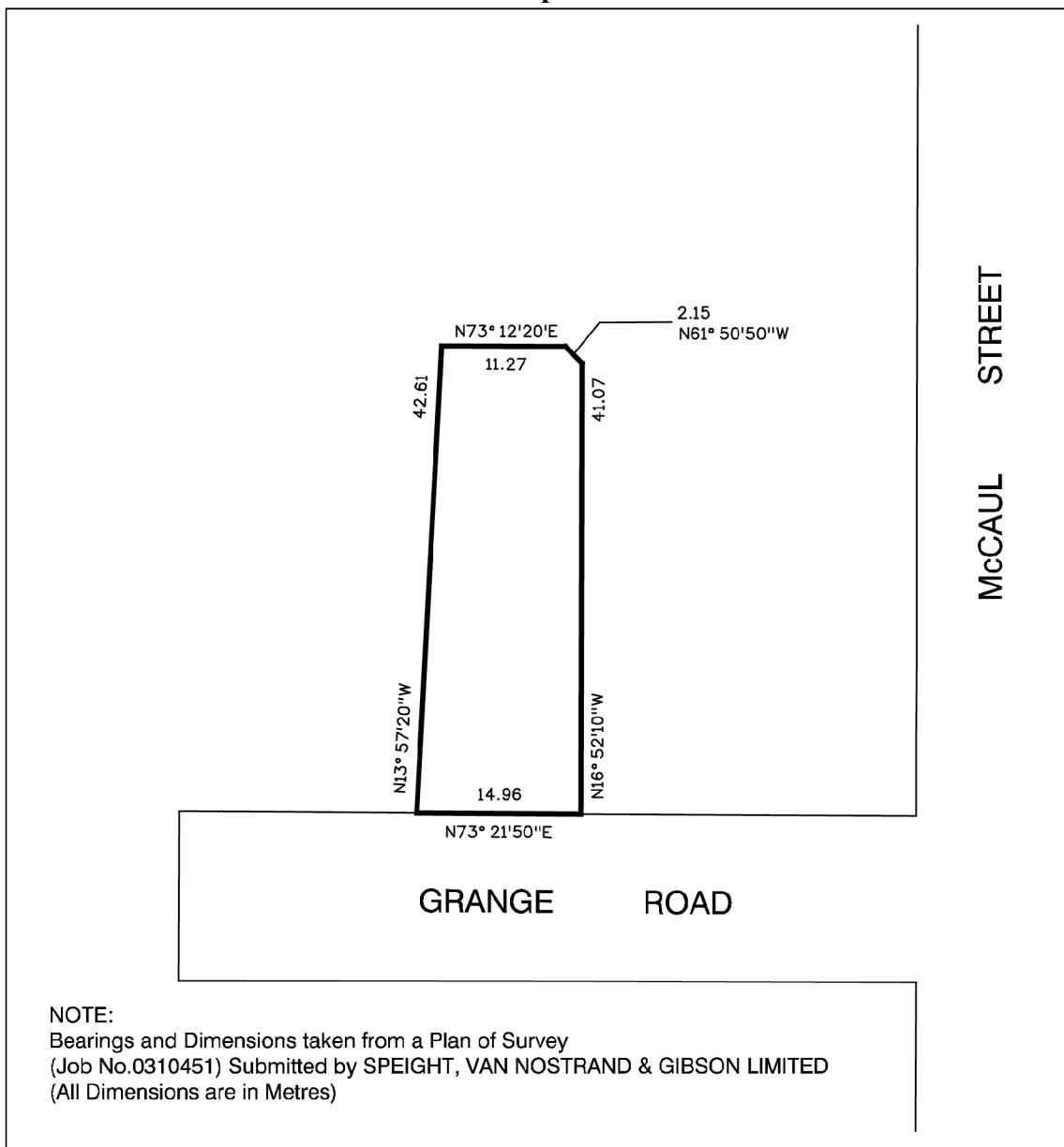
1. By-law 438-86, as amended, being the General Zoning By-law of the former City of Toronto, with respect to lands known as 20 Grange Road, is further amended by:
 - (1) Deleting the 'Q' zoning and replacing it with a 'G' zoning as per Map 1.

ENACTED AND PASSED this ~ day of ~, A.D. 2011

ROB FORD
Mayor

ULLI S. WATKISS
City Clerk

Map 1



Attachment 6: Draft Zoning By-law 1156-2010 Amendment

Authority: Toronto and East York Community Council Report No. ~, Clause
No. ~, as adopted by City of Toronto Council on ~, 2011
Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No.~

BY-LAW No. ~ 2011

**To amend Zoning By-law No. 1156-2010, as amended,
With respect to the lands municipally known as,
No. 20 Grange Road**

WHEREAS authority is given to Council by Section 34 of 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. By-law 1156-2010, as amended, being the General Zoning By-law of the City of Toronto, with respect to lands known as 20 Grange Road, is further amended by:
 - (1) Deleting the I 2.0 (x88) zoning and replacing it with an OR (x70) zoning as per Map 1.

ENACTED AND PASSED this ~ day of ~, A.D. 2011

ROB FORD
Mayor

ULLI S. WATKISS
City Clerk

Map 1

