Area Specific Official Plan Review – Area bounded by Queen Street West, Dufferin Street, Peel Avenue, Northcote Avenue – Principles Report

Date: October 7, 2011
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Wards: Ward No. 18 – Davenport
Reference Number: File No. 11-194794 TM

SUMMARY

Planning staff have completed the Area Specific Official Plan Review for the area generally bounded by Queen Street West, Dufferin Street, Peel Avenue and Northcote Avenue as directed by Toronto and East York Community Council on April 21, 2011. Staff are now recommending to move forward in the process, to continue to refine the built form options for the area, and continue working with the community through a City-initiated Official Plan Amendment and Zoning By-law Amendment, to implement the general principles that staff, landowners and the community have agreed upon.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning Division to initiate an Official Plan and Zoning By-law Amendment for the area bounded by Queen Street West, Dufferin Street, Peel Avenue and Northcote Avenue
Avenue, generally as described in the October 7, 2011 report from the Director, Community Planning, Toronto and East York District.

2. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.

3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the study area.

4. Notice for the public meeting under the *Planning Act*, be given in accordance with the regulations under the *Planning Act*.

**Financial Impact**
The recommendations in this report have no financial impact.

**DECISION HISTORY**
City Planning staff were requested by Toronto and East York Community Council at its meeting on April 21, 2011 to conduct an Area Specific Official Plan Review for the area generally bounded by Dufferin Street to the west, Peel Avenue to the north, Northcote Avenue to the east and Queen Street West to the south. Staff were asked to review the existing context to identify the appropriate built form and to review the potential for street and laneway expansion, while consulting with the community, landowners and other stakeholders.

**COMMENTS**
Planning staff have completed the work mandated by the Community Council direction and are now ready to move onto the next step in the process.

**Community Consultation**
Planning staff have held 2 workshops in the community to study the appropriate built form for the properties designated as *Mixed Use* in the study area. The first meeting was held on June 16th, and the second meeting was held on September 13, 2011. There were approximately 15 people at each meeting. At the first meeting attendees were asked about what they would like to see in terms of built form on the properties designated Mixed Use. At the second meeting, planning staff presented 3-D models of the built form options discussed at the first meeting to gather more feedback from the community.

**Results of the Study**
After holding two community workshops, visiting the site, studying the surrounding built form context and reviewing different built form options using 3-D modelling, staff are recommending that the Chief Planner and Executive Director, City Planning Division initiate an Official Plan Amendment (OPA) and Zoning By-law Amendment for some of the properties within the study area. Through the study process to date city staff, and the community members and landowners who attended the meetings, have agreed upon a set
of general principles respecting the appropriate built form which now need to be refined and implemented through an OPA and Zoning Amendment. The general principles include:

- A stepping down of heights moving north from the property at 8-14 Gladstone Avenue to Peel Avenue, along the west side of Gladstone Avenue.

- The southward extension of the lane that runs north/south between Gladstone Avenue and Northcote Avenue, from where it currently ends to the east/west lane north of Queen Street West.

- Appropriate front setbacks to allow for street trees, landscaping and pedestrian friendly boulevards.

- Lower scale buildings on Northcote Avenue to reinforce the low scale nature of that street.

- A stepping down of heights from the south to the north along the east side of Gladstone Avenue (the west side of the current Price Chopper site).

- Appropriate setbacks from the historic Gladstone Hotel so its visual prominence and importance is maintained.

Staff are recommending that the Chief Planner and Executive Director, City Planning Division, move ahead with refining the general built form principles through a city-initiated OPA and Zoning By-law Amendment. These processes would include further community consultation and would result in recommended amendments to both the Official Plan and the Zoning By-law. The OPA may include a change in designation of some of the properties designated as Mixed Use, and/or Site Specific policies to address the distinct characteristics of some of the properties. The Zoning By-law Amendment may change the permitted uses on the sites and/or the permitted heights.
Conclusion
Planning staff have completed the Area Specific Official Plan Review of the study area generally bounded by Dufferin Street, Peel Avenue, Northcote Avenue and Queen Street West. After consulting the community and other stakeholders a set of built form principles have been established and the next step in the process is to initiate both an Official Plan Amendment and a Zoning By-law Amendment.

CONTACT
Sarah Phipps, Senior Planner
Tel. No. 416-392-7622
Fax No. 416-392-1330
E-mail: sphipps1@toronto.ca

SIGNATURE

__________________________
Gregg Lintern, Director
Community Planning, Toronto and East York District

(P:\2011\Cluster B\pln\TEYCC\25791083077.doc) – smc

Attachments:
Attachment 1: Official Plan Map
Attachment 2: Zoning Map
Attachment 1: Official Plan

[Map showing the study area and various areas such as utility corridors, regeneration areas, employment areas, and mixed use areas.

Legend:
- Study Area
- Neighbourhoods
- Utility Corridors
- Regeneration Areas
- Employment Areas
- Mixed Use Areas

05/18/2011]
Attachment 2: Zoning By-law Map

[Map of the area with various zoning by-laws and land use designations, including R4, Z1.0, MCR T3.0, C1.0, R2.5, etc.]

File # 11_194794_QZ

Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/07/2011

Toronto City Planning
Zoning

R4 Residential District
R2 Residential District
CR Mixed-Use District
MCR Mixed-Use District
I1 Industrial District
T Industrial District

Staff report for action – Principles Report – Area Specific Official Plan Review 6