

**158, 164, 181 and 200 Sterling Rd - Official Plan
Amendment and Zoning Amendment Applications –
Status Report**

Date:	May 25, 2012
To:	Planning and Growth Management Committee
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 18 – Davenport
Reference Number:	Pg12042 (File Number: 11 228729 STE 18 OZ)

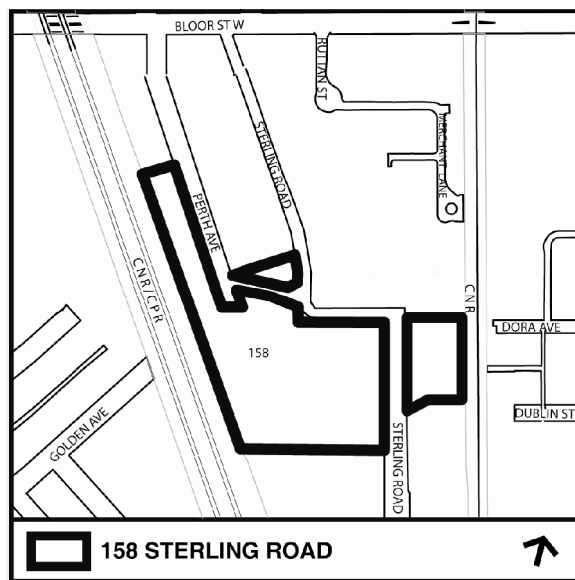
SUMMARY

The Planning and Growth Management Committee, at its meeting on January 5, 2012, directed staff to work with the applicant of 158, 164, 181 and 200 Sterling Road specifically with respect to approving the townhouses proposed on Block 1B, and the designated heritage building located on Block 3, and to bring a final report forward to the June 15, 2012 meeting of the Committee. This report details the recommended process for moving forward with these applications, as well as the anticipated timing.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Planning and Growth Management Committee direct staff to review the entire application to redesignate the subject lands from Employment Areas to Mixed Use Areas for the purpose of permitting residential development concurrently with, and in the context of, the statutory Five Year Review of the Official Plan, which includes a Municipal



Comprehensive Review that has been commenced by the City Planning Division.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report on this application was heard by the Planning and Growth Management Committee on January 5, 2012. The link to this report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG10.6>

Section 26 of the *Planning Act* requires the City to review its Official Plan policies, including the designation of lands as areas of employment and the removal of land from areas of employment, every five years. This statutory review is now underway. The *Municipal Comprehensive Review for employment areas* referred to in the Provincial Growth Plan and *Comprehensive Review for employment areas* in the Provincial Policy Statement are being undertaken concurrently with the Five Year Review of the Official Plan as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the Committee's decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

On January 5, 2012 Planning and Growth Management Committee approved recommendations directing City Planning staff to split the Five Year and Municipal Comprehensive Reviews into two phases to ensure an effective and manageable review process. Phase A consists of the Growth Plan's Municipal Comprehensive Review and the Planning Act's statutory requirements for an Official Plan review. Phase B consists of revisions to the Official Plan's policies and maps resulting from Council referrals, staff review and stakeholder consultations. The Five Year and Municipal Comprehensive Reviews of the Official Plan's employment area policies are part of Phase A, which is anticipated to be completed in the fall of 2012. The link to the Committee's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG10.8>

The 10-storey Northern Aluminum Company Building at 158 Sterling Road is historically designated. The designation By-law can be found at:

<http://www.toronto.ca/legdocs/bylaws/2005/law0969.pdf>

ISSUE BACKGROUND

Section 26 of the *Planning Act* requires municipalities to review all the policies contained within their in-force Official Plans every five years. As part of the five year review process, Section 26 (1) (b) of the *Planning Act* requires municipalities to revise the Official Plan if it contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the official plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.

In May 2011, the City Planning Division commenced the statutory Five Year Review of

the Official Plan, which includes a Municipal Comprehensive Review as set out in the Growth Plan and the results are expected in the fall of 2012. Until the Five Year Review process is complete, refusal or approval of the subject applications would be premature.

COMMENTS

There are two parts of the overall proposal at 158 Sterling Road that the Planning and Growth Management Committee asked staff to review to see if they could be approved prior to the completion of the Five Year and Municipal Comprehensive Reviews in November of 2012. In both cases staff have reviewed the provincial policies and the Official Plan policies, as well as reviewed proposals from the applicant to determine whether this was appropriate.

Block 1B

Block 1B is part of the overall Official Plan and Zoning Amendment applications at 158 Sterling Road (see Attachment 1 for a Site Plan). It is located on the west side of Perth Avenue, just north of where Perth Avenue makes a turn to the east towards Sterling Avenue. Fourteen, 3-storey townhouses are proposed on the block each with entrances on Perth Avenue and parking at the rear of each townhouse accessed via a driveway at the north end of the block. This block is designated *Employment Areas* in the Official Plan and is zoned Industrial.

Heritage Building on Block 3

Block 3 is located on the west side of Sterling Road, south of where Sterling Road turns to the west towards Perth Avenue (see Attachment 1 for a Site Plan). The historically designated Northern Aluminum Company Building on Block 3 is proposed to be renovated, with 3-storeys added to the top. It is proposed to contain commercial uses on the first two floors and 176 residential units above. The total height of the building is 13-storeys, or 61.4 metres once the addition is constructed on top. Also on Block 3 are commercial buildings up to eight-storeys (38 metres) on the south end of the Block, and mixed-use buildings up to 17-storeys (59.8 metres) in height. Directly west of the heritage building is a proposed courtyard space which would be accessible to the public.

The Planning and Growth Management Committee asked staff to specifically study if the heritage building could be taken out of the Municipal Comprehensive Review so that the applicant could begin the proposed renovations as soon as possible.

Analysis

Given the *Employment Area* designation of the site, provincial policy dictates that a *Comprehensive Review* must be completed to determine whether or not the lands can be re-designated, or if additional uses are appropriate. This review is ongoing as part of the city-wide Five Year and Municipal Comprehensive Reviews. Results from Phase A of the reviews are expected in the fall of 2012. If either of these portions of the site are removed from the Five Year and Municipal Comprehensive Reviews prior to their completion, the City will not be following provincial policy, and there is no planning rationale for removing these two pieces of this site from the city-wide review. Until the

Five Year and Municipal Comprehensive Reviews are complete, approval of any portion of the subject application would be premature.

Timing

As part of their review, staff have requested that a Subdivision application be filed for the entire site given that new roads, blocks and parks are being created. In addition, a Zoning Amendment application needs to be filed to encompass all the lands on the subject site which are proposed to be rezoned. Currently, the Zoning Amendment application only includes the two portions of the site which are the subject of this report and the applicant is proposing to bring Zoning Amendment applications forward as each phase of the development moves forward. Staff strongly encourage the applicant to submit a Subdivision application and revise their Zoning Amendment application as these applications will assist in determining the appropriateness of the Official Plan Amendment application and will provide the tools required to secure the various elements of the overall plan.

Staff anticipate that a Final Report on the applications will be brought forward by the end of 2012. However, Site Plan approval will also be required for the development of the site and no application for Site Plan approval has been filed with the City for any portion of the site, including the part with the heritage building (Block 3), the townhouses on Block 1B, or the townhouses on Block 1A which is designated *Mixed Use*. With the submission of Site Plan approval applications, the non-residential portions of the development and the Block 1A townhouses could move forward immediately.

CONTACT

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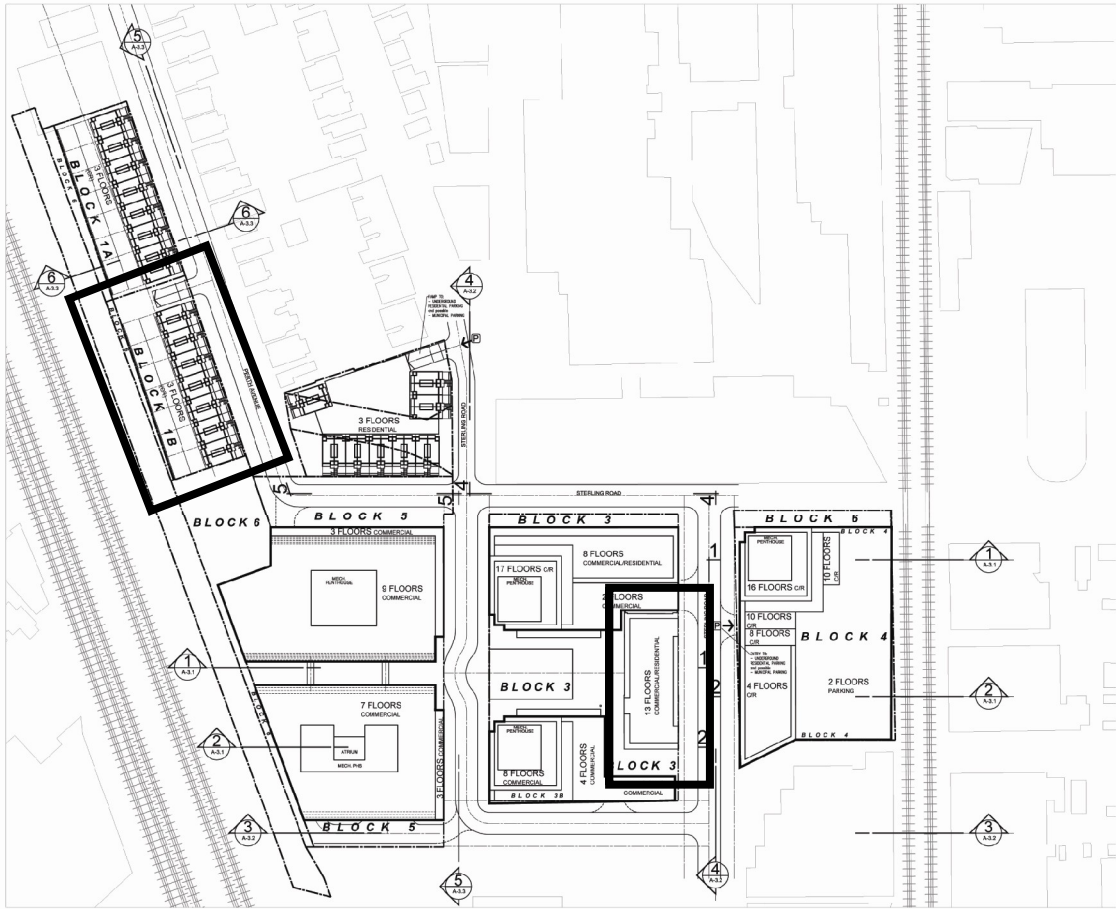
SIGNATURE

Gregg Lintern, RPP, MCIP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
09/30/2011



158 Sterling Road

File # 11_228729