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By Email Only clerk@toronto.ca

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Mayor and Members of Council
Metro Hall
24th Floor
55 John Street
Toronto, ON M5V 3C6

Attention: Your Worship and Members of Council

Dear Members of Council:

**Re: Official Plan Review
Proposed Employment Lands Policy and Designations
Considered at November 21, 2013 Meeting of Planning and Growth
Management Committee - Item No. PG28.2
To Be Considered By City Council at its
Meeting Scheduled for December 16, 2013
394 Symington Avenue
Request to Convert Employment Lands**

We act as planning consultants to The Symington Holdings Ltd., the owners of 394 Symington Avenue, a 0.79 ha vacant parcel of land located on the west side of Symington Avenue, east side of Perth Avenue, south of Kingsley Avenue and north of the CP rail line.

The Staff Report which was adopted by the Planning and Growth Management Committee on November 21st included a recommendation that this property be designated Neighbourhoods. Further, we note that the Staff Report recommended that a Site and Area Specific Policy be introduced to require all residential uses on this property have a 30 metre setback from the rail corridor. An extract of this report relating to this property is enclosed.

You will see from the attachment that the Staff Report acknowledged PMG Planning Consultants' letter dated February 17, 2012 setting out our clients' proposal that the lands be re-designated with a combination of Mixed Use Area, Neighbourhoods and/or site specific designations. The proposed uses included a pharmacy with medical offices above, a 7-storey extended care/retirement home facility, and stacked townhouse units along the south side of Kingsley Avenue to the east side of Perth Avenue.



Our client is concerned that the redesignation to Neighbourhoods will not allow their proposed development to proceed. We believe that our clients proposed development for their property is appropriate and is compatible with the surrounding residential community to the north and west.

Further, our client is concerned with fixing the railway setback at 30 metres when it is common practice for landowners to negotiate with CP Rail setbacks from the rail corridor property line that are less than 30 metres.

Although the City's employment lands review has been ongoing for well over one and one half years, our client has had active ongoing discussions with Community Planning staff and Councillor Palacio and have attended several community meetings to discuss the development of these lands.

For the reasons set out above, we request that the implementing Official Plan Amendment provide for the following:

- re-designate the property to Neighbourhoods
- replace Site and Areas Specific Policy 438 with the following:

“438. 394 Symington Avenue

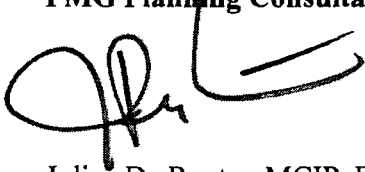
- a) A limited range of commercial uses are permitted, including a pharmacy and medical offices above, provided they are located along Symington Avenue frontage and provided they are compatible with the existing residential uses to the north and west;
- b) A residential apartment building is permitted;
- c) Residential uses are permitted provided a 30 metre setback from the rail corridor property line is provided, or a smaller setback subject to the approval of the CP Rail.”

Kindly ensure that we are notified of any decisions made by City Council in respect of this item and that we receive notice of any future public meetings and/or staff reports concerning this matter.

Should you have any questions, kindly contact me directly.

Yours very truly,

PMG Planning Consultants

A handwritten signature in black ink, appearing to read 'Julius De Ruyter', with a stylized flourish at the end.

Julius De Ruyter, MCIP, RPP
Vice President

JDR/ed
Encl.

cc Paul Bain, Project Manager, Strategic Initiatives
Policy and Analysis, City Planning Division <pbain@toronto.ca>
Ulli S. Watkins, City Clerk
Councillor Palacio <councillor_palacio@toronto.ca>
Victor Rodrigues <vrodrigues@interarch.ca>

**5 Year Official Plan and Municipal Comprehensive Reviews:
Final Assessment – Request To Convert Employment Lands**

LOCATION

Address

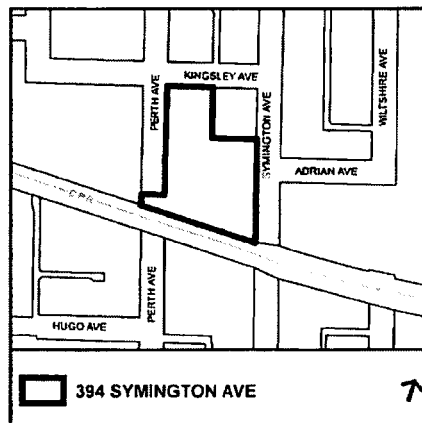
394 Symington Avenue

Major Intersection

Dupont Street and Landsdowne Avenue

Community Council / Ward

Etobicoke York / Ward 17 - Davenport



RECOMMENDATIONS

The City Planning Division recommends that:

1. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council convert the employment lands at 394 Symington Avenue by designating them as *Neighbourhoods*.
2. City Council introduce a Site and Area Specific Policy for the lands to require a 30 metre setback from the rail corridor.

CONVERSION REQUEST DETAILS

Applicant / Owner

PMG Planning Consultants (agent) / The Symington Holdings Ltd. (owner)

Request / Development Proposal

Request by letter dated February 17, 2012 to re-designate the site with a combination of *Mixed Use Area, Neighbourhoods* and/or site specific designations. Proposed uses include a pharmacy with medical office space above, a 7-storey extended care/retirement home facility, and stacked townhouse units along the south side of Kingsley Avenue to the east side of Perth Avenue.

POLICY AND AREA CONTEXT

Official Plan and Zoning

The Official Plan designates the site as *Employment Areas* (Section 4.6, Land Use Plan Map 17).

The former City of Toronto Zoning By-law No. 438-86 zones the property as I2 D2 (Height 14m) Exceptions s12(1)177 permits a rubber product factory, Section 12(1)307, Section 12(2)236 prohibits automobile related uses and Section 12(2)270. New citywide Zoning By-law No. 569-2013 zones these lands as Employment Industrial Zone [E 2.0 (x301)] which permits manufacturing, warehouse, wholesaling and office uses.

The following land use designations and zoning categories surround the site:

North: *Neighbourhoods* / R2 Z0.6 - Residential
South: *Employment Areas* / T - transportation CPR tracks
East: *Neighbourhoods* / R2 Z0.6 - Residential and I2 D2 - Industrial
West: *Neighbourhoods* / I2 D2 – Industrial

Site and Surrounding Area

The property is approximately 7,900 square metres in area, and as of August 2013 contains outdoor storage uses.

As of August 2013, the following uses surround the site:

North: low scale residential;
South: CPR tracks;
East: low scale residential on Symington Avenue and employment uses across Symington Avenue; and
West: school / school yard.

PLANNING RATIONALE SUMMARY

The existing supply of *Employment Areas* is sufficient to meet the 2031 Provincial employment forecasts in Toronto and it is anticipated that the City will meet the employment forecasts allocated to the municipality pursuant to the Growth Plan. It should be noted however that while no single conversion request would affect this outcome, multiple conversions could impact Toronto's ability to meet the Provincial employment forecast.

Although the City does not need to convert any employment designated lands to meet the population forecasts as provided by the Growth Plan, a need does exist to convert the site to address an incompatibility of *Employment Area* permissions with existing adjacent lands uses. The lands were formerly used by a heavy industry that relocated in part because of adverse effects upon nearby residential uses. The site is currently vacant but is being used to store construction materials outside in an open storage area. It is City Planning staff's opinion that a conversion to permit residential would be compatible with the surrounding uses and provide some compatibility with the surrounding area and eliminate any potential future land use compatibility issues. Any residential use would be required to be setback 30 metres and buffered from the rail corridor to the south. As the site is the only employment designated site on the west side of Symington Avenue between Symington Avenue and Osler Street, it is staff's opinion that the requested conversion will not adversely affect the overall viability of a larger *Employment Area*.

There are no cross-jurisdictional issues related to the lands.

The site is immediately adjacent to and within a residential neighbourhood with community infrastructure such as Pelham Avenue Playground, and St. John the Evangelist schoolyard, Davenport Perth Child Care Centre, Wallace Emerson Community Centre, St. Clair Silverthorn Library, Symington Avenue Playground and both public and Catholic schools to accommodate the proposed residential conversion.

Conclusion

It is staff's opinion that there is no need for the requested conversion to meet the City's population forecasts as provided by the Growth Plan. However, a conversion of the site addresses an incompatibility of *Employment Area* permissions with existing adjacent lands uses. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, the City Planning Division recommends that City Council convert the employment lands at 394 Symington Avenue by designating them as *Neighbourhoods*. It is also recommended that a Site and Area Specific Policy be introduced for the lands to require that residential uses be set back from the rail corridor. The recommended Official Plan amendment is shown below.

Recommended Official Plan Amendment – Site and Area Specific Policy for 394 Symington Avenue

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 438 for the lands known municipally in 2012 as 394 Symington Avenue, as follows:

"438. 394 Symington Avenue

Residential uses are permitted provided a 30 metre setback from the rail corridor property line is provided."

