

Submitted by Councillor Shiner

PG28.2.278

**Motions Adopted by PGM that Staff Did Not Support
130 Bentworth / 109 Cartwright, PG 28.2 Recommendation 1k**

Staff did not support Motion 1 k.

- k. Modifying Clause 15 to include a new Site and Area Specific Policy for the lands known municipally as 130 Bentworth Avenue and 109 Cartwright Avenue as follows:

"xx. 130 Bentworth Avenue and 109 Cartwright Avenue

Schools are permitted provided the owner submits a study of noise, odour, dust and other industrial related impacts of nearby uses to the satisfaction of the City to determine appropriate design and separation distances of school uses from nearby impactful industries and the abutting City yard, and the school uses are developed in accordance with the recommendations of the study."

30 Tippet Road, PG 28.2 Recommendations 1m & 6

Staff did not support Motions 1m & 6.

- m. With respect to 30 Tippet Road:
 - i. Modifying Site and Area Specific Policy No. 387 shown in Clause 15 to exclude the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ.
 - ii. Modifying Map 2 of Appendix 1 to designate the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as an "Avenue".
 - iii. Modifying Map 14 of Appendix 2 to designate the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as "*Mixed Use Areas*".

PG 28.2 Recommendation 6

6. City Council determine that the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ, to be exempt from Site and Area Specific Policy No. 387 and from the City's Municipal Comprehensive Review of the Employment Lands.

290 Old Weston Road, PG 28.2 Recommendation 1n

Staff did not support Motion 1n.

- n. Modifying Site and Area Specific Policy No. 441 by deleting No. 441 (a) and (b) and replacing with:

- "1. That Chapter 7, site and area specific policies be amended to allow light employment and residential uses within the site known as 290 Old Weston Road area specific policy 441."

Judson Street, PG 28.2 Recommendation 2

Staff did not support Motion 2.

2. City Council redesignate the lands known as the "Mimico Triangle" and the Judson street portion to a Regeneration Areas designation.

Mimico GO Triangle, PG 28.2 Recommendation 2

Staff did not support Motion 2.

2. City Council redesignate the lands known as the "Mimico Triangle" and the Judson street portion to a Regeneration Areas designation.

299 Campbell, PG 28.2 Recommendation 1s

Staff did not support Motion 1s.

- s. With respect to 299 Campbell Avenue:

- i. Modifying Map 2 in Appendix 1 to delete the lands known municipally as 299 Campbell Avenue from 'Employment Areas'.
- ii. Modifying Map 18 in Appendix 2 of Attachment 1 to redesignate the lands located at 299 Campbell Avenue to *Mixed Use Areas*.
- iii. Deleting Proposed Site and Area Specific Policy 421 in Official Plan Amendment No. 231 and replacing with the following:

"421. 299 Campbell Avenue

Residential uses on the site will be permitted providing the following requirements are met:

- a. Pedestrian and vehicular access to the site known as 1453 Dupont Street must be maintained.
- b. A minimum of 1,210 square metres of non-residential GFA is provided on the site.
- c. A minimum of 930 square metres of the non-residential space will be dedicated for use by a community facility.
- d. A maximum of 22,950 square metres of residential GFA may be provided on the site.
- e. The maximum height of any building on the site is the lesser of 47 metres or 12 storeys, including all mechanical equipment.
- f. The proposed building provides appropriate transition to the *Neighbourhoods* to the south."

6 Lloyd Ave, PG 28.2 Recommendation 1t

Staff did not support Motion 1t.

- t. With respect to 6 Lloyd Avenue:

- i. Deleting the staff recommendation with respect to 6 Lloyd Avenue and replacing with the following:

"Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, Council convert the northern two thirds of the lands known as 6 Lloyd Avenue from *Employment Areas* and redesignate them to *Mixed Use Areas* and retain the southern one third of the existing employment lands at 6 Lloyd Avenue by designating them *General Employment Areas*.

- ii. Modifying Map 2 in Appendix 1 to delete the northern two-thirds of 6 Lloyd Avenue from the area shown as an *Employment Area*.
- iii. Modifying Map 33 in Appendix 1 by redesignating the northern two thirds of 6 Lloyd Avenue from *Core Employment Areas* to *Mixed Use Areas*. The remaining one third of the lands are to remain designated as *General Employment Area*.
- iv. Adding a new Site and Area Specific Policy 447 for the lands municipally known as 6 Lloyd in 2012 to:
 - a. Require a minimum of 4,000 square metres of commercial and/or office space be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue and that this development occur:
 - 1. prior to or concurrently with, any residential development on the remainder of the lands.
 - 2. along at least 50% of the Lloyd Avenue frontage;
 - 3. at a minimum height of 10m;
 - 4. permitted uses on the southerly one third of the lands include arts school, creative arts studio, art gallery, theatre, office, retail outlet, farmer's market, museum and restaurant/cafe.

- b. Secure the 4,000 square metres of commercial and/or office space to be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue by way of a Section 37 Agreement and/or Plan of Subdivision, or any other means determined by the City.
- c. Permit residential uses to a maximum building height of 16.5 metres and subject to a Holding ("H") symbol on the northerly two thirds of the lands municipally known in 2012 as 6 Lloyd Avenue, provided any residential building is set back a minimum of 30 metres from the adjacent rail corridor. The Holding symbol shall apply only to the northerly two thirds of the land.
- d. Enactment of a Zoning By-law that incorporates a Holding ("H") symbol defining and incorporating the conditions that must be satisfied prior to the removal of the Holding ("H") symbol.

1001 Ellesmere Road, PG 28.2 Recommendation 1v

Staff did not support Motion 1v.

- v. With respect to 1001 Ellesmere Road:
 - i. Modifying Map 2 in Appendix 1 to delete the eastern half of the lands known municipally as 1001 Ellesmere Road from *'Employment Areas'*
 - ii. Modifying Map 17 in Appendix 2 to re-designate the eastern half of the lands known municipally as 1001 Ellesmere Road to *Mixed Use Areas*.
 - iii. Adding a Site and Area Specific Policy for the lands at 1001 Ellesmere Road, as follows:
 - a. Employment uses on the portion of the site designated *General Employment Areas* will be compatible with adjacent residential and other sensitive uses;

- b. Residential uses on the portion of the site designated *Mixed Use Areas* will be compatible with the new residential development east of GO/ LRT corridor, in terms of height, massing and the provision of landscaped space;
- c. Residential uses will be appropriately set back and buffered from the GO/ SRT corridor to the satisfaction of the City;
- d. A feasibility analysis and impact assessment as per Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures will be incorporated into the development design for residential and other sensitive uses, to the satisfaction of the City; and
- e. Development of the site will create an attractive and comfortable public realm along the Ellesmere Road (service road) and enhance accessibility to public transit.

564-580 Evans Ave, 24 The East Mall, PG 28.2 Recommendation 3

Staff did not support Motion 3.

- 3. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council retain a portion of the lands at 564-580 Evans Avenue and 24 The East Mall, as shown on the applicant's map attached to the letter (November 19, 2013) from Barry A. Horosko, Brattys, Barristers and Solicitors, as Core Employment Areas and redesignate the other portion as Mixed Use Areas.

630 Kipling Ave, 3 Queensway, PG 28.2 Recommendation 4

Staff did not support Motion 4.

- 4. With respect to 630 Kipling Avenue and 3 Queensway Lions Court:
 - a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the southern half of the lands at 630 Kipling and 3 Queensway Lions Court to *General Employment Areas*, the northern half of the lands *Mixed Use Areas*, and

the balance of the block bounded by the F.G. Gardiner Expressway, The Queensway, Kipling Avenue, and Queensway Lions Court as *Mixed Use Areas*.

- b. That a Site and Area Specific policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing *Employment Area* to the west.

1306-1310 The Queensway, PG 28.2 Recommendation 5

Staff did not support Motion 5.

5. With respect to 1306-1310 The Queensway:

- a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the lands at 1306 -1310 The Queensway as *Mixed Use Areas*.
- b. That a Site Specific Policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing *Employment Area* to the west.

22 Metropolitan Rd, PG 28.2 Recommendation 1x

Staff did not support Motion 1x.

x. With respect to 22 Metropolitan Road:

- i. Modifying the Urban Structures Map (Map No. 2 in Appendix 1) to remove lands known municipally in 2012 as 22 Metropolitan Road from "*Employment Areas*";
- ii. Modifying the Land Use Map (Map No. 16 in Appendix 2) to redesignate the 22 Metropolitan Road lands from "*Core Employment Areas*" to "*Mixed Use Areas*";
- iii. Modifying proposed Chapter 7 of the Official Plan Site and Area Specific Policies by adding a Site and Area Specific Policy for the lands known in 2012 as 22 Metropolitan Road subject to the following:

- a. Mixed use developments are permitted subject to a development framework being developed to the satisfaction of the City which sets out public streets, pedestrian connections, blocks, densities and building heights and provides appropriate community facilities and services.
- b. First phase of the site redevelopment will include a hotel development which will contain a minimum of 201 hotel rooms
- c. A feasibility analysis and impact assessment as per Section 4.10.3 of the province's D-6 Guideline for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures are to be incorporated into the development design for residential and other sensitive uses, to the satisfaction of the Ministry of the Environment or a delegated authority.
- d. Subsequent phases of the site's redevelopment, include that a minimum of fifty percent of the gross floor area to be developed is to be used for non-residential uses of which at least 5700 square metres is for office uses and that office and commercial will be constructed in advance of, or concurrently with the residential uses.