

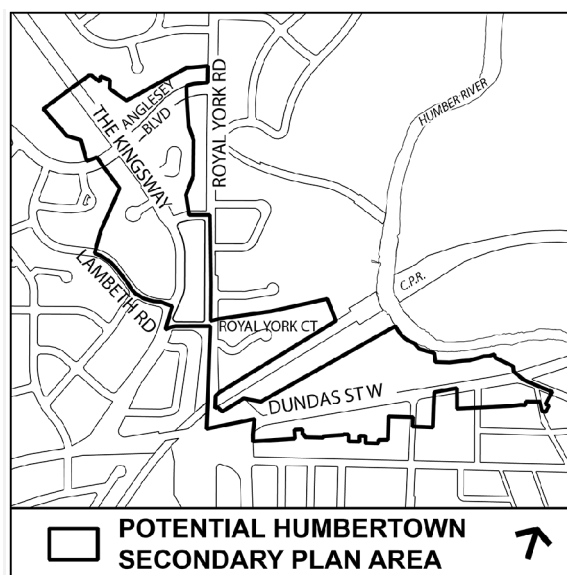
City Council Directed Humbertown Secondary Plan Area Review

Date:	August 23, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	13 224536 WET 04 OZ

SUMMARY

When considering the proposed redevelopment of the Humbertown Shopping Centre on June 11, 2013, City Council directed "the Chief Planner and Executive Director, City Planning, to initiate a Secondary Plan process covering all of the mixed use and apartment neighbourhood lands in the vicinity of the Humbertown Shopping Centre, and a further report be submitted by Planning staff to the September 10, 2013 meeting of the Etobicoke York Community Council setting out a work plan, budget, and schedule for completing such a review."

The purpose of this report is to advise Etobicoke York Community Council on the process, requirements and timelines regarding this initiative. As directed by City Council, the potential Humbertown Secondary Plan Area would generally encompass lands on the west side of Royal York Road from Lambeth Road to north of Anglesey Boulevard, along Royal York Court and along Dundas Street West east of Royal York Road (see Attachment 2).



RECOMMENDATIONS

As directed by City Council, it is recommended that:

1. Planning staff be directed to prepare and issue a Request for Proposals (RFP) to select an external consulting team to undertake a comprehensive review of the potential Humbertown Secondary Plan Area.
2. Planning staff, in consultation with the external consulting team, be directed to lead the Secondary Plan review and to establish the respective roles and responsibilities for the Secondary Plan review including the scope of the review, financing, administration, deliverables and timing.
3. The Secondary Plan review include a public consultation program comprised of both broad community wide forums and smaller working groups, to include area residents and businesses, local community associations, property owners within the potential Humbertown Secondary Plan Area, the Ward Councillor(s) and representatives of City Divisions and external agencies, as appropriate.
4. The findings of the 2006 Dundas Street West Avenue Study be used to scope and inform the Secondary Plan review. The decision of the Ontario Municipal Board on the Humbertown Shopping Centre proposal be considered, if available before the conclusion of the Secondary Plan review.
5. Staff report back to the Etobicoke York Community Council on the results of the Humbertown Secondary Plan Area review in early 2015.

Financial Impact

Approval of the above Recommendations will result in the addition of a significant new element to City Planning's work plan, as well as the retaining of an external consulting team. Staff estimate that funding in the amount of \$300,000 will be required to undertake this Council directed Secondary Plan review. Based on Council's direction to initiate a Secondary Plan process, funding will have to be allocated through City Planning's 2014 Requested Capital Budget.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

COMMENTS

Decision History

When considering the proposed redevelopment of the Humbertown Shopping Centre on June 11, 2013, City Council directed "the Chief Planner and Executive Director, City Planning, to initiate a Secondary Plan process covering all of the mixed use and

apartment neighbourhood lands in the vicinity of the Humbertown Shopping Centre, and a further report be submitted by Planning staff to the September 10, 2013 meeting of the Etobicoke York Community Council setting out a work plan, budget, and schedule for completing such a review."

Dundas Street West Avenue Study

In July 2006, City Council adopted the recommendations of the "Avenue Study Implementation Report- Dundas Street West, between Royal York Road and the Humber River", and subsequently enacted amendments to the Official Plan and former City of Etobicoke Zoning Code. These amendments implemented development criteria along the *Avenue* and included a maximum floor space index of 3 times the area of the lot, and a maximum building height of 6 storeys, subject to the provision of a Section 37 agreement. The report can be found at:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/et6rpt/cl036.pdf>

Humbertown Shopping Centre Redevelopment Proposal

The owner of Humbertown Shopping Centre filed a rezoning application on February 22, 2012 to permit five (5) apartment buildings containing 654 residential units, 28 townhouse units and 21,800 m² of commercial space. The Preliminary Report, which was considered by Etobicoke York Community Council on March 20, 2012, can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/ey/bgrd/backgroundfile-45583.pdf>

At the March 20, 2012 Etobicoke York Community Council meeting, Planning staff were directed to report to the May 15, 2012 Etobicoke York Community Council meeting "on the feasibility of conducting a Secondary Plan review or area specific zoning by-law or policy to be created for the Humbertown Plaza expansion, including the existing apartment neighbourhood area located immediately north of Humbertown, as well as the northerly portion of Dundas Street West."

Planning staff reported to the May 15, 2012 Etobicoke York Community Council meeting and advised that a Secondary Plan review was not required for the proposed Humbertown Shopping Centre redevelopment. Section 5.2.1 of the Official Plan states that "Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives."

Etobicoke York Community Council received the staff report and directed staff to include in the review of the application "a thorough examination of the contextual surroundings of the Humbertown Shopping Centre, considering all potential impacts on the community character, as well as the need to preserve the unique character and long-term stability of the residential communities that surround the site". It was further directed that "potential alternative development concepts be considered that may provide a more compatible relationship between the development and the surrounding communities in terms of

height, density, land use mix, traffic impact and overall urban design." The report can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/ey/bgrd/backgroundfile-46819.pdf>

Planning staff recommended approval of the Humbertown redevelopment proposal in a report from the Director, Community Planning dated April 26, 2013. The proposal included 576 apartment units in three buildings, 28 townhouse units and 21,800 m² of commercial space. The Final Report can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/ey/bgrd/backgroundfile-58020.pdf>

Etobicoke York Community Council recommended refusal of the development application on May 14, 2013. As a result of this recommendation, the applicant appealed the application to the Ontario Municipal Board on May 15, 2013, citing Council's failure to render a decision on the proposal within the timelines prescribed by the *Planning Act*. On June 11, 2013 City Council refused the application to amend the Zoning By-law and directed the Secondary Plan review. City Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY24.1>

A Pre-Hearing Conference on this appeal is scheduled for September 2013, with the full hearing likely to occur in April 2014. As such, the decision of the Ontario Municipal Board on the Humbertown redevelopment proposal could be available before the Secondary Plan review process has been completed.

St. Stevens Court Redevelopment Proposal

The owner of the properties at 1, 3, 5 and 7 St. Stevens Court and 289 to 291 The Kingsway, located just north of the Humbertown Shopping Centre, filed rezoning and rental housing demolition and replacement applications on June 3, 2013 to permit the replacement of five existing 3.5 storey rental apartment buildings with six new apartment buildings containing 603 residential units, and the retention of 73 existing units at 289 The Kingsway.

A Preliminary Report and recommended action for these applications will be presented to the September 10, 2013 meeting of Etobicoke York Community Council under separate cover.

Study Area

As directed by City Council, the potential Humbertown Secondary Plan Area would include lands designated *Mixed Use Areas* and *Apartment Neighbourhoods* in the vicinity of the Humbertown Shopping Centre (see Attachment 1). The Secondary Plan Area would generally encompass *Apartment Neighbourhoods* lands on the west side of Royal York Road and along Royal York Court.

The study area would also include the *Mixed Use Areas* lands on both sides of Dundas Street West from Royal York Road to Old Dundas Street to the east and the Humbertown Shopping Centre lands.

Official Plan

The *Apartment Neighbourhoods* lands on the west side of Royal York Road have been predominantly developed with 3.5 storey rental apartment buildings. The lands along Royal York Court have been developed with two apartment buildings of 10 and 14 storeys.

Apartment Neighbourhoods are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. The Plan includes criteria that direct the form and quality of development in this land use designation.

The *Mixed Use Areas* lands along Dundas Street West have been developed with a mix of commercial and apartment residential uses. The Humbertown Shopping Centre is a retail shopping mall containing 13,750 m² of retail and service space.

Mixed Use Areas will absorb much of the anticipated increase in retail, office and service employment in the City over the coming decades, as well as much of the new housing and therefore provide for a broad range of commercial, residential and institutional uses. Development in this designation should locate and mass new buildings to provide a transition between areas of different development, intensity and scale.

The surrounding community, generally north of Dundas Street West, is designated *Neighbourhoods*.

Secondary Plan Process Overview

The review of the Humbertown area would provide an opportunity to confirm existing Official Plan policies or update the planning framework for the area based on the principles and visions of the Official Plan.

The external consulting team, with the direction and assistance of Planning staff, would undertake the following scope of work:

- Land Use, Urban Design and Built Form Analysis, including a review of appropriate building heights and densities.
- Traffic/Transportation Capacity Analysis for all modes of movement, including infiltration of local streets.

- Housing Policy Implementation.
- Heritage Resources, including Archaeological Resources.
- Parks, Recreation and Public Spaces.
- Infrastructure Capacity Analysis including stormwater, sanitary and water capacities.
- Community Services and Facilities Study, including but not limited to day nursery centres, libraries, community centres and school facilities.

Consistent with Chapter 5 of the Official Plan, the Secondary Plan review would address the following:

- Overall capacity for development in the area.
- Affordable housing objectives.
- Land use policies for development, redevelopment, intensification and/or infilling.
- Urban design objectives, guidelines and parameters.
- Necessary infrastructure investment with respect to any aspect of: transportation services, environmental services, community and social facilities, pedestrian systems, parks and recreation services or other local or municipal services.
- Where a Secondary Plan area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods.

Scope of Work

The proposed Secondary Plan review would be undertaken in three (3) phases, led by the external consulting team with the direction and assistance of Planning staff. The proposed phases include:

Phase 1 – Issues Identification and Direction

- Conduct a background analysis, including an analysis of existing conditions
- Develop key principles to guide the review
- Conduct a public consultation process (e.g. workshops, open houses, public meetings)
- Provide a scope of work
 - Land Use and Urban Design
 - Transportation
 - Housing Policy Implementation
 - Heritage Policy Implementation (if required)
 - Parks, Recreation and Public Spaces
 - Community Services and Facilities

- Infrastructure Capacity

Phase 2 – Summary Report Preparation

- Subsequent to the work undertaken and the input received during Phase 1, a Summary Report outlining a recommended implementation strategy and draft Secondary Plan will be prepared, if required. This phase would include further public consultation before the Summary Report is finalized.

Phase 3 – Recommendations and Finalization of Secondary Plan (if required)

- Based on the findings and recommendations of the Phase 2 work, Planning staff would prepare a Final Report for Etobicoke York Community Council's consideration that would include recommendations on the appropriateness of implementing a Secondary Plan in the Humbertown area that would address potential land use changes, appropriate building heights and densities, transportation system improvements, municipal infrastructure, etc.

Timelines

The process to prepare and issue the Request for Proposals (RFP) and obtain the external consulting team would take approximately three to four months to complete. As such, it is anticipated that City Planning could retain the external consultants by the beginning of 2014.

Based on the workplan outlined above, and the extensive public engagement required, it is anticipated that the City Council directed Humbertown Secondary Plan Area review would take approximately one year to complete. As such, the results of this review could be presented to Etobicoke York Community Council in early 2015.

Other Matters

The direction from City Council identified the *Mixed Use Areas* and *Apartment Neighbourhoods* lands around the Humbertown Shopping Centre as the focus for the Secondary Plan review. As noted previously, City Council addressed the redevelopment of the *Mixed Use Areas* lands on Dundas Street West in 2006 and rendered its decision on the Humbertown Shopping Centre proposal in June 2013.

The findings of the 2006 Dundas Street West Avenue Study should be used to scope and inform the Secondary Plan review. The decision of the Ontario Municipal Board on the Humbertown Shopping Centre proposal should also be considered, if available before the conclusion of the Secondary Plan review.

The lands subject to the rezoning and rental housing and demolition applications on St. Steven's Court are also included in the area City Council directed to be examined through the Secondary Plan review. The Preliminary Report on these applications being presented to the September 10, 2013 Etobicoke York Community Council meeting includes a recommendation that these applications be reported out when the Secondary Plan review is completed.

CONCLUSION

Consistent with City Council's direction, it is recommended that an external consulting team be retained to undertake the Humbertown Secondary Plan Area review. If this recommendation is adopted, funding will have to be allocated through City Planning's 2014 Requested Capital Budget to undertake this Secondary Plan review.

It is anticipated the Secondary Plan review will take approximately one year to complete and the results of the review could be presented to Etobicoke York Community Council in early 2015.

The findings of the 2006 Dundas Street West Avenue Study should be used to scope and inform the Secondary Plan review. The decision of the Ontario Municipal Board on the Humbertown Shopping Centre proposal should also be considered, if available before the conclusion of the Secondary Plan review.

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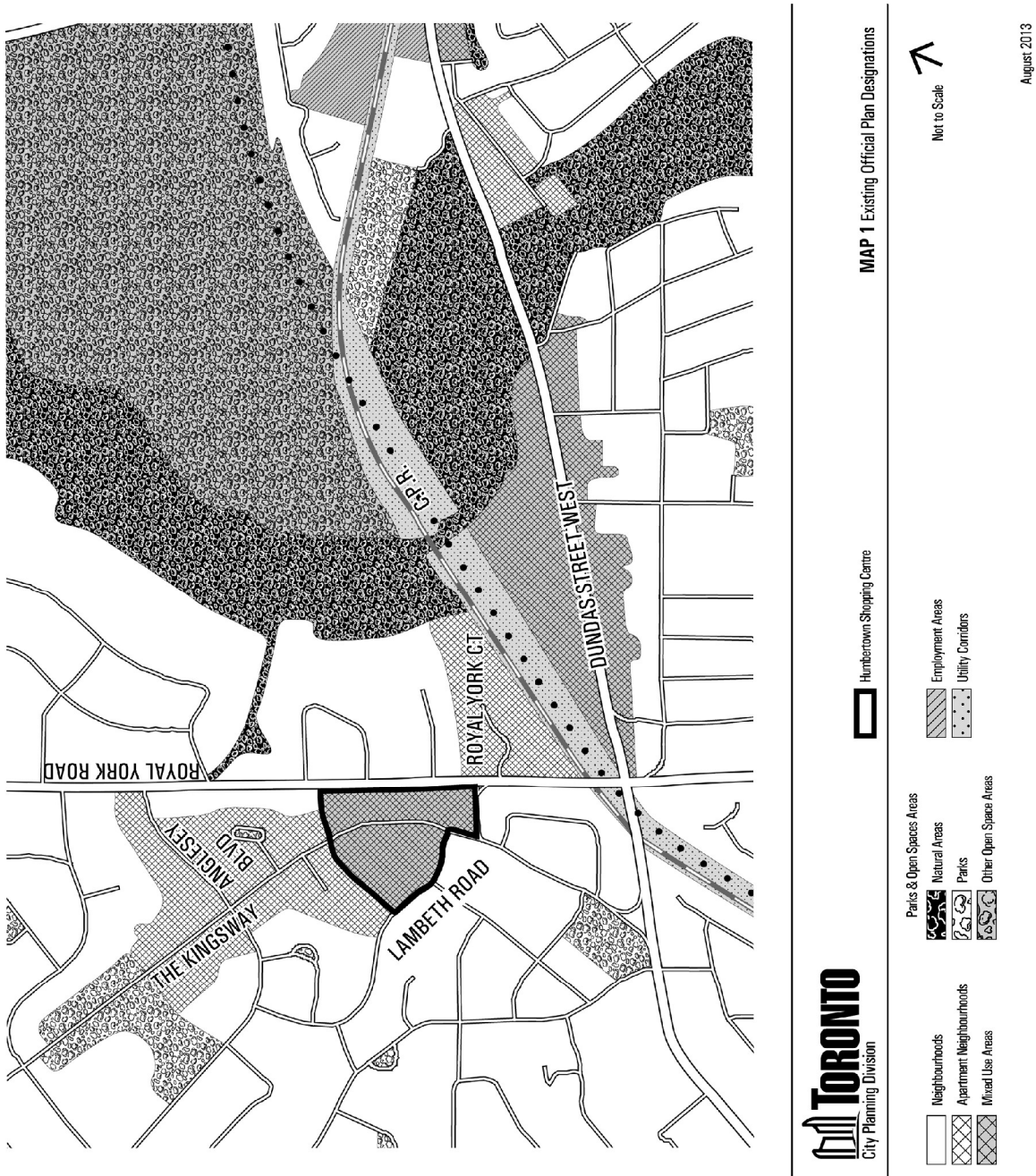
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning,
Etobicoke York District

ATTACHMENTS

Attachment 1: Existing Official Plan Designations
Attachment 2: Potential Humbertown Secondary Plan Area

Attachment 1 – Existing Official Plan Designations



Attachment 2 – Potential Humbertown Secondary Plan Area

