

City Council

Notice of Motion

MM36.22	ACTION			Ward:18
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Official Plan Amendment and Zoning By-law Amendment - 11 Peel Avenue - by Councillor Ana Bailão, seconded by Councillor Sarah Doucette

** Notice of this Motion has been given.*

** This Motion is subject to a re-opening of Item PG19.4. A two-thirds vote is required to re-open that Item.*

** If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Ana Bailão, seconded by Councillor Sarah Doucette, recommends that:

1. City Council direct the Planning staff to complete the processing of the owner's applications for official plan amendment and zoning by-law amendment in respect of the property known municipally as 11 Peel Avenue in advance of the completion of the municipal comprehensive review.
2. City Council direct Planning staff to prepare a directions report regarding the owner's appeals to the Ontario Municipal Board for consideration by the Planning and Growth Management Committee at its next meeting on June 20, 2013.
3. City Council direct City staff to give any required notice, under the Planning Act or otherwise, regarding consideration of the directions report by the Planning and Growth Management Committee at its next meeting on June 20, 2013.

Summary

The owner of 11 Peel Avenue submitted an official plan amendment and zoning amendment applications on November 1, 2011. The lands are currently designated as "Employment Areas" but are not included within an Employment District on Map 2 – Urban Structure. Instead, the lands are located on an "Avenue", with a significant portion of the lands falling within the Avenue overlay. Planning and Growth Management Committee has previously directed applications with similar facts to be processed in advance of the completion of the municipal comprehensive review.

At its meeting on November 8, 2012, Planning and Growth Management Committee endorsed the staff recommendation that the lands should be redesignated from "Employment Area" to

“Mixed Use Area”. This assessment is consistent with other City actions in the area. First, the City eliminated the Dufferin job, which restricted truck traffic to Dufferin Street and isolated the lands from other lands designated as “Employment Areas” to the west. Second, the City initiated a Municipal Class Environmental Assessment Study to change the design of Peel Avenue and Gladstone Avenue. The resulting design concepts for Gladstone Avenue and Peel Avenue included narrowed roadway/pavement widths and conversion to one-way traffic. These design concepts are inconsistent with the continued use of the lands for employment purposes.

At its meeting of February 16, 2012, Planning and Growth Management Committee considered a preliminary staff report regarding these applications and directed staff to schedule the community consultation meeting before completion of the municipal comprehensive review. The City held the community consultation meeting on May 3, 2012 – over a year ago – with few concerns expressed regarding the proposal.

The planning process for the applications can and should conclude in advance of the municipal comprehensive review. The Ontario Municipal Board and the Courts have already found that the proposed redesignation of lands designated as “Employment Areas” that are not within an Employment District does not represent a conversion and can proceed in advance of a municipal comprehensive review.

REQUIRES RE-OPENING:

Planning and Growth Management Committee Item PG19.4, headed "Employment Land Conversions and the Municipal Comprehensive Review" adopted by City Council on November 27, 28 and 29, 2012.

(Submitted to City Council on June 11 and 12, 2013 as MM36.22)

Background Information (City Council)

Member Motion MM36.22