

Supplementary Report - Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations for Conversion Requests

Date:	November 18, 2013
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13099

SUMMARY

Following the October 31, 2013 release of the proposed Official Plan Amendment to the public, staff have received numerous letters from representatives of property-owners in response to the proposed Official Amendment. As a result of staff's review of this correspondence, staff recommend several modifications to the proposed Official Plan Amendment to address some of the matters raised.

RECOMMENDATIONS

The City Planning Division recommends that Council amend Official Plan Amendment No. 231 appended as Attachment No. 1 to the report from the Chief Planner and Executive Director, City Planning Division (dated November 5, 2013) by:

1. Modifying proposed Site and Area Specific Policy 1 in Chapter 6, Section 14, the Garrison Common North Secondary Plan, by adding the words 'the easterly property line of 2' after the words and numerals '70 m. from' in section c) and adding the words 'Quality Meats at' after the words 'employees of' in section d i).
2. Modifying proposed Site and Area Specific Policy 4 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by adding the words 'Consideration of'

at the beginning of subparagraph biii) before the word 'Space' and by making the word 'Space' lower case.

3. Modifying proposed Site and Area Specific Policy 8 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by:
 - i) Deleting the words 'A minimum of 1 FSI' at the beginning of section a), and adding the words 'the ground floor of' after the words 'incorporated into'; and
 - ii) Deleting the word 'provided' in subparagraph b) and replacing it with the word 'considered'.
4. Modifying proposed Chapter 7 Site and Area Specific Policy 212 by replacing Policy 3a) with the following:
 - a) "Parking that supports the employment uses and residential uses which may be approved either at grade or in a structure."
5. Modifying proposed Chapter 7 Site and Area Specific Policy 386 by adding the following sentence at the end of paragraph g):

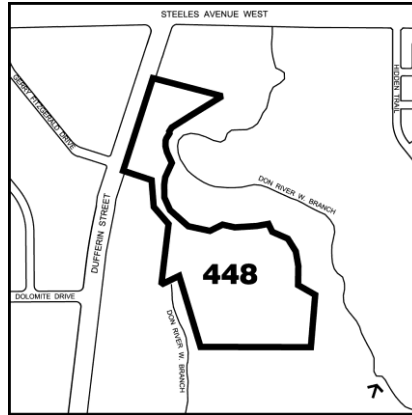
'Automobile dealerships with more than 6,000 square metres of retail gross floor area are permitted at 243 to 255 Consumers Road and 165 Yorkland Boulevard provided such dealerships are located in multi-storey buildings.'
6. Modifying proposed Chapter 7 Site and Area Specific Policy 414 by deleting the first sentence and section a) and replacing it with the following:

'In any zoning by-law permitting the development of residential uses on the subject site the owner shall be required to:

 - a) Provide employment space in the new building equivalent to the total gross floor area of the ground floor of the new building.'
7. Adding a new Site and Area Specific Policy No. 448 for lands known municipally in 2012 as 4925 and 5201 Dufferin Street as follows after proposed Site and Area Specific Policy 447:

"448. 4925 and 5201 Dufferin Street

Branches of community colleges and universities are permitted. All forms of residential uses, including those associated with a community college or university, are not permitted."



8. Modifying Map 2, Structure Map found in Appendix 1 to proposed Official Plan Amendment 231 by adding an Avenue overlay to the lands designated as *Mixed Use Area* on the east and west sides of Victoria Park Avenue south of Sheppard Avenue East.
9. Deleting Maps 13, 14, 33, 34, 43 and 45 from Appendix 2 to proposed Official Plan Amendment 231 and replacing them with the Maps appended to this supplementary report as Attachment 1.
10. Authorize the City Solicitor to make such stylistic and technical changes to the proposed Official Plan Amendment as may be required.

Financial Impact

There are no financial impacts resulting from the adoption of this report.

ISSUE BACKGROUND

Following release of the proposed Official Plan Amendment 231 on October 31, 2013 containing the final proposed new employment land designations and mapping, staff received numerous letters and e-mails from the representatives of property owners regarding the impact of the proposed Official Plan Amendment on their properties. Staff have reviewed and considered these letters and propose several modifications to the proposed Official Plan Amendment, as shown on Attachment 1 to the report from the Chief Planner and Executive Director, City Planning Division dated November 5, 2013 in order to address these matters.

COMMENTS

4925 Dufferin Street, University of Toronto

As the draft policies for employment designations have evolved over the past year, branches of colleges and universities are no longer recommended as a permitted use in *Employment Areas*. Industrial trade schools are a permitted use, and the branches of community colleges within proposed *Employment Areas* would be classified in this way. The solicitors for the University of Toronto advised that the University of Toronto lands at 4925 Dufferin Street should not be classified as an industrial trade school and as such would no longer be a permitted use under the Official Plan. Staff conducted additional research and determined that the Institute carries out both research and classes for up to 150 graduate students in the Engineering Faculty. The site is relatively isolated from the larger employment areas to the east and west by ravines and Dufferin Street. The site also houses a building for the University of Toronto Press. Staff propose that a new Site and Area Specific Policy be added to recognize a branch of the University at this site, provided no form of residential uses are developed including housing to accommodate students or faculty.

243, 245, 251 and 255 Consumers Road and 165 Yorkland Blvd.

The owners of 243-255 Consumers Road and 165 Yorkland Blvd have proposed a six storey auto dealership with approximately 8,000 square metres of gross floor area containing a sales area, service areas and general offices on a site that is currently a parking lot on the southwest corner of Consumers Road and Yorkland Blvd. The development was supported by Council and approved through settlement at the Ontario Municipal Board on November 6, 2013. While the proposed Official Plan Amendment designates these lands as *General Employment Area* which would permit an automobile dealership, proposed Site and Area Specific Policy 386 would not permit major retail development with over 6000 s.m. of retail gross floor area. The solicitor for the property owners have raised this issue and state that a second such development may be proposed for this development and that the size restriction should be deleted. The development represents appropriate intensification of underutilized lands in the Consumers Road *Employment Area* and was supported by the City. Staff recommend that proposed Site and Area Specific Policy 386 be modified to provide that an automobile dealership with more than 6,000 square metres of retail gross floor area be permitted at 243-255 Consumers Road and 165 Yorkland Blvd provided that the dealership is developed in a multi-storey building.

21 Broadview Avenue

The lands at 21 Broadview Avenue are recommended to be redesignated from *Employment Area* to *Mixed Use Area* and are subject to proposed Site and Area Specific

Policy 414 which sets out conditions for the site's development. Site and Area Specific Policy 414 requires employment uses on the ground floor, environmental studies and compliance with conditions set out by the Toronto and Region Conservation Authority. The solicitor for the owners has written recommending changes to the wording of Policy 414 to clarify that the fulfillment of the conditions should be a requirement of any zoning by-law permitting residential uses on the site, and not prior to rezoning. The solicitor suggests that the employment space in the new building be the equivalent of the entire ground floor of the building. Both changes meet the intent of the policy and improve the clarity of the proposed policy. Staff have proposed wording changes to address this matter.

105-141 Jefferson Avenue and 110 to 134 Atlantic Avenue

The properties at 105 to 141 Jefferson Avenue inclusive and 110 to 134 Atlantic Avenue inclusive are proposed to be designated as *Core Employment Areas*. The solicitor for owners of 116 Atlantic Avenue wrote the City and suggested that a *General Employment Area* designation was more appropriate. Staff have reviewed this request and support the request to designate the properties at 110 to 134 Atlantic Avenue and 105 to 141 Jefferson Avenue to a *General Employment Area* in light of the ground floor retail and mix of uses.

The Avenue Overlay on the West Side of Victoria Park Avenue between Sheppard Avenue East and Consumers Road

In the proposed Map 2, Structure Plan, (Appendix 1) to the proposed Official Plan Amendment, the 'Avenue' overlay has been removed from all lands that are proposed to be designated as *Employment Areas*. It has been brought to staff s attention that the 'Avenue' overlay was inadvertently removed from the portion of Victoria Park Avenue between Sheppard Avenue East and Consumers Road that are now proposed to be designated as a *Mixed Use Area*. Staff propose to amend Map 2 to show an 'Avenue' overlay on lands designated or proposed to be designated as *Mixed Use Area* on the east and west sides of Victoria Park Avenue south of Sheppard Avenue East.

Clarification of Development Conditions for 28 Bathurst Street

The city-owned lands at 28 Bathurst Street are proposed to be redesignated as a *Regeneration Area*. An area study is currently underway to create a framework for redevelopment for the area. Build Toronto have indicated to staff that there is an inconsistency within the proposed Policy 1 of the Garrison Common North Secondary Plan that is part of the Official Plan amendment before Committee. Until such time as the abbatoir at 2 Tecumseth St. relocates, no residential redevelopment would be permitted on any portion of 28 Bathurst Street within 70 metres of the abbatoir. However, a second reference refers to the buffer being measured from Tecumseth Street. A modification is proposed to reiterate that the buffer is to be measured from the property line of Quality Meats on its Tecumseth Street frontage. A modification is also proposed

to clarify that the parking to be accommodated or relocated refers to the employee parking for Quality Meats at 2 Tecumseth Street.

Considerations of Community Infrastructure for New Developments at 171 East Liberty Street, 11 and 25 Ordnance Street and 25 to 45 Strachan Avenue

Proposed Site and Area Specific policies 4 and 8 of the Garrison Common North Secondary Plan requires that residential redevelopment include space for community infrastructure facilities. While this area is in need of community infrastructure, it is often provided through Section 37 negotiations where the developer elects to provide such community benefits. After discussion between staff and representatives of the developers, the wording has been modified to require consideration of space for community infrastructure.

Dupont Street Corridor

Following further dialogue with the applicant's solicitor, staff propose to modify proposed site and area specific policy 212, Policy 3, a) to provide for parking structures that may also support any residential development on the adjoining lands.

Additions to the Designation Mapping in Appendix 2

In the course of transforming the coloured version of the designation mapping in Appendix 2 to a black and white version attached to the proposed Amendment a technical error occurred whereby several properties were left blank. Almost all of these properties are also referenced in Site and Area Specific Policies that reflect the correct land use designation. The mapping in Appendix 2 is proposed to be corrected and replaced by the mapping in Attachment 1 to this supplementary report as follows:

- Map 13, Lands on the west side of Murray Road north of Wilson Avenue are to be shown as a *'Regeneration Area'*;
- Map 14, Lands on the east side of Dufferin Street south of Wilson Avenue are to be shown as a *'Regeneration Area'*;
- Map 14, Lands bounded by Highway 401, Allen Road, Wilson Heights, and Champlain are to be shown as a *'Regeneration Area'*;
- Map 33, A small area east of Keele Street and south of Lavender Road is to be shown as a *'Neighbourhood'*;
- Map 43, Lands north of the rail corridor between Bathurst Street and Strachan Avenue are to be shown as a *'Regeneration Area'*; and
- Map 43, Lands south of the rail corridor and west of Ordnance Street properties are to be shown as *Parks and Open Space*.

There were three instances where the black and white maps did not reflect changes that had been made to the proposed designation. These are as follows:

- Map 43, The easterly portion of the lands at 171 East Liberty Street were shown as *General Employment Area* and are now to be shown as *Mixed Use Area*;

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- Map 34, The lands on the north side of Dupont Street between Dovercourt Road and Dufferin Street were shown as *General Employment Area* and are now to be shown as *Core Employment Area*; and
- Map 45, The lands at the north-west corner of Eastern Avenue and Morse Street were shown as *General Employment Area* and are now to revert to the in-force Neighbourhoods designations.

CONCLUSION

The recommended modifications to proposed Official Plan Amendment No. 231 included to this supplementary report are the result of further communications with representatives of landowners affected by proposed Amendment 231. These modifications are in keeping with the intent of the proposed policies described in, and appended to the report dated November 5, 2013 from the Chief Planner and Executive Director, City Planning Division.

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SIGNATURE

Jennifer Keesmaat, M.E.S, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Maps 13, 14, 33, 34, 43 and 45

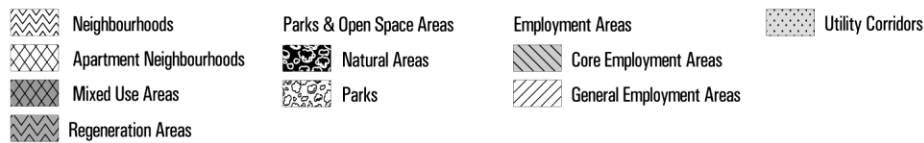
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Attachment 1



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map13



Not to Scale
11/13/2013



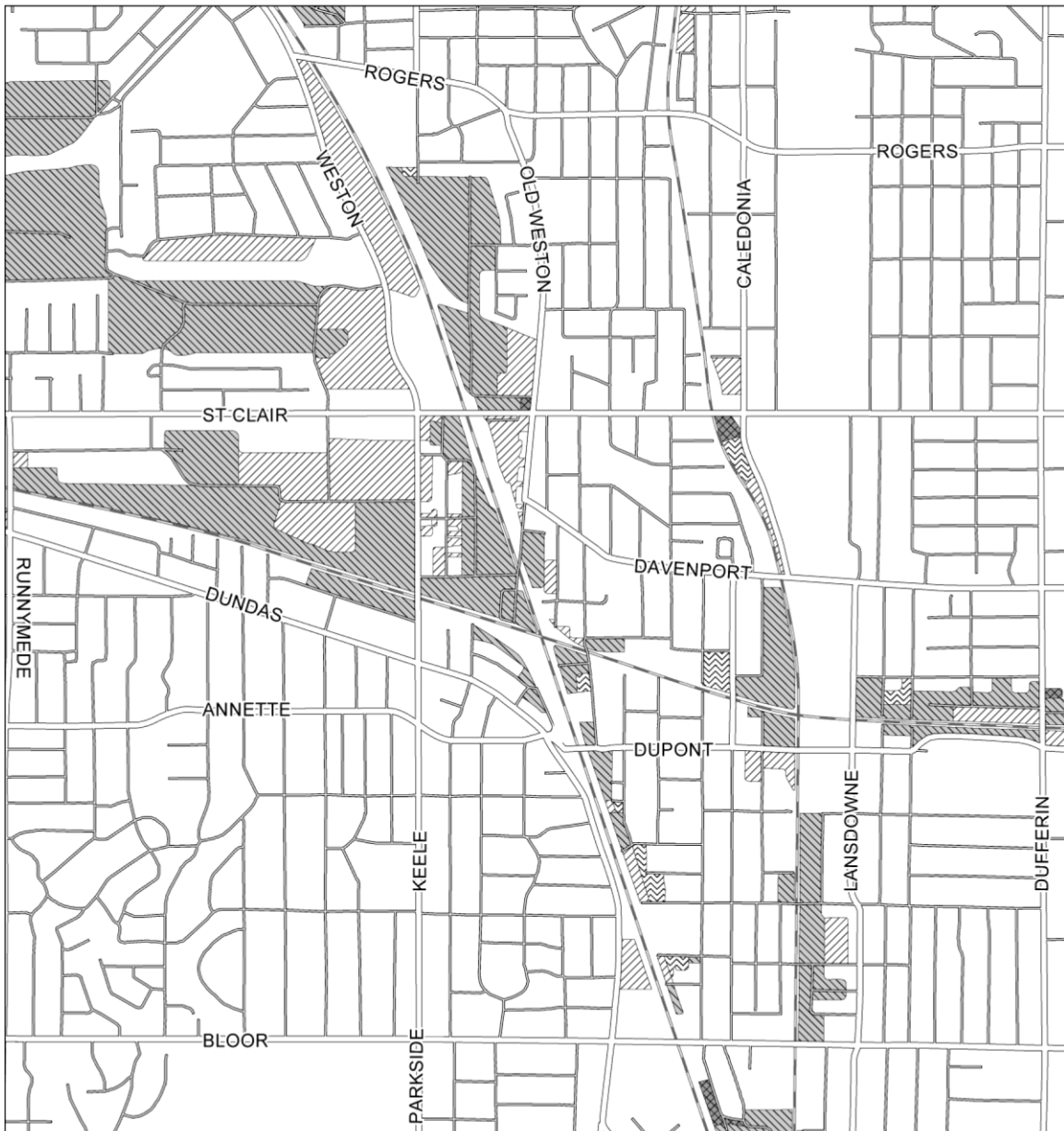
Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map14

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



Not to Scale
11/13/2013



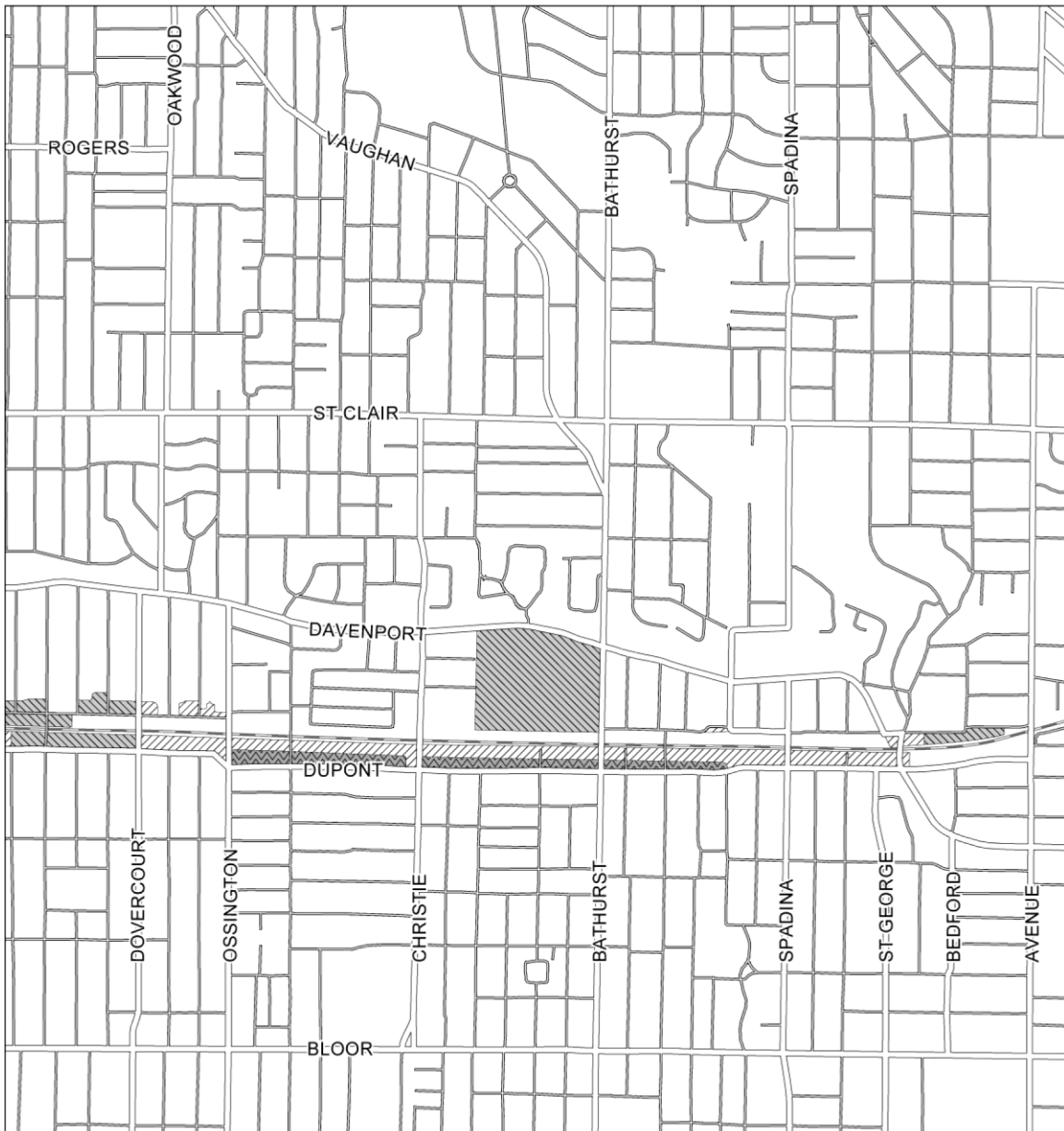
Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 33

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



Not to Scale
11/13/2013



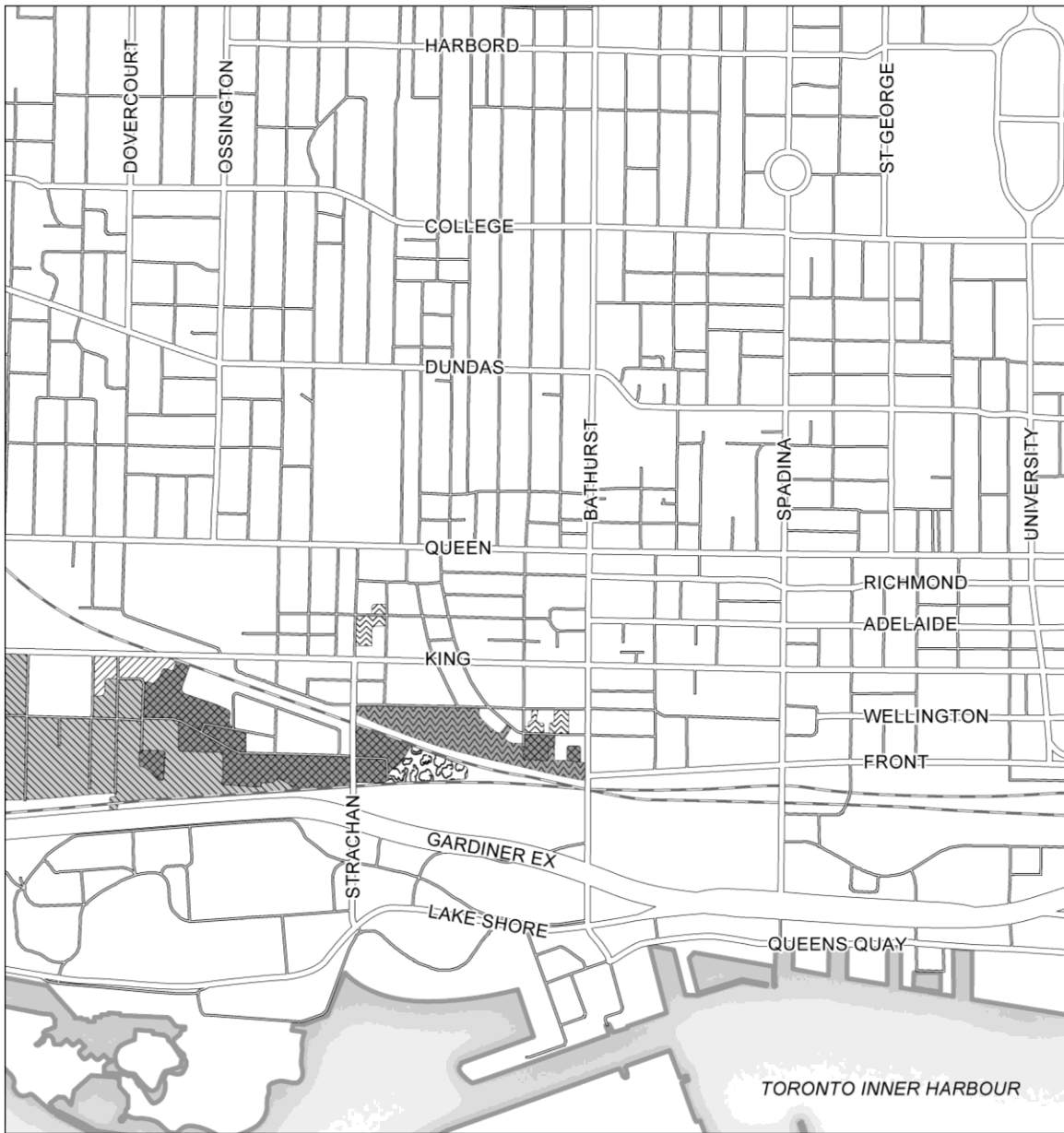
Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 34

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



Not to Scale
11/13/2013



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 43

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



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Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 45

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| Neighbourhoods | Parks & Open Space Areas | Employment Areas | Utility Corridors |
| Apartment Neighbourhoods | Natural Areas | Core Employment Areas | |
| Mixed Use Areas | Parks | General Employment Areas | |
| Regeneration Areas | | | |



Not to Scale
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