

November 20, 2013

SENT VIA EMAIL & EXPRESS MAIL

City of Toronto
City Hall – City Clerk
100 Queen Street West, 10th Floor (West Tower)
Toronto, Ontario
M5H 2N2

Attn: Ms. Nancy Martins, Administrator, Planning & Growth Management Committee

**Re: 130 & 180 Yorkland Boulevard - Consumers Road Employment Area
Proposed OPA No. 231 - Economic Health Policies and the Policies, Designations and
Mapping for Employment Areas – Official Plan Review
Site and Area Specific Policy No. 386
City of Toronto File No: PG13084
Our file: 1749**

We are the planners of record for the Format Group, et al., concerning property in which they have an interest, known as 130 & 180 Yorkland Boulevard ('subject property'); located within the Consumers Road Employment Area. Our client's landholdings collectively include about 1.2 ha. (2.95 acres) in total land area, as set out on Images 1 and 2.

We welcome this opportunity to provide input on the City's Draft Official Plan Amendment No. 231 ('OPA No. 231') to the City's Official Plan, regarding the *Economic Health Policies and the Policies, Designations and Mapping for Employment Areas*, generally, and as it relates to the Consumers Road Employment Area, wherein the subject property is located, ('Lands bounded by Sheppard Avenue East, Victoria Park Avenue, Highways 401 and 404'), per Site and Area Specific Policy ('SASP') No. 386, and this property specifically.

Having reviewed the City's draft OPA Nos. 231 and SASP No. 386, along with the supporting Planning Staff report dated November 5, 2013 we provide the following comments and recommendations for further consideration as part of the City's Official Plan Review process.



Our Comments & Recommendations regarding proposed OPA No. 231

The following refers to parts of Chapters 2, 3 and 4, as amended, per OPA No. 231. We support Planning Staff's recommendation to replace the '*Core Employment Areas*' land use designation for the Consumers Road Employment Area, with the '*General Employment Areas*' land use designation, as described on attached Figure 1 herein, being Map 16 of the draft OPA. This modification more aptly recognizes, in our opinion, the planning vision and supports future re-development and intensification opportunities in the Consumers Road Employment Area; subject to proposed SASP No. 386;

Our Comments & Recommendations regarding proposed Site and Area Specific Policy No. 386

The following refers to part of Chapter 7, Site and Area Specific Policies ('SASP'), as amended, by adding No. 386, for the Consumers Road Employment Area, wherein we provide our recommended modifications in our attached Table 1. The subject property is located in Area "C" of the SASP No. 386 policy map on page 48 (see attached Figure 2).

We fully support the change from *Core Employment Areas* land use designation to *General Employment Areas* land use designation and we offer the following comments and recommendations for further consideration:

- There is a policy requiring an '*implementation plan*' to be established "*as Official Plan Policy to address within Areas "A", "B" and "C"*". There are no specific '*implementation plan*' details as to its terms of reference, timing of completion, level of public involvement and implementation program. We are of the opinion that future redevelopment and revitalization of this Employment Area should not be unduly restricted or delayed pending the preparation and processing of such an '*implementation plan*'. We support this policy as long as the '*implementation plan*', (which is also referred to as a '*study*' in the Nov. 5, 2013 Planning Staff report), its preparation and processing, does not become an impediment to the timing of achieving the planning vision, where a redevelopment and intensification proposal can demonstrate that it is moving in the direction of the broader and/or site specific policy objectives of the City's Official Plan;
- Yorkland Boulevard is a Major Street on Map 3 of the City's Official Plan. The '*General Employment Areas*' designation permits '*major retail developments with 6,000 m² (64,586 sq. ft.) or more of retail gross floor area ...on lots fronting onto major streets ...subject to the enactment of a zoning by-law*', subject to additional Employment Areas policies. Although '*Major retail development*' is permitted in the '*General Employment Areas*' land use designation it is to be capped at 6,000 m². It is not clear if this cap

applies to the collective total land area of Area "C", or to each individual land parcel that comprises Area "C". The subject property includes an existing (two storey) building, located at 180 Yorkland Boulevard which is 4,153 m² in gross floor area, and an existing (one storey) building at 130 Yorkland Boulevard which is 1,922 m² in gross floor area. Therefore, individually these buildings do not exceed the cap set out in Policy g);

- Policy h) permits *"Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services..."* in Area "C" *"...when these uses are located on lower level floors of multi-storey buildings that include Core Employment Area uses, particularly office uses."*

The subject property fronts onto Yorkland Boulevard at a corner location, with excellent visibility/exposure and access on the east and north sides of Yorkland Boulevard, which is a Major Street on Map 3 of the City's Official Plan. The location of this property in our opinion justifies the above noted Policy h) land use functions, given its use and proximity to this major street.

While Policy h) is fully supported, there is a need to consider its implementation on a site specific basis for the subject property, where the "built form" does not fully fit the policy context. For example, 130 Yorkland Blvd. is a single storey building, and as is, the proposed uses set out in Policy h) would not be permitted in this building because the Policy h) uses are only permitted *"...when these uses are located on lower level floors of multi-storey buildings that include Core Employment Area uses, particularly office uses."* We request a modification to Policy h) as it relates to the 130 Yorkland Blvd. where, notwithstanding the building's single storey building configuration, *"Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services..."* are permitted on a site specific basis.

180 Yorkland Blvd. is a three storey office and banquet hall building. While it can technically satisfy the policy context through its "built form" as set out in Policy h), to provide greater flexibility, it is requested that Policy h) be modified to allow all of these permitted uses to be located on any storey, as long as office uses are provided in this building. Allowing these policy refinements will better support the general policy objectives of amenitizing the existing office/business park, encouraging land use intensification, local walkability and active transportation. And, many of the permitted uses function well either at the ground level, or in the upper storeys of a building.

- University and/or colleges in *Employment Areas* can directly benefit from the synergistic relationship between academic research and industry research and development. As well, private schools, in proximity to workplaces, allow parents to be close to children to minimize travel. The Consumers Road Employment Area is well served by public transit and this serves institutional uses well. This also supports more intensive use of lands in Employment Areas supporting compact built form and minimizes surface parking.

Request Opportunity to Meet with City Staff

We would appreciate the opportunity to meet with City Staff to review our concerns in further detail and are hopeful that a reasonable resolution may be achieved regarding same.

Request for Notice of Decision regarding proposed OPA No. 231 and SASP No. 386

Please provide us with notice of any new documents or decisions which arise from the ongoing review of Employment Area policies, and in particular that associated with the Consumers Road Employment Area. We understand that City Council is scheduled to approve OPA No. 231 and Site and Area Specific Policy No. 386 on December 16, 2013. We request your consideration of the foregoing and look forward to co-coordinating with the City in this regard.

Yours truly,

Pound & Stewart Associates Limited



Philip Stewart, MCIP, RPP

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Attachments: **Image 1:** Community Context - Urban Structure

Image 2: Property Context

Figure 1: Consumers Road Employment Area - Designated as "*General Employment Areas*" - City of Toronto OPA No. 231, Map 16

Figure 2: Site and Area Specific Policy No. 386 Map

Table 1: Comments & Recommendations on Proposed Site and Area Specific Policy No. 386

- cc. Ms. U. Watkiss, City Clerk, City of Toronto (via email and regular mail)
- cc. Ms. J. Keesmaat, City of Toronto (via email and regular mail)
- cc. Ms. K. Voumvakis, City of Toronto (via email and regular mail)
- cc. Mr. P. Bain, City of Toronto (via email and regular mail)
- cc. Toronto Police Association, c/o Mr. M. McMackin, Brauti Thorning Zibarras LLP
- cc. client (via email and regular mail)

POUND & STEWART ASSOCIATES LIMITED

Image 1 - Community Context - Urban Structure



Consumers Road Business Park (Employment Area) designated "General Employment Area" (Site & Area Specific Policy No. 386, per OPA No. 231)

Designated "Avenues" per City of Toronto Official Plan Amendment No. 231

130 & 180 Yorkland Boulevard (Subject Property)

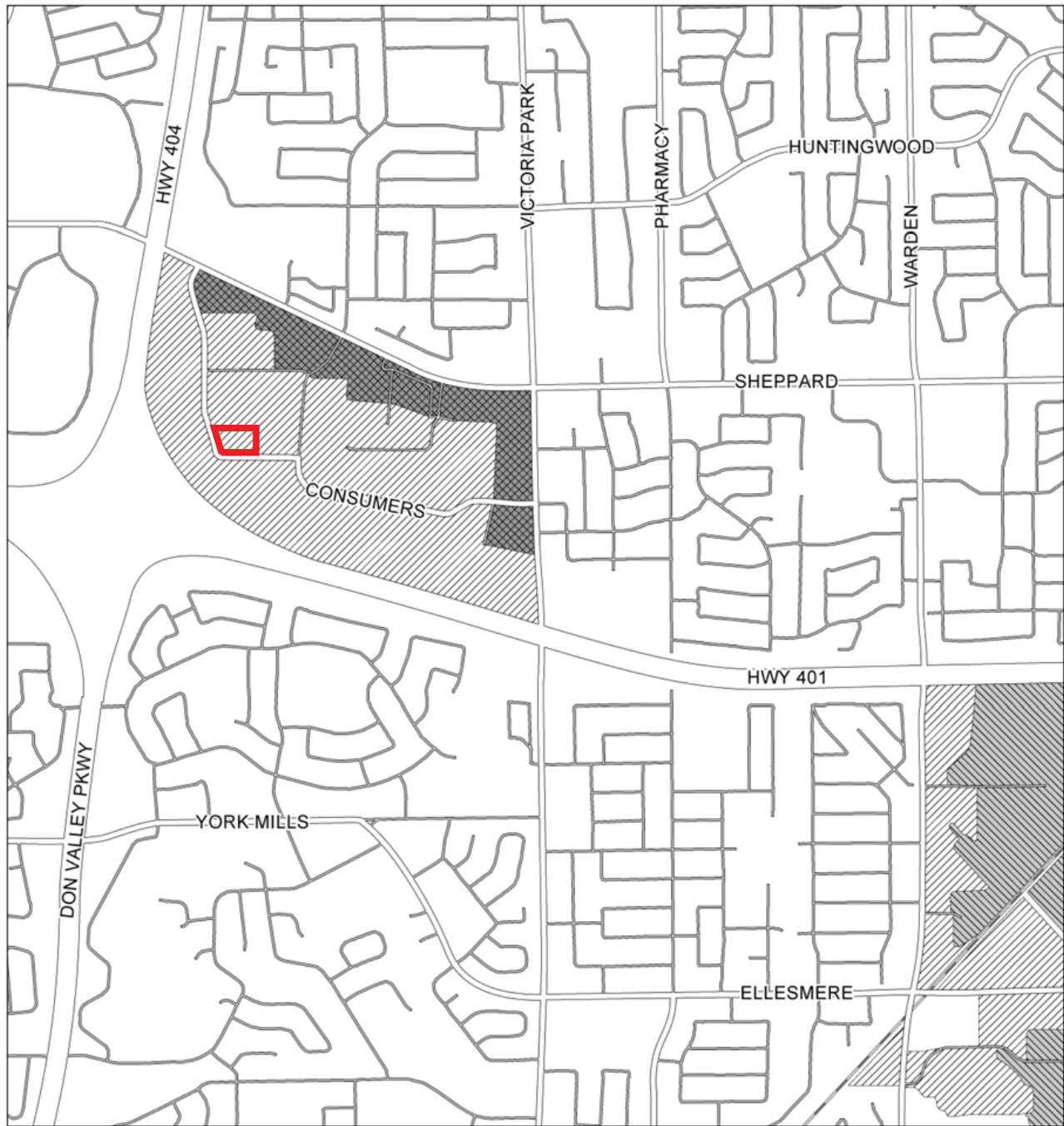
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AERIAL PORTFOLIO SERVICES

Image 2 - Property Context



130 & 180 Yorkland Boulevard
(Subject Property)

FIGURE 1:
CITY OF TORONTO OFFICIAL PLAN & MUNICIPAL COMPREHENSIVE REVIEWS
PROPOSED EMPLOYMENT LAND DESIGNATIONS, NOVEMBER 5, 2013



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

Map16

- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------|
| 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 | | | |

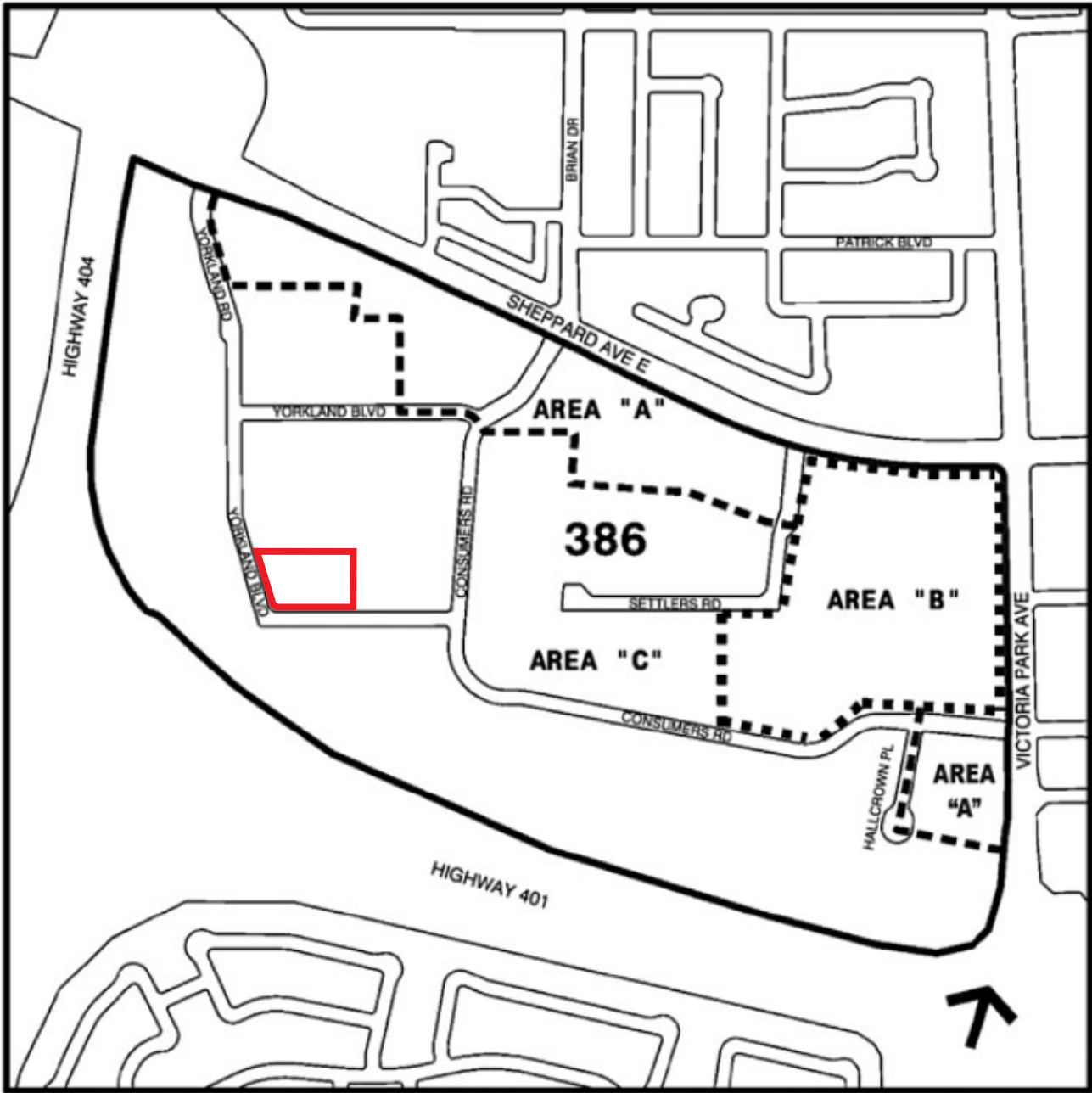


Not to Scale
10/30/2013

130 & 180 Yorkland Blvd. (Subject Property)

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FIGURE 2:
CITY OF TORONTO OFFICIAL PLAN & MUNICIPAL COMPREHENSIVE REVIEWS
DRAFT OFFICIAL PLAN AMENDMENT No. 231 - SITE & AREA SPECIFIC POLICY No. 386
NOVEMBER 5, 2013

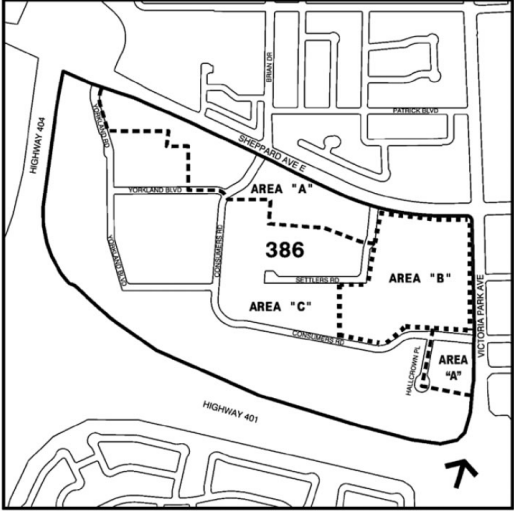


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 130 & 180 Yorkland Blvd. (Subject Property)

TABLE 1: COMMENTS & RECOMMENDATIONS ON PROPOSED CITY OF TORONTO OFFICIAL PLAN AMENDMENT NO. 231 & SITE AND AREA SPECIFIC POLICY NO. 386 FOR THE CONSUMERS ROAD EMPLOYMENT AREA

PROPOSED SITE AND AREA SPECIFIC POLICY NO. 386	COMMENTS & RECOMMENDATIONS
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<p>Site and Area Specific Policy No. 386</p> <p>Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 386 for the lands bounded by Sheppard Avenue East, Victoria Park Avenue, Highway 401, the Highway 401/Highway 404 Interchange and Highway 404, as follows:</p> <p>"386. Lands bounded by Sheppard Avenue East, Victoria Park Avenue, Highways 401 and 404</p>  <p>a) An implementation plan will be established as Official Plan policy to address within Areas "A", "B" and "C" matters such as:</p> <ul style="list-style-type: none"> i. an incentive program for Council adoption to encourage office development; ii. the provision of amenities throughout the area to create an attractive environment for existing and new offices; iii. development densities; and iv. the creation of new streets and blocks. 	<p>Comment 1: There is a policy requiring an <i>'implementation plan'</i> to be established <i>"as Official Plan Policy to address within Areas "A", "B" and "C"</i>. There are no specific <i>'implementation plan'</i> details as to its terms of reference, timing of completion, level of public involvement and implementation program. We are of the opinion that future redevelopment and revitalization of this Employment Area should not be unduly restricted or delayed pending the preparation and processing of such <i>'implementation plan'</i>.</p> <p>Recommendation 1: We support this policy on the basis that the <i>'implementation plan'</i>, (which is also referred to as a <i>'study'</i> in the Nov. 5, 2013 Planning Staff report), its preparation and processing, does not become an impediment to the timing of achieving the planning vision, where a redevelopment and intensification proposal can demonstrate that it is moving in the direction of the broader and/or site specific policy objectives of the City's Official Plan.</p> <p>Comment 2: Yorkland Boulevard is a Major Street on Map 3 of the City's Official Plan. The <i>'General Employment Areas'</i> designation permits <i>'major retail developments with 6,000 m2 (64,586 sq. ft.) or more of retail gross floor area ...on lots fronting onto major streets ...subject to the enactment of a zoning by-law'</i>, subject to additional Employment Areas policies. Although <i>'Major retail development'</i> is permitted in the <i>'General Employment Areas'</i> land use designation it is to be capped at 6,000 m2.</p> <p>Recommendation 2: Clarification is to be provided as to how this cap will apply.</p> <p>Comment 3: The subject property fronts onto Yorkland Boulevard at a corner location, with excellent visibility/exposure and access on the east and north sides of Yorkland Boulevard, which is a Major Street on Map 3 of the City's Official Plan. The location of this property in our opinion justifies the above noted Policy h) land use functions, given its use and proximity to this major street.</p> <p>While Policy h) is fully supported, there is a need to consider its implementation on a site specific basis for the subject property, where the "built form" does not fully fit the policy context. For example, 130 Yorkland Blvd. is a single storey building, and as is, the proposed uses set out in Policy h) would not be permitted in this building because the Policy h) uses are only permitted <i>"...when these uses are located on lower level floors of multi-storey buildings that include Core Employment Area uses, particularly office uses."</i> We request a modification to Policy h) as it relates to the 130 Yorkland Blvd. where, notwithstanding the building's single storey building configuration, <i>"Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services..."</i> are permitted on a site</p>
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TABLE 1: COMMENTS & RECOMMENDATIONS ON PROPOSED CITY OF TORONTO OFFICIAL PLAN AMENDMENT NO. 231 & SITE AND AREA SPECIFIC POLICY NO. 386 FOR THE CONSUMERS ROAD EMPLOYMENT AREA

PROPOSED SITE AND AREA SPECIFIC POLICY NO. 386	COMMENTS & RECOMMENDATIONS
<p>Area "A"</p> <p>b) Development in Area "A" that includes residential units is required to also increase the non-residential gross floor area in Area "A".</p> <p>Area "B"</p> <p>c) Prior to the approval of residential development on <i>Mixed Use Area</i> land in Area "B", a Noise Impact Study is required to determine appropriate design and separation distances of residential units and sensitive non-residential uses from the Direct Fuel Cell-Energy Recovery Generation power plant at 500 Consumers Road.</p> <p>d) Development on <i>Mixed Use Area</i> land in Area "B" that includes residential units is required to also increase the non-residential gross floor area in Area "B", on land designated as <i>Mixed Use Areas</i> and/or on land designated as <i>General Employment Areas</i>.</p> <p>e) <i>Employment Area</i> uses in Area "B" are limited to those that are compatible with adjacent existing and planned residential uses in Area "A" and on the <i>Mixed Use Areas</i> land in Area "B".</p> <p>Area "C"</p> <p>f) <i>Employment Area</i> uses in Area "C" are limited to those that are compatible with adjacent existing and planned residential uses in Areas "A" and "B".</p> <p>g) Major retail development with 6,000 square metres or more of retail gross floor area are not permitted in Area "C".</p> <p>h) Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services are only permitted in Area "C" when these uses are located on lower level floors of multi-storey buildings that include <i>Core Employment Area</i> uses, particularly office uses."</p>	<p>specific basis.</p> <p>180 Yorkland Blvd. is a three storey office and banquet hall building. While it can technically satisfy the policy context through its "built form" as set out in Policy h), to provide greater flexibility, it is requested that Policy h) be modified to allow all of these permitted uses to be located on any storey, as long as office uses are provided in this building. Allowing these policy refinements will better support the general policy objectives of amenitizing the existing office/business park, encouraging land use intensification, local walkability and active transportation. And, many of the permitted uses function well either at the ground level, or in the upper storeys of a building.</p> <p>Recommendation 3: That a site specific policy be applied to 130 and 180 Yorkland Blvd.</p> <hr/> <p>Comment 4: University and/or colleges in <i>Employment Areas</i> can directly benefit from the synergistic relationship between academic research and industry research and development. As well, private schools, in proximity to workplaces, allow parents to be close to children to minimize travel. The Consumers Road Employment Area is well served by public transit and this serves institutional uses well. This also supports more intensive use of lands in Employment Areas supporting compact built form and minimizes surface parking.</p> <p>Recommendation 4: That consideration is given to site specific policy that allows flexibility in the permission of for certain institutional uses subject to a zoning by-law amendment.</p>

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