



STAFF REPORT ACTION REQUIRED

Official Plan and Municipal Comprehensive Reviews: Regeneration Area Studies Status Report

Date:	July 3, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	6, 9, 10, 19, 20 and 39
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14112

SUMMARY

This report provides a status update on the seven *Regeneration Area* studies that resulted from City Council's decision on Official Plan Amendment (OPA) 231.

Regeneration Areas are unique areas of the City that present an opportunity to attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the Official Plan's population and employment growth strategy and offer the opportunity to reintegrate underutilized areas of the City. Each *Regeneration Area* requires a tailor-made planning framework to help guide future growth that is informed by community consultation and a detailed planning study.

In advance of a decision from the Minister of Municipal Affairs and Housing on OPA 231, City Planning staff initiated six of the seven *Regeneration Area* studies. Two studies are completed and are the subject of statutory public meetings before Planning and Growth Management Committee at its meeting on August 7, 2014. Staff are targeting the completion of the remaining initiated studies and reporting out on these studies in the first half of 2015.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information.

Financial Impact

The report recommendations have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

Employment Lands Review (OPA 231)

At its meeting on December 16-18, 2013, City Council adopted Official Plan Amendment (OPA) 231, which amended the Official Plan policies for economic health, employment lands and designations. At its meeting, Council also considered 146 requests to convert employment lands to introduce additional uses beyond the permitted employment uses. In addition to the conversion requests, Council redesignated seven areas across the city as *Regeneration Areas* (Attachment 1). The decision document can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>. In the absence of having a decision from the Minister of Municipal Affairs and Housing on OPA 231 as of the date of this report, City Planning staff initiated six of the seven *Regeneration Area* studies. Two studies will be completed and considered by Planning and Growth Management Committee at its meeting on August 7, 2014.

Regeneration Areas resulting from OPA 231

Through OPA 231, Council redesignated seven areas across the City as *Regeneration Areas* with a total of 51.6 hectares (127.5 acres) summarized in the table below. As a *Regeneration Area*, an area study is required in advance of any development.

Ward No.	Regeneration Area	Hectares
6	Mimico-Judson	11.4
9	Murray Road	3.9
9	Dufferin-Wilson	3.6
10	Wilson-Tippett	12.2
19	Bathurst-Strachan	6.0
19, 20	Dupont Corridor	4.8
39	Steeles-Redlea	9.7
TOTAL HECTARES		51.6

Staff identified the following matters that each *Regeneration Area* study should address to ensure a comprehensive planning approach was undertaken:

- policies to ensure that there is a net gain of employment or employment gross floor area as well as any residential redevelopment;
- a streets and blocks plan;
- a greening strategy and parks and open space plan;
- a public realm improvement strategy to improve streets, sidewalks and boulevards;
- an affordable housing strategy;
- a community services strategy;

- environmental policies to guide the cleanup of lands and policies for staging;
- buffering from rail corridors and industry or phasing of redevelopment where necessary;
- transportation policies that encourage walking and transit, particularly direct and comfortable pedestrian routes to the rapid transit station; and
- the scale of development and transition to adjacent areas.

The decision document can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.5>

Ministerial Decision on OPA 231

Under Section 26 of the *Planning Act*, the Minister of Municipal Affairs and Housing is the approval authority on updates to official plans, unless the decision is appealed to the Ontario Municipal Board. The City's submission of OPA 231 to the Ministry was deemed complete in January 2014. The City has yet to receive a decision on OPA 231 as of the date of this report. Upon completion of each *Regeneration Area* study, Council will consider a site and area specific policy or Secondary Plan that implements the respective planning framework.

COMMENTS

REGENERATION AREA STUDY UPDATES

The following section provides brief updates on each *Regeneration Area* study and highlights the key issues needed to be resolved for the studies currently in progress. Staff are targeting to complete all the initiated *Regeneration Area* studies in 2015.

Mimico-Judson

This study is currently in-progress with an expected completion date in the first quarter of 2015. There are no current development applications within the study area.

The Mimico-Judson study area is located in the south west part of the City and includes the Mimico GO train station. Prior to retaining a planning consultant, in May 2013 staff hosted a number of consultation events, including a community workshop, property owner meeting, and a registered mail survey. The consultant firm undertaking the study will complete their work in November 2014, which will include facilitating a community consultation meeting and working group sessions with invited stakeholders.

Emerging issues arising out of the study include: land use compatibility with existing uses within the study area and with maintenance operations and train storage at the GO Willowbrook Yards; truck access to operating businesses; pedestrian environment and connections; provision of open space; on-street parking and transition to an established low-rise residential community. These issues and others identified through the course of the study will be resolved prior to staff preparing their final report in 2015. The study website can be accessed at this link: <http://bit.ly/1qJrYPo>.

Murray Road

This study has not been initiated. It is targeted to commence in 2015. There are no current development applications within the study area.

The Murray Road study area is located east of the Wilson Avenue and Keele Street intersection. The study lands are under single ownership that operates a concrete batching plant. The landowner indicates their support of staff's recommended *Regeneration Area* designation but wished to see the existing use also permitted as the concrete batching plant is still operating on site. Site and Area Specific Policy 389 will inform the *Regeneration Area* study upon its commencement.

Dufferin-Wilson

This study is currently in-progress with an expected completion date in the first quarter of 2015. There is one current development application within the study area at 3621 Dufferin Street for an 11-storey residential building, 186 townhouse units, and a park and public road submitted by the Canada Lands Corporation. This site has recently been sold to a private sector landowner within the *Regeneration Area*.

The Dufferin-Wilson study area is located in the Allen Road and Highway 401 area. Staff hosted a kick-off consultation meeting in January 2014 and initiated the working group process with area stakeholders. Additional consultation is planned as the study progresses.

Emerging issues arising out of the study include: the introduction of appropriate mixes of land uses close to nearby *Employment Areas*; noise mitigation from existing highway corridors and servicing areas of large retail establishments; the location of a new park and new roads; and pedestrian/cycling connections. These issues and others identified through the course of the study will be resolved prior to staff preparing their final report in 2015. The study website can be accessed at this link: <http://bit.ly/1UroN5>.

Wilson-Tippet

This study is currently in-progress with an expected completion date in the first quarter of 2015. There are two current development applications within the study area, one at 9 Tippet Road for a residential development with 503 residential units distributed amongst buildings ranging in height from 2 storeys to 14 storeys. The second application at 30 Tippet Road is for two residential buildings at 13 and 12 storeys having a total of 290 residential units and 22 live-work units. In addition, there were several conversions requests for properties at 4 and 6 Tippet Road and 50 Wilson Heights Boulevard.

The Wilson-Tippet study area is located in the north east quadrant of Allen Road and Highway 401. Staff hosted a kick-off consultation meeting in January 2014 and held two working group meetings with area stakeholders. Additional consultation is planned as the study progresses. A public meeting to discuss options for streets and blocks, pedestrian connections, parks and open space locations, and urban design principles was recently held on June 9, 2014.

The emerging issues arising out of the study include: the location of new streets and blocks; the location of new parks, open space and pedestrian connections; building heights and densities; built-form transition to the neighbourhood to the east; the provision of employment space within the study area and active ground floor uses. These issues and others identified through the course of the study will be resolved prior to staff preparing their final report in 2015. The study website can be accessed at this link: <http://bit.ly/TjleIv>.

Bathurst-Strachan (South Niagara)

This study is completed and is scheduled to have its statutory meeting scheduled at the August 7, 2014 meeting of the Planning and Growth Management Committee. The study area is comprised of City owned parcels at 28 Bathurst Street and the Wellington Street City Yard, as well as the Quality Meats abattoir on Tecumseth Street which has recently ceased operations. There is one current development application within the study area, at 28 Bathurst Street for a mixed use development with 564 residential uses, commercial uses within two 16-storey buildings and one 19-storey building submitted by Build Toronto. A new public park and street are also proposed.

The Bathurst-Strachan study area is located west of the *Downtown*, north of the rail corridor between King Street West and Strachan Road. Over the course of the study, staff hosted four consultation events: a kick-off meeting, a design charrette, a meeting to discuss preliminary conclusions and a recent meeting to discuss staff's recommendations in a drop-in format at Stanley Park.

The issues identified through the course of the study include: heritage resources; building height transitions; protecting views to and from the Fort York National Historic Site; buffering new residential uses from the City yard to the west and the rail corridor to the south; expanding park space and pedestrian and bicycle connections.

Dupont Street Corridor

This study is completed and is scheduled to have its statutory meeting at the August 7, 2014 meeting of Planning and Growth Management Committee. There are two current development applications within the study area. The first at 328-388 Dupont Street was refused by City Council at its meeting on June 14-15, 2011 and subsequently appealed to the Ontario Municipal Board. This application proposes a mix of commercial and residential uses with 381 residential units in three buildings that are 8 storeys, 12 storeys and 29 storeys. The second application is for two 13 storey mixed use buildings with 393 residential uses, retail and office space at 840-860 Dupont St. There are also 6 additional conversion requests on Dupont Street between Kendal Avenue and Ossington Avenue.

The Dupont Street Corridor study examines the lands on the north side of Dupont Street between Kendal and Ossington Avenues where there is a sufficient lot depth to accommodate both a 30-metre setback from the CP North Toronto rail corridor and redevelopment including sensitive uses fronting Dupont Street. Over the course of the study, staff hosted four community consultation meetings and three working group meetings. The community consultation meetings included discussions on built form

options, rail safety, and a meeting to review the study recommendations. Staff retained a consultant to conduct a rail corridor risk assessment and mitigation study.

The issues identified through the course of the study include: rail safety; location, height and density of residential buildings; retention or replacement of employment floor space; improving the pedestrian environment and public realm; provision of new open space, and creation of a 'green line' open space corridor park in the hydro lands north of the tracks, and others. The study website can be accessed at this link: <http://bit.ly/NRzzuD>.

Steeles-Redlea

This study is currently in-progress with an expected completion date in the first quarter of 2015. There is one current development application within the study area at 4665 Steeles Avenue East for a mixed use development in three buildings with heights of 29-storey for a proposed hotel/residential building and 39 storeys for two additional residential buildings, totalling 604 residential units and 302 hotel/residential suites, all on the lands which constitute the current parking area for the Splendid China retail mall.

The Steeles-Redlea study area is located east of Kennedy Road at the City's northern boundary with the City of Markham. The Milliken GO station and its associated surface parking lot falls within study area as well as the existing Splendid China retail mall, and lands used for material storage by Anchor Shoring. To date, staff hosted a community consultation meeting and a working group meeting with area stakeholders. Staff have also been meeting with existing industries on the periphery of the study area to ascertain whether they would be affected by the development of sensitive uses within the study area, and vice versa. Additional consultation is planned as the study progresses. Staff are in the process of retaining a consultant to conduct a Community Services and Facilities assessment to identify existing capacities and future demand on services provided close to the study area, as no services and facilities exist within the study area.

The emerging issues identified through the course of the study include: site access for vehicles including emergency vehicles for all properties within the study area; provision of sufficient vehicle parking for existing and planned commercial and retail purposes; land use compatibility with existing industrial uses close to the study area; consideration of Metrolinx/GO initiatives including the Stouffville Corridor Rail Service Expansion and future design of the Milliken GO Station; infrastructure issues of the Redlea Avenue extension; Steeles Avenue underpass; building heights and massing; pedestrian and cycling infrastructure and the provision of open space and parks. These issues and others identified through the course of the study will be resolved prior to staff preparing their final report in 2015. The study website can be accessed at this link: <http://bit.ly/UFRxEj>.

Conclusion

Of the seven *Regeneration Area* studies resulting from OPA 231, two are completed, four are underway and the last study will be initiated in 2015. For the studies underway, staff will continue to execute the consultation programs and to work on the emerging issues identified in this report with Final Reports for each individual study targeted in 2015. To inform staff's recommendations on development applications within each study area, the recommended planning framework on the respective *Regeneration Area* studies should first be considered by City Council.

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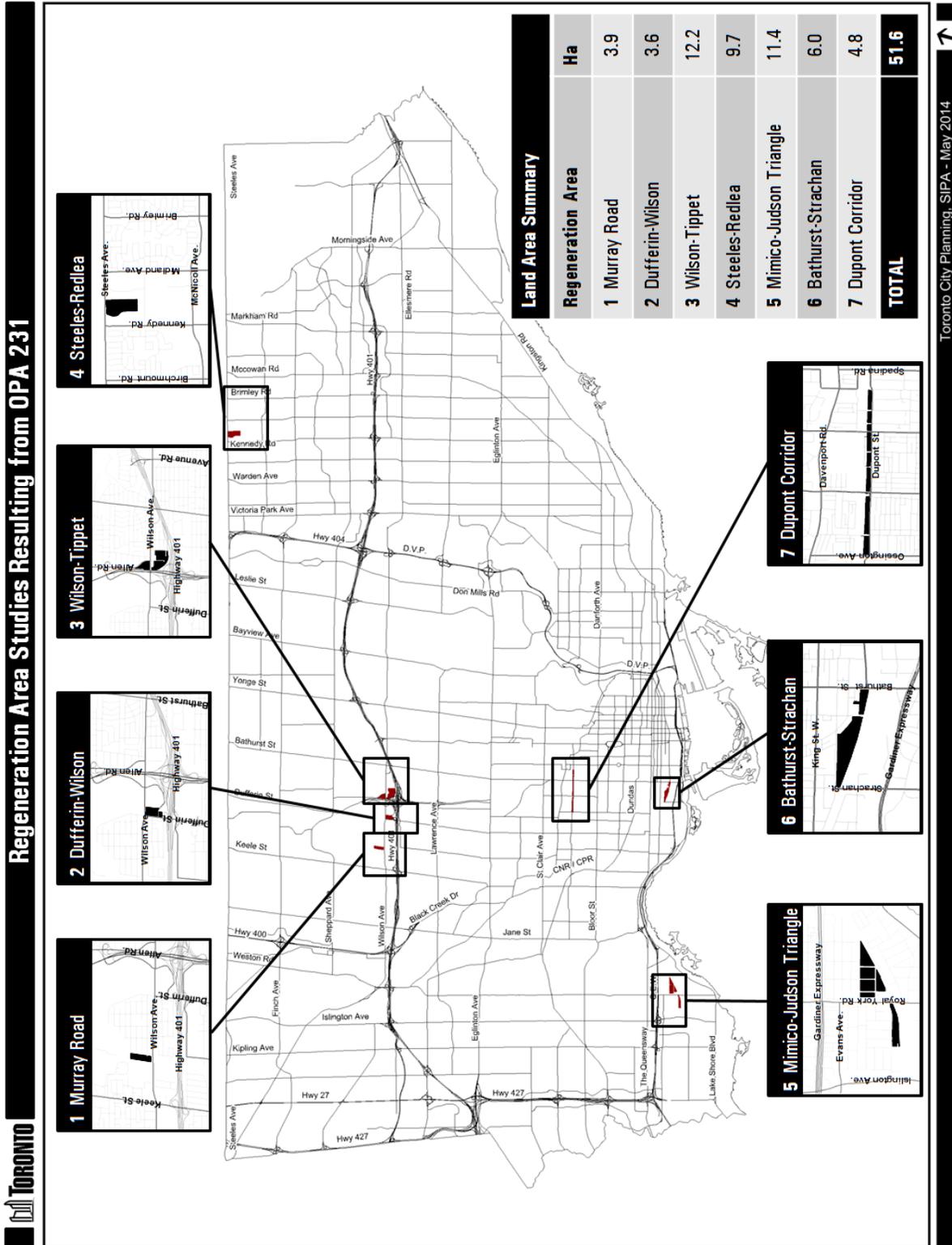
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ATTACHMENT

Attachment 1: Regeneration Area Studies Resulting from OPA 231

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Toronto City Planning, SJPA - May 2014