



STAFF REPORT INFORMATION REPORT

25 Audley Street - Official Plan Amendment Application - Supplementary Report

Date:	June 22, 2017
To:	City Council
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	P:\2017\ClusterB\PLN\City Council\CC17015

SUMMARY

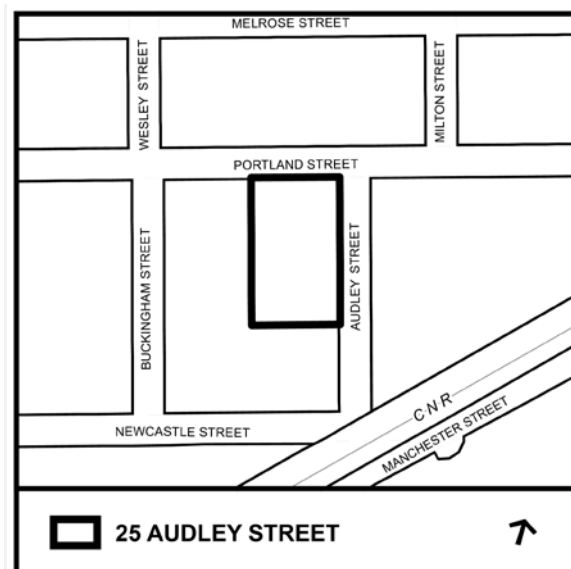
This report provides an update regarding the community consultation meeting held on June 7, 2017 for this application. A similar report will provide an update regarding this meeting in relation to the Official Plan Amendment application at 23 Buckingham Street.

FINANCIAL IMPACT

There are no financial implications resulting from this report.

DECISION HISTORY

At its meeting of February 22, 2017, Etobicoke York Community Council considered a Request for Expanded Notice Radius Motion from Councillor Grimes (EY20.50), which requested that notice for a community consultation meeting in relation to the Official Plan Amendment application for 25 Audley Street, be given to landowners and residents within 400 metres of the site with the additional cost to be borne by the applicant. Etobicoke York Community Council adopted the motion at its meeting of February 22, 2017.



A Refusal Report was prepared for consideration by Planning and Growth Management (PGM) Committee prior to a community consultation meeting being held to meet the statutory timelines established by the *Planning Act*. PGM Committee recommended refusal of the application at its meeting of May 31, 2017 (PG21.7). City Council will be considering this recommendation at its meeting of July 4, 2017.

COMMENTS

A community consultation meeting was held on June 7, 2017 at St. Leo Catholic School (165 Stanley Avenue). The area residents and other interested parties, Ward Councillor, the applicant, their consulting team and City staff were in attendance at this meeting. It should be noted this community consultation was a joint meeting including discussions regarding the Official Plan Amendment application (File Number 16 269378 WET 06 OZ) for the lands municipally known as 23 Buckingham Street. Both applications were filed by separate and unrelated companies (1066266 Ontario Ltd. and 1282555 Ontario Inc.), but include a coordinated and complete submission of a Detailed Block Plan for Block D of the approved and appealed Mimico-Judson Secondary Plan.

Approximately 50 residents attended the meeting. Planning staff gave a presentation at the meeting explaining the application process and also outlined the details of the Mimico-Judson Secondary Plan and Urban Design Guidelines (adopted and currently under appeal) and provided a brief overview of the applicant's proposal.

The community was generally supportive of new development and residential uses on the subject lands, but provided the following comments at the meeting and through subsequent written communications:

- Major concern with the proposed development not conforming to the recently approved and appealed Mimico-Judson Secondary Plan and Urban Design Guidelines;
- Major concern with the proposed building heights of 24, 26 and 28-storeys (these heights are significantly in excess of the heights permitted in the Secondary Plan);
- Major concern with shadow impacts on surrounding buildings and existing low rise residential neighbourhoods;
- Major concern with the density of the development and the excessive number of proposed residential units that has the potential to create unacceptable traffic impacts in the area (cumulative effect of all new development in Mimico-Judson);
- Major concern with traffic impacts on the existing road network, in particular on Royal York Road, Portland Street and Newcastle Street;
- Concern that there are not enough public streets in the neighbourhood;
- Concern with the insufficient amount of non-residential space being proposed;
- Request for a study identifying the passenger volumes the Mimico GO Station can accommodate; and
- Request for clarification on the process and resources required for the Ontario Municipal Board Hearing.

Given statutory time requirements, a Refusal Report on the Official Plan Amendment application for 25 Audley Street was prepared for consideration by Planning and Growth Management (PGM) Committee at its meeting of May 31, 2017 (PG21.7). The proposed development represents significant departures from the Mimico-Judson Secondary Plan (OPA 331), adopted by City Council in June 2016 and currently under appeal to the Ontario Municipal Board. PGM Committee unanimously voted to recommend that City Council refuse the application. This decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.7>

Planning staff remain of the opinion that the proposed development, in its current form, does not conform with the Official Plan policies and the recently approved and appealed Mimico-Judson Secondary Plan and is not consistent with the Mimico-Judson Urban Design Guidelines.

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SIGNATURE

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