



REPORT FOR ACTION

Laird in Focus - City Initiated Official Plan Amendment - Supplementary Report

Date: November 26, 2019

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 15 - Don Valley West

Planning Application Number: 17 139916 NNY 26 OZ

SUMMARY

At its meeting on November 5, 2019, North York Community Council amended the recommendations and adopted NY10.2 entitled "Laird in Focus - City Initiated Official Plan Amendment - Final Report". The Laird in Focus Study Area includes lands owned by Riocan Holdings Inc. at 815-845 Eglinton Avenue East (the "Riocan Site") that are the subject of site specific development applications that have been appealed to the LPAT (the "Riocan Appeals"). Since the Laird in Focus - City Initiated Official Plan Amendment - Final Report (October 18, 2019) from the Director, Community Planning, North York District was considered at North York Community Council, the parties to the Riocan Appeals participated in a private mediation that took place on November 18-20, 2019.

The Riocan Appeals are the subject of Agenda Item NY10.1. The City Solicitor has submitted a Supplementary Report on Item NY10.1. In the event City Council adopts the Confidential Recommendations of the City Solicitor in relation to the Riocan Appeals, amendments to the Laird in Focus SASP 568 (Item NY10.2) to remove the Riocan lands from the SASP are required in order to deal with this matter as a free-standing SASP which reflects the adopted Confidential Report by the City Council.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. Should City Council adopt, or adopt as amended, the recommendations in the City Solicitor's supplementary report (November 26, 2019) on Item NY10.1, regarding a Request for Direction on 815-845 Eglinton Avenue East, City Council amend Item NY10.2 by:

a. amending North York Community Council Recommendation 1 by adding a new Part e:

e. that the Official Plan Amendment - Site and Area Specific Policy 568 be modified by removing the Riocan lands at 815-845 Eglinton Avenue East from the SASP; and

b. deleting North York Community Council Recommendation 5 and replacing it with the following:

5. City Council direct the City Solicitor to withhold the Laird in Focus City Initiated Official Plan Amendment Bill to allow staff to incorporate the modifications to Site and Area Specific Policy 568 contemplated in recommendation 1 above.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The decision history for Laird in Focus is set out in the Laird in Focus - City Initiated Official Plan Amendment - Final Report (October 18, 2019) from the Director, Community Planning, North York District. The Final Report can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.NY10.2>

COMMENTS

Because the Riocan Site is the subject of site specific applications and appeals that are before the LPAT, in the event the Riocan Appeals are resolved, it would be appropriate to remove the Riocan site from the Laird in Focus SASP 568. This modification is a technical amendment and would avoid the potential for conflicting policies to apply to the same lands, or for the same issues to be litigated in relation to the same lands in two different appeal processes. Although the Riocan lands would be removed from the Laird in Focus Site and Area Specific Policy 568 (OPA 450), all the same relevant Laird in Focus policies from SASP 568 would be applied to the Riocan lands through their site specific OPA, subject to the modifications in the City Solicitor's Supplementary Request for Directions Report (Item NY10.1).

The Laird in Focus Plan as revised would still be consistent with the Provincial Policy Statement (PPS) 2014, conform to the Growth Plan for the Greater Golden Horseshoe (2019) and the Official Plan policies.

CONTACT

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SIGNATURE

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