

Sherway Area Secondary Plan – Supplementary Report

Date: October 9, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke Lakeshore

SUMMARY

This report recommends that City Council adopt certain minor amendments to the Sherway Area Secondary Plan (the “Secondary Plan”), as reported to Etobicoke York Community Council in the Final Report from the Director, Community Planning, Etobicoke York District dated September 23, 2019. The proposed amendments are intended to clarify the intent of the policies and address technical revisions.

The Secondary Plan, as amended, has regard to matters of provincial interest under Section 2 of the *Planning Act*, is consistent with the Provincial Policy Statement (2014), and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The Secondary Plan also maintains the intent and purpose of, and conforms to, the City’s Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Etobicoke York Community Council delete Recommendation 1 in the Final Report (September 23, 2019) from the Director, Community Planning, Etobicoke York District and replace it with the following:

"City Council adopt Official Plan Amendment 469, Sherway Area Secondary Plan, included as Attachment 1 to the Supplementary Report (October 9, 2019) from the Director, Community Planning, Etobicoke York District."

COMMENTS

In the Final Report dated September 23, 2019, City Planning staff recommended that City Council adopt draft Official Plan Amendment 469, the Sherway Area Secondary Plan. The Secondary Plan will implement the recommendations of the Sherway Area Study, as adopted by City Council at its meeting of December 13, 2016. The draft Official Plan Amendment was released for public viewing on September 20, 2019.

Staff have determined that certain policies, detailed below, were inadvertently omitted in the production of the draft Official Plan Amendment as released. Staff also recommend that the wording of certain policies be revised to clarify their intent. It is staff's opinion that these proposed revisions are minor in nature and will lend more certainty to the interpretation of the policies.

Section 4 – Parks, Open Spaces and the Public Realm

It has come to staff's attention that two policies pertaining to Natural Areas, Policies 4.19 and 4.20, were inadvertently replaced with duplicates of Policies 4.13 and 4.14, pertaining to streetscaping and mid-block connections, respectively. The proposed revisions will restore the original policies, which had previously appeared as Policies 4.16 and 4.17 in the draft Secondary Plan circulated for public comment in May 2019.

Section 5 – Land Use

Section 5 details maximum floor space indices (FSIs) for certain land uses within each land use designation. The intent of the policy is for the FSI to be calculated based on the gross site area of lands within that land use designation, as those policies are intended to only apply to their subject land use designation. To ensure clarity and consistency in interpretation, Policies 5.5, 5.6, 5.10, 5.11, 5.15, 5.17, 5.18 and 5.19 are revised to specify each respective land use designation to which the floor space index is applicable. The FSIs themselves remain unchanged.

Section 6 – Development Capacity

The Secondary Plan is intended to provide flexibility to allow the City to consider variations in the ultimate development scenario of each precinct, and as such Policy 6.3 provides a buffer of five per cent above the density limits. Practically, this policy would be implemented on a site-by-site basis through the review of development applications and therefore the policy is revised to reflect this intent.

Section 11 – Implementation (Interim Uses)

In response to comments received on the draft Secondary Plan, staff incorporated Policies 11.17 and 11.18 to address the continuation and limited expansion of existing uses prior to major redevelopment to realize the vision for the Sherway Area. Policy 11.18.2 makes reference to an Interim Development Strategy that would be required for developments exceeding a 10 per cent expansion of an existing use. Policy 11.18.3, which outlines the required elements of an Interim Development Strategy was inadvertently omitted from the final draft. This Policy is reinstated in the attached Official Plan Amendment.

CONCLUSION

The recommended policy revisions outlined in this report are consistent with the overall goals and objectives of the Sherway Area Secondary Plan, as described in the Final Report from the Director, Community Planning, Etobicoke York District, dated September 23, 2019. The policies as revised will serve to clarify their intent and provide consistency in interpretation as the Secondary Plan is implemented in the future.

Staff recommend that City Council adopt Official Plan Amendment 469 as revised.

CONTACT

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SIGNATURE

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Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item
XX.XX, adopted as amended, by City of Toronto Council
on [DATE]

CITY OF TORONTO

Bill

BY-LAW -2019

To adopt Amendment xxx to the Official Plan for the City of Toronto respecting the lands generally bounded by Highway 427, the Queen Elizabeth Way, Etobicoke Creek and the Canadian Pacific Rail Corridor.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment 469 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on [DATE] , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 469 TO THE OFFICIAL PLAN

LANDS GENERALLY BOUNDED BY HIGHWAY 427, THE QUEEN ELIZABETH WAY, ETOBICOKE CREEK AND THE CANADIAN PACIFIC RAIL CORRIDOR

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, including Map 26, Site and Area-Specific Policies, is amended by deleting Site and Area Specific Policy 12, for the lands south of Trillium Health Centre, west of The West Mall in its entirety.
2. Chapter 7, Site and Area Specific Policies, including Map 26, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy 13, for the lands bounded by The Queensway, The West Mall, Evans Avenue and the Queen Elizabeth Way in its entirety.
3. Chapter 7, Site and Area Specific Policies, including Map 26, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy 19, for the lands bounded by the CP Rail Line, Highway 427, the Queen Elizabeth Way and Etobicoke Creek in its entirety.
4. Chapter 7, Site and Area Specific Policies, including Map 26, Site and Area Specific Policies is amended by deleting Site and Area Specific Policy 20, for the lands south of the CP Rail Line between The West Mall and Highway 427 in its entirety.
5. Map 15, Land Use Plan, is amended by re-designating part of the lands located north of the Queen Elizabeth Way, west of The West Mall and south of Sherway Drive from *Mixed Use Areas* to *Mixed Use Areas* and *Natural Areas* as shown on the attached Schedule 1.
6. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by deleting the following planned, but unbuilt road:

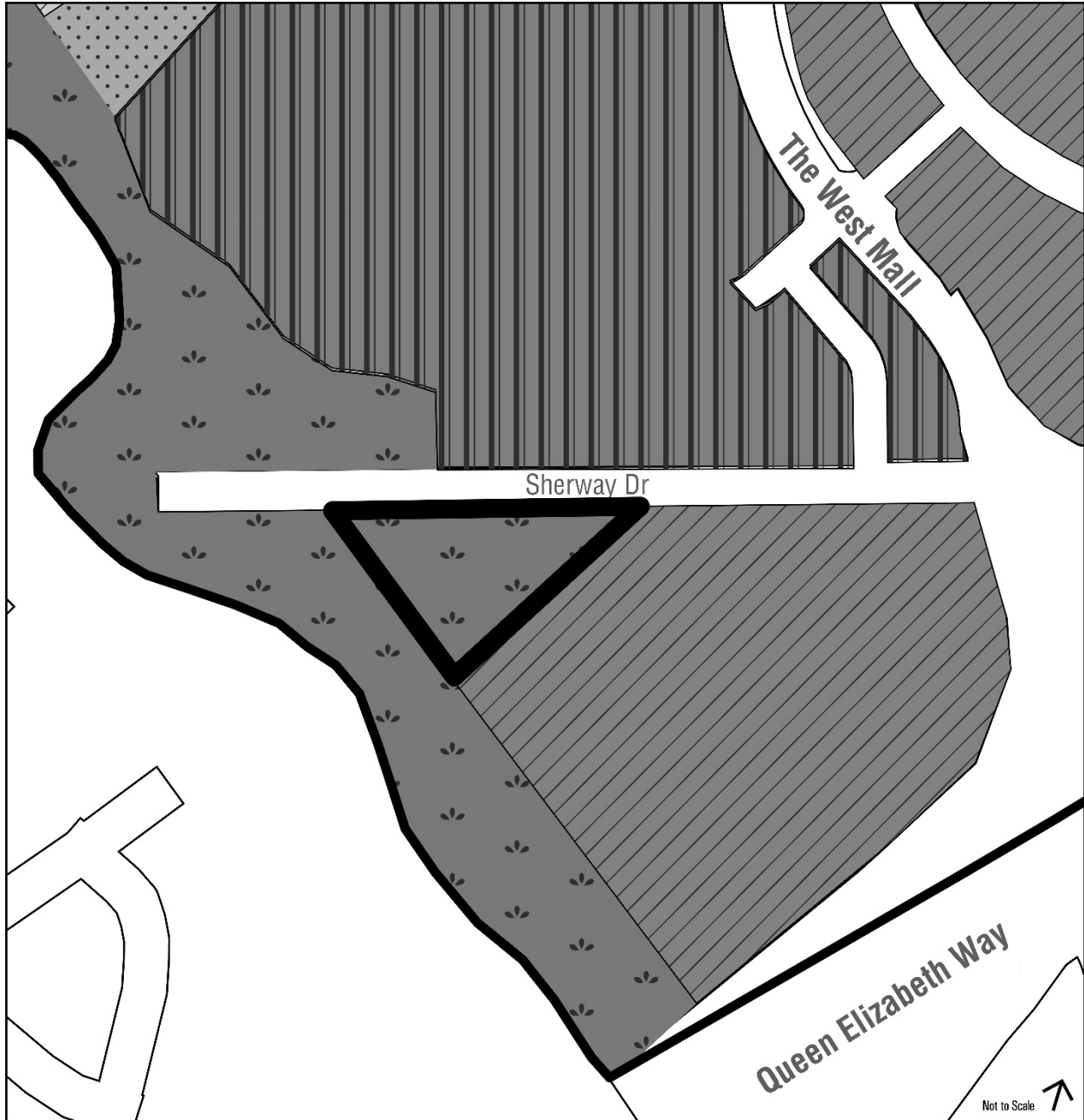
STREET NAME	FROM	TO
New Link	Intersection of North Queen St and Manstor Rd	The West Mall (north of the CP rail corridor)

7. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned, but unbuilt roads:

STREET NAME	FROM	TO
Boncer Drive extension	Nova Road	Manstor Road
Nova Road extension	The Queensway	North Queen Street
New Link	Sherway Drive	Evans Avenue

8. Chapter 6, SECONDARY PLANS, is amended by adding Section 43, Sherway Area Secondary Plan as shown in the attached Schedule 2.

Schedule 1



Official Plan Amendment No. 469

Schedule 1

— City of Toronto
▭ Lands to be redesignated from
Mixed-Use Areas to Natural Areas

- Mixed Use Areas
- Natural Areas
- Institutional Areas
- Utility Corridors

Schedule 2

See attached PDF.