

20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue - Official Plan Amendment Application - City-Initiated – Preliminary Report

Date: May 31, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 21 147901 NNY 08 OZ

Current Use(s) on Site: The current lands located at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue are owned by the City of Toronto. The Toronto Parking Authority (TPA) operates a 163 space surface parking lot at the above noted addresses.

SUMMARY

On May 28, 2020, City Council directed City Planning staff to initiate an Official Plan Amendment application to redesignate the lands currently utilized by the Toronto Parking Authority (TPA) at the subject site to *Parks and Open Space Areas*. This was a recommendation as result of a development approval at 2409 to 2514 Yonge Street, 10 to 12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue. This application would also amend relevant schedules within the Yonge Eglinton Secondary Plan. Staff are currently reviewing applicable policies that impact the subject site. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Official Plan Amendment and Zoning Amendment Applications - 2490-2514 Yonge Street, 10-12 Castlefield Avenue, and portions of 20 Castlefield Avenue and 567 Duplex Avenue

In June 2018, the City of Toronto received a proposal from 2500 Yonge Street Limited (the "Purchaser") to purchase the City owned lands at 20 Castlefield Avenue and 567 Duplex Avenue. These lands were not deemed as surplus lands under the City's disposal process. The Purchaser was the owner of the adjacent property located at 2490-2506 Yonge Street and 12 Castlefield Avenue. On July 2018, City Council did not approve the Agreement of Purchase and Sale of the TPA lands.

In November 2018, City staff received a revised resubmission of the development application that proposed a 14 storey mixed use building containing 150 dwelling units and retail uses at grade along Yonge Street. The proposal had a gross floor area of 18,675 square metres of which approximately 1,403 square metres was retail at grade.

In the revised submission, the proposal included a proposed land exchange with the City, where approximately 650 square metres of TPA lands with frontage on Castlefield Avenue would be acquired by the applicant to be incorporated in the proposed development proposal in exchange for an equivalent area of land with frontage on Duplex Avenue to be conveyed to the City (see Attachment 1). As part of the approval of this development, City Council directed City Staff to redesignate the remaining TPA lands to Parks and Open Space in the Official Plan. See attached link to the final report: <https://www.toronto.ca/legdocs/mmis/2020/ny/bgrd/backgroundfile-146447.pdf>.

ISSUE BACKGROUND

Site Description and Surrounding Context

The subject site is located at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue. These properties are owned by the City of Toronto and are proposed to be redesignated from *Neighbourhoods* to *Parks and Open Space*. The site is approximately 3700 square metres in size with a frontage of approximately 75 metres on Castlefield Avenue and approximately 50 metres on Duplex Avenue. The current use on the subject properties is a TPA surface parking lot with 163 surface parking spaces.

Development in the vicinity of the site is as follows:

Immediately north of the site are the Orange Hall, a building on Toronto's Heritage Register, as well as St. Clement's School. The Orange Hall is a one-storey building, accessed by a private driveway from St. Clements Avenue. St. Clements School fronts onto St. Clements Avenue and Duplex Avenue, and ranges in height from 2 to 4-storeys.

Adjacent and to the east of the subject site is an approved 14 storey mixed-use development that will have 150 residential units and retail at grade (file no. 18 186858 NNY 16 OZ). On the east of Yonge Street is a residential area, comprised of low, mid, and high rise developments. Heights within this area range from 2-storey dwellings up to 32-storey mixed use buildings.

The area south of the site consists of residential dwellings which front onto Castlefield Avenue. Yonge Street south of the subject site is commercial mixed use in nature, containing a range of retail uses. Further south along Yonge Street has seen an increased amount of high rise development occur, with heights ranging from 27 to 34 storeys.

West of the subject site is Duplex Avenue and beyond is an area that is predominately residential, in the form of detached dwellings and semi-detached dwellings.

Application Description

This City-initiated application proposes to amend the City of Toronto Official Plan and the schedules within the Yonge Eglinton Secondary Plan in order to redesignate lands located at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue from *Neighbourhoods* to *Parks and Open Space*.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform to applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental

protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands designated as *Neighbourhoods* on Map 17 of the Official Plan.

The application is also located within the Yonge Eglinton Secondary Plan and is designated *Neighbourhoods "A"*.

Zoning By-laws

Zoning By-law 569-2013, as amended, zones the subject properties as R (f7.5; u2; d0.6) (x949). The permitted uses with this zone include residential dwelling, municipal shelter, and parks.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Zoning By-law 438-86, as amended, zones the subject properties as R4A Z1.0 and permits a range of residential uses in a variety of forms and public parks. The maximum density permitted is 1.0 times the lot area with a maximum permitted height of 9.0 metres.

COMMENTS

Reasons for the Application

An Official Plan Amendment is required to redesignate the lands at 20 Castlefield Avenue, 565 Duplex Avenue and 567 Duplex Avenue from *Neighbourhoods* to *Parks and Open Space*.

ISSUES TO BE RESOLVED

At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

City staff will be evaluating this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020), highlighting only those provincial policies relevant in the context of this particular application.

Official Plan Conformity

City staff will continue to review the proposed redesignation against the policies of the Official Plan to determine conformity with: Healthy Neighbourhoods, Public Realm, Parks and Open Spaces, and Land Use designation policies.

Amendment to the Official Plan that are not consistent with its general intent will be discouraged. Any development permitted under an amendment to the Plan must be compatible with its physical context and will not affect nearby Neighbourhoods in a Staff Report for Action - Preliminary Report - 20 Castlefield Avenue, 565 Duplex Avenue, and 567 Duplex Avenue

manner contrary to the neighbourhood protection policies of the Plan. Both the Neighbourhoods and Parks and Open Spaces designation allows for the proposed land use, however, in particular staff will evaluate:

- the appropriateness of the proposed redesignation to ensure that future park and open spaces integrate with the surrounding context;
- whether the proposed park and open spaces are well connected and accessible to a range of users and to ensure the future park and open spaces will be located and designed to connect and extend, wherever possible, to existing parks, natural areas and other open spaces; and
- how the proposed park and open spaces in this location will contribute to the public realm for pedestrians, the surrounding neighbourhood character and the livability of residents.

Yonge-Eglinton Secondary Plan

Midtown in Focus was an inter-divisional response to the rapid intensification and change underway in parts of the Yonge-Eglinton area. Building on the 2014 Midtown in Focus: Parks, Open Space and Streetscape Plan, City Council adopted Official Plan Amendment 405 and a series of infrastructure strategies and plans in July 2018. OPA 405 included a new Secondary Plan for the area.

Council adopted OPA 405 was submitted to the Province for approval in August 2018. It was approved with modifications by the Minister of Municipal Affairs and housing on June 5, 2019. The approved Secondary Plan sets out a long-term vision for Midtown that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected and prosperous place, and where growth is directed near transit. The approved Secondary Plan provides guidance on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

The public realm in Midtown supports a vibrant mixed-use community with a green landscaped character. Primary public realm objectives of this Plan are to maintain and enhance the green, landscaped character of the area, improve and expand the network of parks, open spaces and create a high-quality public realm and streetscapes to ensure the continued vitality and quality of life in the area. The public realm comprises public and private spaces to which the public has physical and visual access, including streets, parks, open spaces, laneways, walkways, publicly-accessible pedestrian connections and adjacent setbacks. A key objective of the Secondary Plan is to ensure that future park and open spaces are well connected to other existing and planned public spaces. City staff will assess the proposed redesignation to ensure that it is well connected within the area and to the larger City park network.

Archaeological Assessment

The subject site has archeological resource potential based on the City of Toronto's searchable database TO maps. Currently, no development is proposed on the subject

site that would require an archeological assessment. The proposed Official Plan Amendment would redesignate the lands *Parks and Open Space*. If any development is proposed in the future, an archeological assessment will be required.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The subject site is in close proximity to Yonge and Eglinton and falls within the Yonge Eglinton Secondary Plan area which is experiencing growth. Since the implementation of the Secondary Plan, City Staff have received and approved various high density development applications including the adjacent midrise development at 2490-2514 Yonge Street. City Staff will evaluate to understand if a future park at this location will provide an essential community service that will contribute to the livability and vibrancy of Yonge and Eglinton.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Hiba Hussain, Planner
Tel. No. 416-396-5575
E-mail: hiba.hussain@toronto.ca

SIGNATURE

John Andreevski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Land Exchange Map Attachment

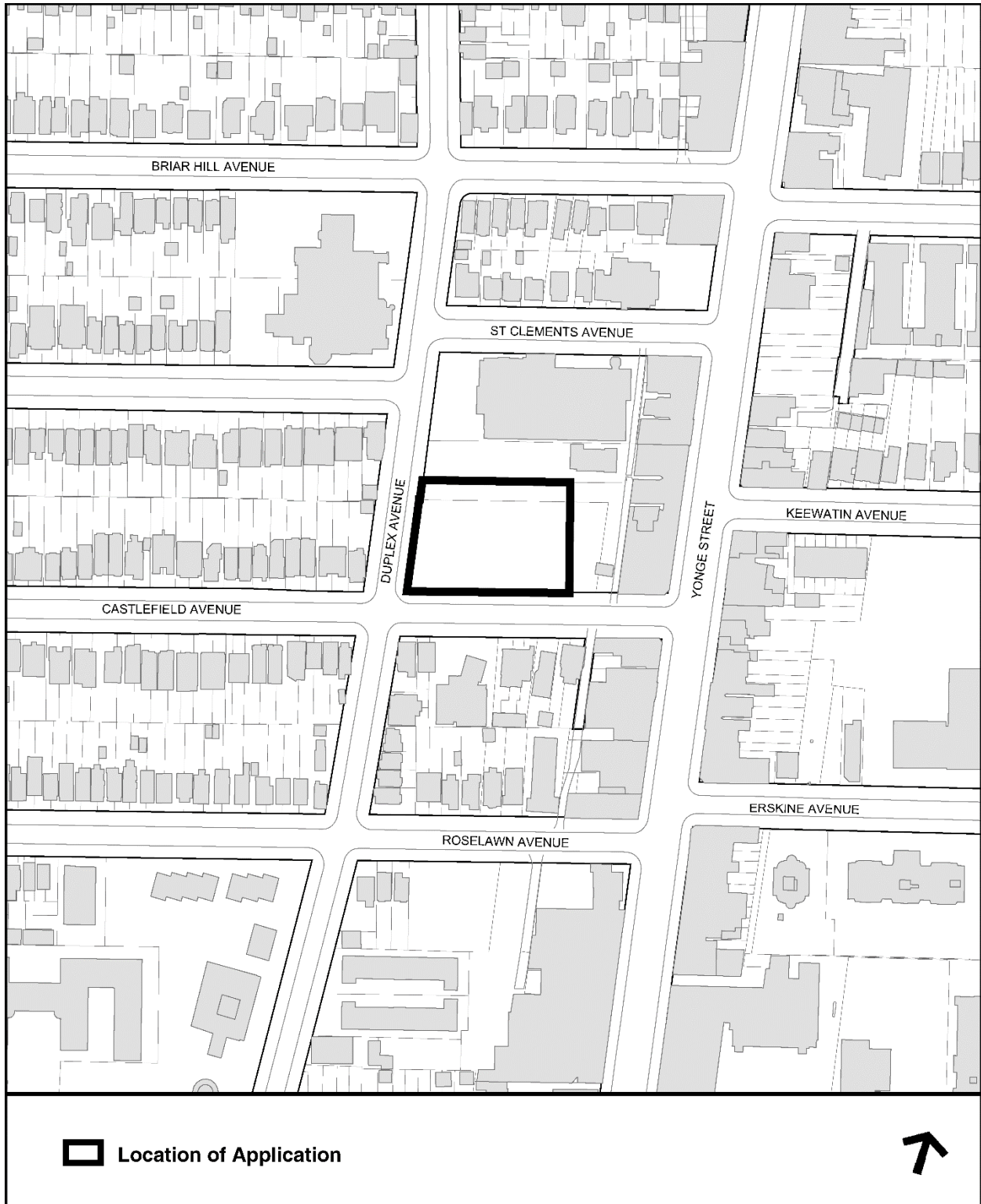
Attachment 2: Location Map

Attachment 3: Official Plan Map

Attachment 4: Yonge Eglinton Secondary Plan

Attachment 5: Zoning By-law Map

Attachment 2: Location Map









Attachment 3: Official Plan Map



Official Plan Land Use Map #17

20 Castlefield Avenue, 565 Duplex Avenue
& 567 Duplex Avenue
File # 21 147901 NNY 08 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


Not to Scale
Extracted: 04/30/2021

