



Community Meeting - 520 Prince Edward Drive OMB case

Councillor Justin Di Ciano is hosting a community meeting to provide an opportunity for local residents to ask questions of the City Solicitor and planner who will be presenting at The Ontario Municipal Board.

Date: Tuesday July 21st at 7:30 pm – 8:30 pm

Location: Council Chambers, Etobicoke Civic Centre (399 The West Mall).

Councillor Di Ciano addresses Executive Committee on Development Charges

<https://youtu.be/duO3y1Xk0Tc>

1030/1040 Islington - Islington and Norseman

This site is subject to both a rezoning application and an application for site plan approval. An industrial building is proposed on the westerly portion of the site and 176 townhouse units are proposed on the remaining lands. Three new municipal roads are proposed to be constructed.

The application is in its' final circulation. We anticipate having a Final Report to Council on the rezoning application in September 2015 with final site plan approval being issued shortly after.

Mr. Christie Site (Ward 6) – Status Update

Below is a summary for the Mr. Christie site and where the situation stands now:

In 2011 the City Planning Division initiated the City's Five Year Official Plan and Municipal Comprehensive Review of the employment lands policies contained in the Official Plan. In

November 2012 Mondelēz Canada announced its intention to close the Mr. Christie's bakery site located at 2150 Lake Shore Boulevard West and 23 Park Lawn Road. The decision to close the former bakery operation and sell the property resulted in the loss of approximately 550 jobs.

Mondelēz had submitted a request to convert the Mr. Christie's site to a *Regeneration Area* designation in order to permit residential uses, through the City's Five Year Official Plan and Municipal Comprehensive Review. A Final Assessment based on the criteria in the Provincial Growth Plan and the Provincial Policy Statement determined the Mr. Christie's site should be retained for employment uses and staff recommended they be designated as *Core Employment Areas*. City Council on December 16-18, 2013 adopted OPA 231 and the recommendations to retain the property as an Employment Area, at the insistence of Councillor Grimes. The link to Council's decision is located here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>.

The Final Assessment for this site is contained in Attachment 2, and is found on page 316.

On July 9, 2014 the Ministry of Municipal Affairs and Housing issued its decision on OPA 231. The Ministry decision approved the majority of OPA 231 with minor modifications to the Council adopted policies, which did not affect Council's decision to designate the Mr. Christie's site *Core Employment Areas*.

A site specific Official Plan amendment application (13 277849 WET 06 OZ), seeking to re-designate the lands from *Employment Areas* to *Regeneration Area*, was submitted by the land owner on December 13, 2013. The owner was formally advised in a letter dated January 10, 2014 that the application was incomplete and numerous studies and plans/drawings were required to be submitted. To date, the application still remains incomplete.

The Preliminary Report for this application was before the Planning and Growth Management Committee (PGM) meeting of April 10, 2014. The report recommended that a community meeting be held only after the Minister has rendered a decision on OPA 231 and after the applicant has submitted the required material to have the application deemed complete. The link to PGM's decision is located here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.7>

Rona Lands Site Update - Dundas St. West

Councillor Justin Di Ciano has met with the applicant. The proposal is being revised and when revised plans are available we will provide residents with that information.

1061 The Queensway

The attendance at the public meeting was sparse. Representatives from The Queensway BIA were in attendance and their input was constructive and deserves a big thank you from area residents.

City Planning staff presented first followed by the applicant.

Councillor Justin Di Ciano met with staff recently to share some concerns. Councillor Di Ciano will be hosting a further meeting on this proposal and as always we will advise.

Further details at:

<http://www.toronto.ca/legdocs/mmis/2015/ey/bgrd/backgroundfile-75088.pdf>

A Final Report and statutory public meeting under the *Planning Act* to consider one or both applications is targeted for the fourth quarter of 2015. This target assumes that the applicant will provide all required information in a timely manner.

2800 Bloor Street West Development

Councillor Justin Di Ciano and Etobicoke York Community Council held an evening session on May 12, 2015. Residents were advised that the settlement offer was still "without prejudice" and therefore could not be discussed at the meeting. Noting that residents were still welcome to attend to have the opportunity to hear further clarification/understanding of the process and status. Mr. Neil Cresswell, the Director Community Planning presented a complete and concise report on the application.

Councillor Di Ciano moved a motion:

Community Council Recommendations

Etobicoke York Community Council recommends that:

- 1. City Council direct staff to continue negotiations and report back when the negotiations have concluded.*

When the settlement is "with prejudice" it would then come back, depending on the timeframe to either Community Council or City Council.

Warmest regards,
Justin J. Di Ciano



City Councillor
Ward 5
Etobicoke – Lakeshore

