

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	MCCORMICK AREA STUDY MEETING ON MONDAY, SEPTEMBER 24, 2012

**RECOMMENDATION**

That, on the recommendation of the Managing Director, Planning and City Planner with respect to the lands generally bounded by Canadian Pacific Railway to the north, Quebec Street and Burbrook Place to the west, Dundas Street to the south and Ashland Avenue and McCormick Boulevard along the east, this report **BE RECEIVED** to note resumption of the McCormick Area Study to establish a long term vision for this area, and to determine whether policy changes are necessary to pursue this vision, recognizing that the industrial nature of this area is in transition, and a new policy framework may be required.

**PRIMARY GOAL OF THE MCCORMICK STUDY**

The McCormick Area Study offers a unique opportunity for City Council, citizens, stakeholders and interested parties to set the framework and guidelines around redevelopment and adaptive reuse of a large parcel fabric within the Urban Growth Boundary and near the core of the City.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

OZ-7496 - The desire to undertake an Area Study in this part of the City arose as a direction from Municipal Council in response to a zoning by-law amendment application, combined with various property inquiries and a rising number of vacancies in the neighbourhood. In May of 2008, Municipal Council considered a report from the General Manager of Planning and Development with respect to an application for office space at 1111 Elias Street. The Council resolution from that report included the following direction:

That, on the recommendation of the General Manager of Planning and Development, the following actions be taken with respect to the application of 1129289 Ontario Limited relating to the property located at 1111 Elias Street:

*“Planning Staff **BE DIRECTED** to conduct an area review to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in transition and a new policy focus may be required.”*

OZ-7601, August 24, 2009 – Draft McCormick Area Study Terms of Reference

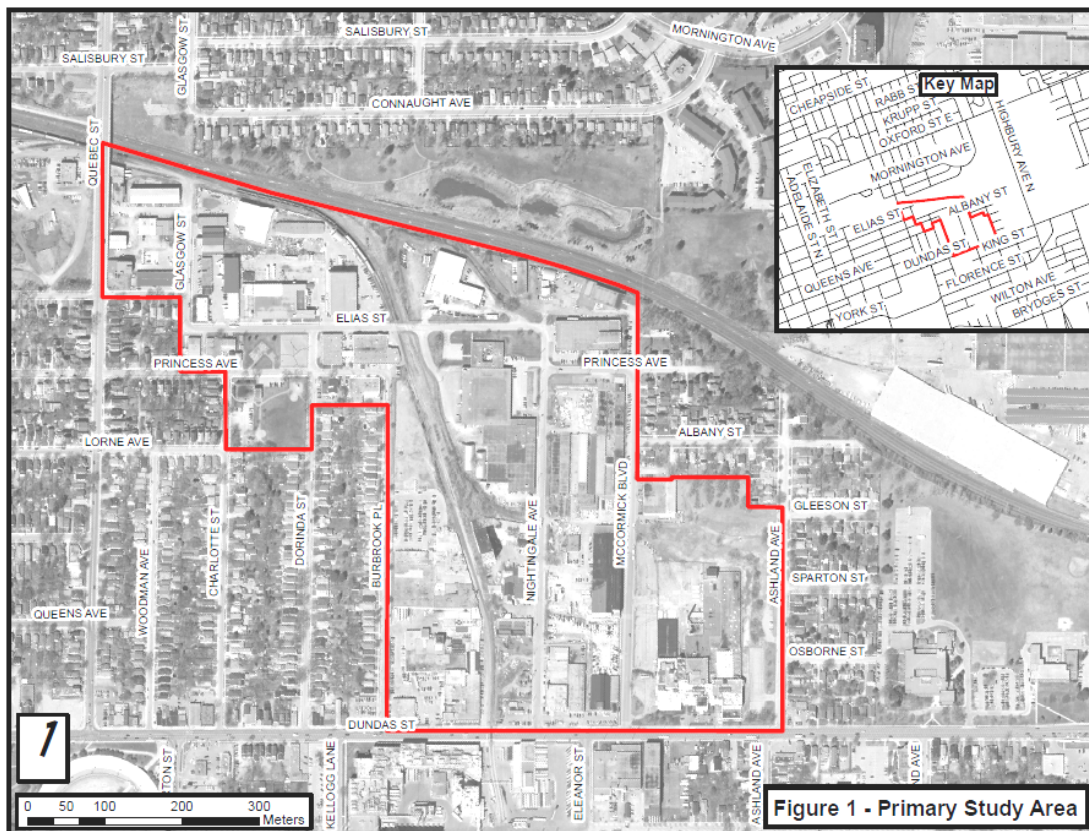
OZ-7601, September 28, 2009 – Terms of Reference

OZ-7601, June 21, 2010 – Phase One

OZ-7601, May 7, 2012 – Economic Analysis

**BACKGROUND**

The subject lands include approximately 35 hectares (86 acres) of area within the boundaries illustrated in the map on page 2.



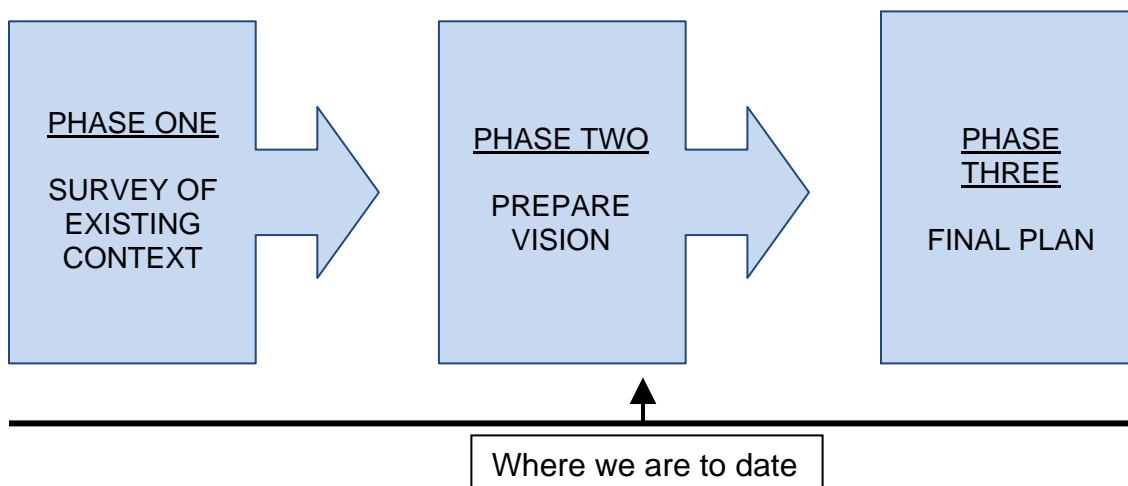
The lands are all held in private ownership, with a substantial amount of vacant or underutilized land in the area.

Council directed staff to conduct the McCormick Area Study to establish a long term vision for the area and to determine whether policy changes are necessary to pursue this vision, recognizing that the character of this industrial area is in transition and a new policy framework may be required. A new policy framework may result in changes to the land use designations on the subject property and in the surrounding area, as well as possible area specific policies.

Where We Are To Date

The Managing Director, Planning and City Planner in June 2011 recommended the Study be suspended until sufficient department resources become available to resume it. After 2011, a review of the division’s work program was conducted. As shown below in the graphic, the Study was put on hold approximately 75% through Phase Two – Prepare the Vision.

There are three phases to the McCormick Area Study as outlined in the Terms of Reference



The completion of ‘Phase Two’ is marked by the preparation of an articulated ‘vision’ that can be circulated to the community and will be available on the City’s website when complete.

Economic Analysis

During the time the McCormick Area Study has been on hold, CN Watson and Associates were hired by the Planning Division to conduct the Economic Analysis for the McCormick Area Study. The Economic Analysis was undertaken to determine the general economic viability of industrial, commercial, residential and mixed-use land uses for the study area and to help identify the preferred future land use scenario for the area. The Analysis identifies key factors that may slow or prevent various land uses from emerging in the McCormick area, and examines incentives that could be utilized to promote redevelopment of the study area. It is important to note that there were limitations to the analysis arising from the relatively brief time frame available, including no community review of draft findings or land use planning review of draft findings. It is important to understand that this analysis is intended to provide background to assist the area study process.

Next Steps

The first step is to re-establish the community consultation program to inform the remainder of the Study which will guide this process toward the preparation of a plan which reflects community values, and balances community aspirations and economic research to arrive at a recommended 'best use' scenario for this area.

To date, the McCormick Area Study has been a community-driven study and the members of the public who have participated in the Study thus far, are very engaged and have high expectations for the area.

The objectives for existing industrial areas are set out in Section 7.1.5 of the Official Plan. They support the recognition of older, viable inner-city industrial areas and provision for their continuation and improvement, and encourage the rehabilitation or replacement of functionally obsolete industrial buildings, and the relocation of incompatible uses to more appropriate locations. Council, in directing that the McCormick Area Study be conducted, has recognized that this area may not be viable for industrial uses over the long term, and that a strategy needs to be put in place to ensure that the phasing out of some or all of the industrial uses is done in an orderly and planned fashion.

Council will be asked to verify the direction that is being taken throughout the remainder of the process and the final plan will be approved by Council. Staff will provide guidance and recommendations throughout this process.

It is anticipated that the McCormick Area Study will be resumed and phase three is expected to be brought before Council for review and approval in the Winter 2013.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
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