

TORONTO STAFF REPORT

October 21, 2004

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Application for an Official Plan Amendment and Rezoning
Proponent and Applicant: Bluefield Development; 1450755 Ontario Inc.;
1450756 Ontario Inc.; Cassels, Brock & Blackwell
Architect: Quadrangle Architects Limited
629, 633 and 675 Eastern Avenue
04-168616 STE 30 OZ
Ward 30 – Toronto-Danforth

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

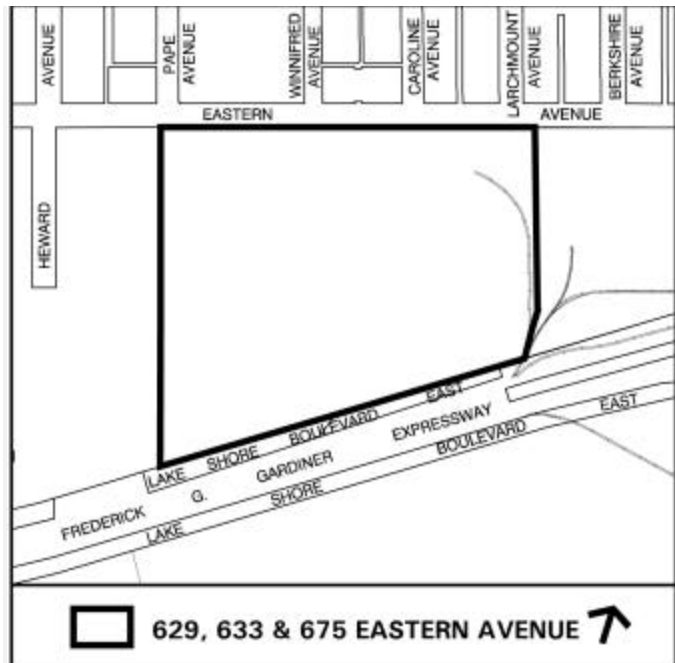
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site as well as the adjacent residents association, South Riverdale Health Community Centre and the



Carlaw-Dundas Neighbourhood Community Plan group.

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.
- (4) planning staff undertake a review of the planning strategy for the area bounded by Lake Shore Boulevard, Don Valley, Leslie Street and Eastern Avenue in consultation with the Ward Councillor and the community as appropriate.

Background:

The site comprises 75,274 m² 7.5 ha. (18.6 ac) on the south side of Eastern Avenue, east of Carlaw Avenue. It includes lands formerly occupied by the Toronto Iron Works and the A. R. Clarke Tannery. The site currently houses the country's largest film and television production facility with approximately 22,296 m² (240,000 sq. ft.) of space.

Toronto Economic Development Corporation (TEDCO) has recently selected the successful candidate for a larger, purpose built film production facility in the Portlands that will supplant the studios on Eastern Avenue. The applicants have filed Official Plan and rezoning applications to allow for the phased adaptive re-use of the site.

Comments:

Proposal

The applicants propose Official Plan and zoning amendments to permit a range of office, service, retail, hotel and residential uses. A (H) Holding provision is proposed in the zoning by-law to ensure that:

- Council is satisfied that roads and other services are provided within the site, and that adequate parking and loading facilities are available;
- A Site Plan application has been approved;
- Council is satisfied that the site meets the Provincial standards for decommissioning of contaminated sites; and
- Where residential uses are proposed, that the site is appropriate for those uses.

In addition, the applicants have submitted new height limits and Urban Design Guidelines for the site.

Site Description

The site is located between Eastern Avenue and Lake Shore Boulevard, east of Carlaw Avenue and west of Leslie Street. It has frontages of approximately 300 m on both Lake Shore

Boulevard and Eastern Avenue. A number of older industrial warehouse buildings have been converted for studio use.

Surrounding uses include a towing yard and automobile dealership to the west, film studio and related uses to the south, the former Canada Metals site to the east, and an extensive, low-density residential area to the north.

Official Plan

The project falls within an area designated as Restricted Industrial Area. These areas shall be regarded as areas containing a limited range of industrial uses that are environmentally compatible with adjacent open space, parks or recreational uses and residential or commercial areas.

In Restricted Industrial Areas, Council may pass by-laws to permit:

- (a) industrial buildings or uses having maximum densities based on an appropriate study which has considered area specific objectives for uses, urban design built form and density up to 5 times the area of the lot,
- (b) industrial buildings or uses which have a minimal environmental impact on neighbouring buildings or uses, and
- (c) commercial and/or industrial buildings or uses incidental to industrial uses or areas.

It is the policy of Council to encourage the retention and renewal of industry in the City's industrial areas. Council will not consider redesignation of industrially designated land so as to permit any non-industrial use in areas designated as Restricted Industrial Area without first having considered a study of the area.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The first pre-hearing was held on April 19 and 20, 2004. The next pre-hearing is scheduled for December 7, 2004.

Once the Plan comes into full force and effect it will designate the site as part of a larger Employment District on Map 2 "Urban Structure" and as an Employment Area on Map 16, the Land Use Plan. The Employment designations reflect the broad objective of securing these areas for future job intensification and business growth. Uses that support this objective include offices, hotels, manufacturing, warehousing, media facilities and similar activities. Restaurants and small-scale retail or service uses that serve area businesses area also permitted.

Places of worship, recreation and entertainment facilities, business and trade schools may locate on major streets. Large-scale stand-alone retail uses are also permitted on major streets where the street is the boundary of the employment district.

Future development is subject to development criteria that support the function of the employment area and the amenity of adjacent areas; encourage key clusters of economic activity; avoid excessive vehicular traffic while providing adequate on-site parking and loading facilities; mitigate the effects of noise, vibration, dust or similar impacts that may be detrimental to the immediate area; and require landscaping or amenity areas to provide adequate streetscape and mitigate nuisance impact on adjacent areas.

An amendment to the Plan would be required to accommodate all of the uses requested by the applicant.

Zoning

The property is zoned I2 D5. This category permits a range of retail and service uses, workshops, auto related uses, warehousing and storage, and transportation related activities. Residential uses or artist live/work studios are not permitted. The maximum permitted density is five times lot area. Within 36.6 metres of Eastern Avenue, height is limited to 18 metres. Beyond that point, there is no height limit.

Site Plan Control

Site Plan approval will be required as development occurs. No applications have been made at this time.

Reasons for the Application

Given the potential development of a larger film studio in the Portlands, the applicant is seeking permission for a more diverse range of permitted uses to allow for the phased redevelopment of the site.

Issues to be Resolved

The proposed redevelopment and expansion of permitted uses raises a number of concerns including:

- residential uses are not permitted in Employment Areas;
- the impact of the redesignation on the stability of the larger employment district;
- the potential impact of intensification on the residential area to the north;
- the need for an overall strategy to deal with phased development including the use of Section 37 and Holding zoning;

- traffic, access and site servicing issues;
- the potential for pedestrian connections through the site toward the waterfront;
- the need for an overall urban design framework to ensure an appropriate physical relationship between uses (on and off site) and along Lake Shore Boulevard;
- the desirability of retaining some of the existing buildings on the site;
- the need to ensure site remediation and improved environmental conditions through redevelopment;
- the review of the site as it falls within the Special Policy Area of the Lower Don; and a process to review these issues with the community.

The existing Official Plan and zoning designations highlight Council's position in support of retaining and expanding employment opportunities on the site and within the larger area. While a broader range of employment and service uses may be desirable, staff is concerned that the introduction of residential, or "live/work" use will undermine the integrity of the employment policies. Staff has discussed this issue with the applicant. There is general agreement that an overall strategy should be devised for the development of the larger industrial district (bounded by Eastern Avenue, Leslie Street, Lake Shore Boulevard and the Don River).

The applicant has agreed to participate in a consultative process that will run concurrent with staff's consideration of the application. In general terms, it is proposed that staff and the development team convene a number of workshop sessions, in consultation with the Ward Councillor, which will evaluate the planning context and the strengths, weaknesses, opportunities and constraints of the site and the area. An overall "vision" for redevelopment will be devised and reported to Council at the time of the Final Report on this application.

Conclusions:

Official Plan and Zoning Amendments have been submitted to the City for the properties known as 629, 633 and 675 Eastern Avenue. The proposed redevelopment of the Toronto Film Studios site proposes to permit future employment and residential uses. This deviates from the direction of the Official Plan envisions for the site and the area south of Eastern. Given the interest the community has expressed in the neighbourhood, the complexity of the proposed plan, the direct involvement of the business community in understanding the future impact of this proposal, the development of the new bicycle path on the north side of Lakeshore Boulevard as well as the concerns expressed with the linkages to the waterfront, staff have proposed that a number of workshop meetings be set up to discuss this application with the neighbourhood, the Ward Councillor and the local business community.

Contact:

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Ted Tyndorf

Director, Community Planning, South District

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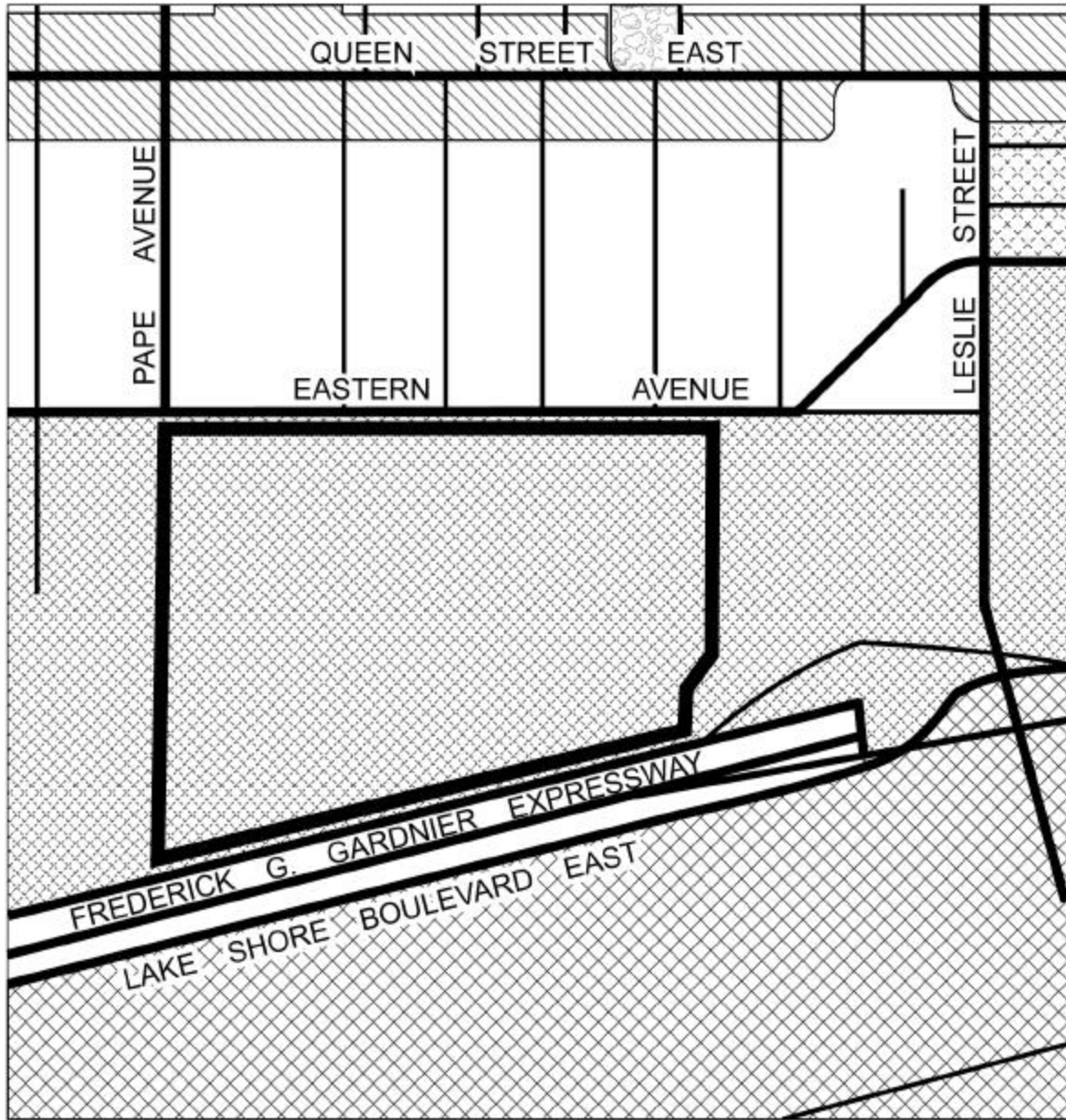
List of Attachments:

Attachment 1: Official Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Official Plan



TORONTO Urban Development Services
Official Plan

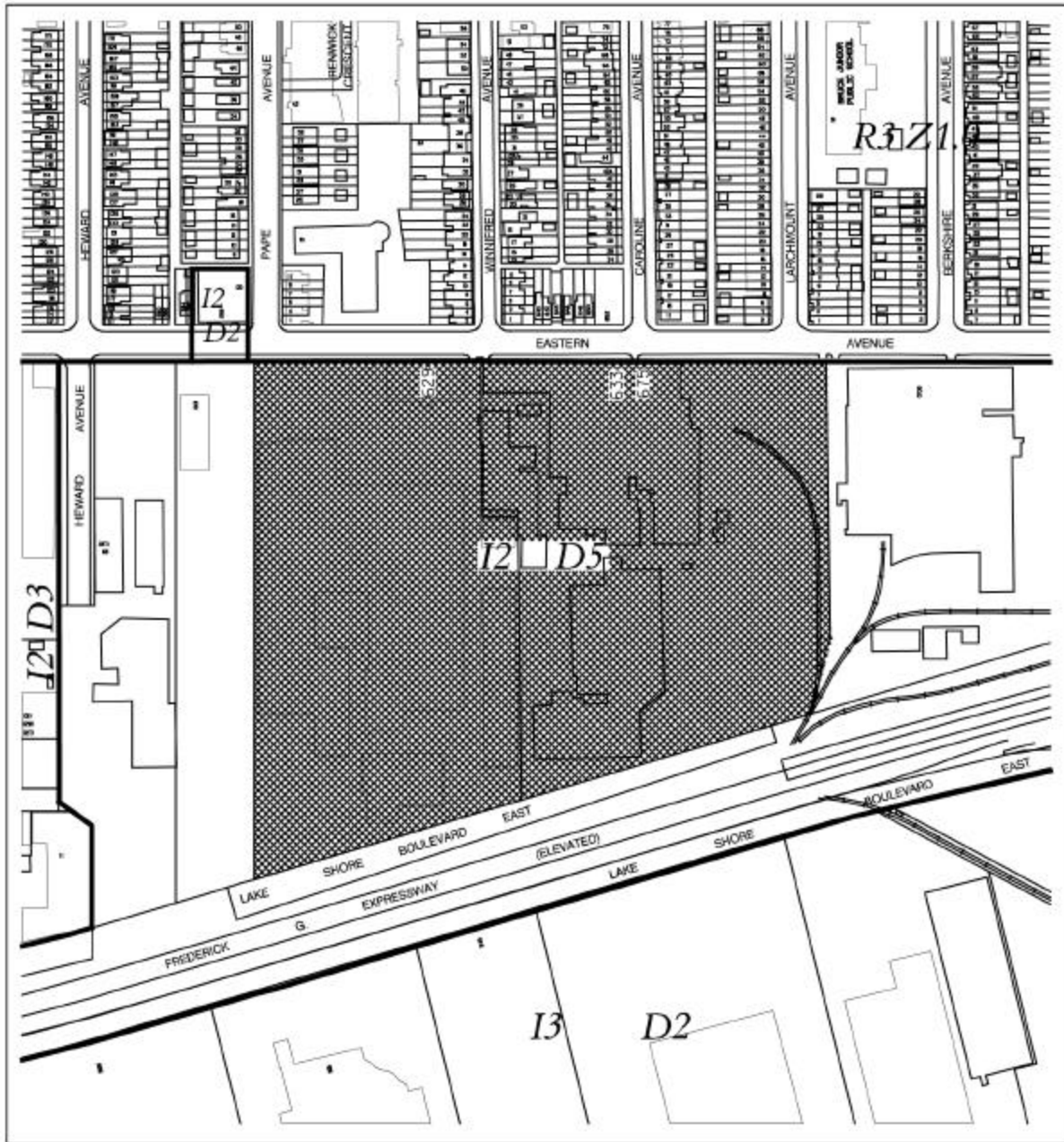
629, 633 & 675 Eastern Avenue

File # 04_168616

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|--|------------------------------------|------------|
| Site | Mixed Industrial-Residential Areas | Open Space |
| Low Density Residence Area | Restricted Industrial Areas | |
| Low Density Mixed Commercial-Residential Areas | General Industrial Areas | |

↑
Not to Scale
10/27/04

Attachment 2: Zoning




 **TORONTO** Urban Development Services
Zoning

629, 633 & 675 Eastern Avenue

File # 04_168616

- R3 Residential District
- I2 Industrial District
- I3 Industrial District


Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/26/04 - TA

Attachment 3: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	04 168616 STE 30 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 24, 2004

Municipal Address: 629 EASTERN AVE, Toronto ON
 Location Description: PL 81 PT LT5 & WATER LT CON FB PT TWP LTS 11 & 12 **GRID S3013
 Project Description: Proposed redevelopment of Toronto Film Studios site to permit future development of employment and residential uses.

Applicant:	Agent:	Architect:	Owner:
Cassels, Brock & Blackwell, Stanley Makuch			Bluefield Development; 1450755 Ontario Inc; 1450756 Ontario Inc.,

PLANNING CONTROLS

Official Plan Designation:	Restricted Industrial Area	Site Specific Provision:	
Zoning:	I2 D5	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	74862	Height: Storeys:	0
Frontage (m):	0	Metres:	0
Depth (m):	0		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	0		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0		

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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