

TORONTO STAFF REPORT

June 20, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Preliminary Report
Official Plan and Zoning Amendment Application 06 102160 NNY 25 OZ
Owner: Rowbry Holding Limited
Applicant: PMG Planning Consultants
1100 Eglinton Avenue East
Ward 25 – Don Valley West

Purpose:

To provide preliminary information on the above-noted application to permit the conversion of an existing 22-storey hotel tower located on the northwest portion of the site into a 110-unit senior's retirement residence.

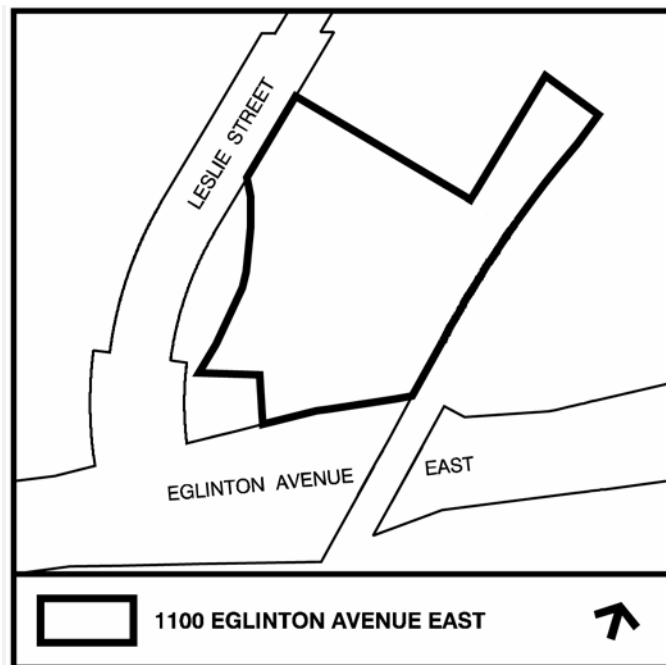
Financial Implications and Impact Statement:

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.
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.



Background:

Site History

On December 5, 1995, Council of the former City of North York approved applications to amend the North York Official Plan and Zoning By-law to permit the introduction of residential uses on the northerly portion of the site. The implementing Zoning By-law No. 34-1999 permits 420 dwelling units. The site was severed from the Inn on the Park lands and is currently being developed over three phases. Two of the three buildings, comprising 268 dwelling units, are built and occupied. Phase three is currently under construction.

At its meeting held on May 23, 24 & 25, 2006 City Council considered a communication from the Toronto Preservation Board, prepared by citizen volunteers, recommending the designation of the former Inn on the Park property under Part IV of the Ontario Heritage Act. City Council received the communication and directed the Director, Policy and Research, City Planning Division, to work with the property owners to provide a permanent historical record of the use of the Inn on the Park on the site. The property has been purchased by Rowbry Holding Limited (Brian Rowntree).

Planning Applications

A number of planning applications have been filed for the redevelopment of the Inn on the Park property proposing a mix of uses including an automotive dealership and other retail uses, personal services shops and residential uses. The redevelopment would see the removal of the existing 568 room hotel facility and related meeting rooms and supporting smaller restaurant and lounge area. The program also includes internal renovations to the existing restaurant facilities, kitchen and food service areas, as well as the existing banquet/ballroom facilities including an 800 person capacity ballroom. The total gross floor area of the redevelopment (28,940m²/311,490 sq.ft.) would be lower than the existing (46,162m²/496,900 sq.ft.) as of right floor area currently permitted on this site.

The proposed redevelopment requires Official Plan and Zoning By-law amendments to permit the Senior's facility, removal of a Holding Designation to permit retail and personal service shop uses, and Site Plan Control Approval to facilitate the automotive dealership. No planning approvals are necessary to facilitate internal renovations to the existing restaurant and ballroom/banquet hall facilities.

The site is planned to be redeveloped in phases. The subject application involves the second of three planned phases. The following is a summary of the overall planned development:

Phase One

A Site Plan Control Approval application has been submitted for a new automobile dealership (relocated Lexus-Toyota). The building has a gross floor area of 3,190m² (34,337 sq.ft.) and is sited at the southwest corner of the property along the Eglinton Avenue and Leslie Street frontages. The application is currently in circulation.

Phase Two

This phase is the subject of this report and is the only phase that requires an amendment to the Official Plan and Zoning By-law to permit the proposed residential use. A description of the proposal is provided below.

Phase Three

This phase includes applications for Site Plan Control Approval and removing, or partially lifting, the Holding Symbol (H) applying to the zoning of the site. The applicant is proposing to demolish the easterly hotel tower and the two-storey portion of the hotel building to accommodate 4,400m² (47,361 sq.ft.) of new retail and personal service shop space. This floor area, combined with the floor area proposed for the automobile dealership, results in a gross floor area beyond the maximum 5,000m² (53,820 sq.ft.) permitted by the Zoning By-law. Additional retail and personal service shop space is permitted subject to removing the holding provision, in whole or in part, and fulfilling criteria that largely deal with transportation matters.

The application to remove or partially lift the holding symbol is currently under review. Upon the completion of the evaluation, a Final Report will be prepared for Council's consideration.

Comments:

Proposal

The owner is seeking to amend the Official Plan and Zoning By-law to convert the existing 22-storey hotel tower located on the northwest corner of the site into a 110-unit senior's retirement residence. The existing structure is octagonal in shape with 5 rooms per floor (one and two bedroom units). The ground floor will provide amenity facilities for the residents.

The residence would be rental in tenure and would offer service packages to the residents which would include the use of on-site fitness facilities and social amenities. All rooms have a small kitchenette facility however the applicant is proposing to dedicate a portion of the renovated restaurant floor space for the use of the retirement residents.

A total of 62 underground parking spaces are proposed to support the 110 units, representing a parking supply of 0.55 spaces per unit.

A statistical summary of the phase two proposal is found in Attachment 4.

Site Description

The site has an area of approximately 4.3 ha (10.7 acres) and is located at the northeast corner of Eglinton Avenue East and Leslie Street. Developed in the early 1960's, the property was the home of the former Inn on the Park hotel operation of Four Seasons. The facility was comprised of three main components: a 12-storey hotel tower to the east; a 22-storey hotel tower to the west; and a 2-storey building that partially encloses a hexagonal landscaped courtyard. Contained within the courtyard was a swimming pool, running stream, bridges, winding paths and waterfalls.

The complex included some 570 hotel rooms, associated meeting rooms and lounge floor area, retail space ancillary to the hotel, a ballroom with an approximate capacity of 800 persons, and approximately 1,858m² (20,000 sq.ft.) of restaurant floor area. In addition, a large kitchen and storage area existed under the ballroom and restaurant floor area which supported food service preparation for the ballroom, restaurants and hotel operations. The hotel closed in late 2004. Demolition permits for the 12-storey hotel tower and two-storey courtyard building have been issued.

The site is served by two driveways. The driveway at the south end of the site is located in close proximity to Eglinton Avenue. The north driveway operates as a joint driveway to both the residential development and the Inn on the Park site. The residential site was created through a severance as it originally formed part of the Inn on the Park property. There are approximately 722 parking spaces currently on the subject site (338 surface and 384 spaces in an above grade parking garage).

Uses adjacent to the site include the following:

North: residential lands, then employment lands;
 South: Wilket Creek Park;
 East: Canadian Pacific Railway lands, then employment lands; and
 West: Sunnybrook/Wilket Creek Park.

Provincial Policy Framework:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS sets the policy foundation for regulating the development and use of land.

Municipal planning decisions are required to be “consistent with” the PPS. The new Toronto Official Plan compliments the policies found in the PPS and the two documents are mutually supportive.

The PPS includes a number of policies which promote intensification, promote the efficient use of infrastructure and public facilities, encourage mixed use developments, encourage transit and

pedestrian supportive land uses; and provide for a range of housing types and densities to meet projected requirements.

North York Official Plan

The site is designated Commercial in the North York Official Plan as shown on Attachment 3. The designation permits retail, service commercial, offices and institutional uses to a maximum density of 1.0 FSI.

The Part C.5 policies of the Plan contain specific policies for development in commercial areas. The intent of the policies is to preserve the commercial function of these areas while permitting complementary uses that enhance the commercial area and make efficient use of lands. Permitted uses in *Commercial* districts that are within a Residential Community include retail and service commercial; offices; residential on upper floors; and some institutional uses.

The Official Plan includes specific policies for the site including the residential lands to the north. Part C.9.188 of the Plan states that notwithstanding the Commercial designation which is outside of a Residential Community, residential uses are permitted in free standing residential buildings to a maximum of 420 units. The maximum permitted gross density on the entire site for all residential and hotel uses is 1.7 FSI. The maximum density for uses other than a hotel and residential uses (i.e., offices, retail, and industrial uses) is 1.0 FSI. The site specific policy further states that the implementing Zoning By-law may have an “H” symbol applied to regulate the development of retail uses.

Part C.8, Section 7 establishes the policies for removing the “H” symbol from the zoning of the site. The holding provision (H) may be removed in whole or in part, subject to a proponent satisfying the following criteria:

- a transportation impact study, which demonstrates sufficient transportation capacity is available to accommodate the additional traffic generated by the development and that development will not result in an unacceptable level of arterial road service;
- an agreement, where applicable, to ensure transportation measures and parking requirements of the study are fulfilled; and
- payment of all fees or charges, including outstanding taxes and local improvement charges.

New Toronto Official Plan

At its meeting of November 26-28, 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. Although the new Official Plan is not in force and effect, its policies represent City Council’s current position on development in mixed use areas.

Once the Plan comes into full force and effect, it will designate the property as *Mixed Use*. *Mixed Use Areas* will consist of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces.

Zoning

The site is zoned General Commercial (C1). The By-law is comprised of two parts.

Part One of the By-law establishes performance standards for the abutting residential site to the north of the Inn on the Park. The By-law permits apartment house dwellings with a maximum gross floor area of 45,110m² (485,564 sq.ft.) and 420 dwelling units.

Part Two addresses the Inn on the Park site. The By-law permits all uses in an MC (Industrial-Commercial Zone) including performance standards for hotel uses. A Holding Symbol “H” permits retail and office uses on the site to a maximum gross floor area of 5,000m² (53,820 sq.ft.).

Site Plan Control

An application for Site Plan Control Approval has been submitted.

Ravine Control

The site is subject to the City of Toronto Ravine Protection By-law.

Tree Preservation

There are a number of trees on site. The application is subject to the City of Toronto Private Tree By-law.

Reasons for the Application

Policy C.9.188 of the former North York Official Plan and the site specific Zoning By-law do not permit residential uses on the Inn on the Park site.

Issues to be Resolved

The following issues will need to be resolved in addition to those identified through further review of the application and through the public consultation process:

- impacts on the adjacent residential property north of the site;
- traffic impacts of the proposal, including parking demand and parking layout;
- access arrangements including refuse collection areas;
- examine opportunities of enhancing the current landscaping and streetscaping proposals; and
- the provision of both indoor and outdoor private amenity areas.

Conclusions:

The application has been circulated for comments to the relevant divisions and reporting agencies. This report recommends that a community consultation meeting be scheduled by staff, in consultation with the local Councillor and, upon the completion of the evaluation of the proposal, a Final Report be prepared with notice provided for a Public Meeting when appropriate.

Contact:

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List of Attachments:

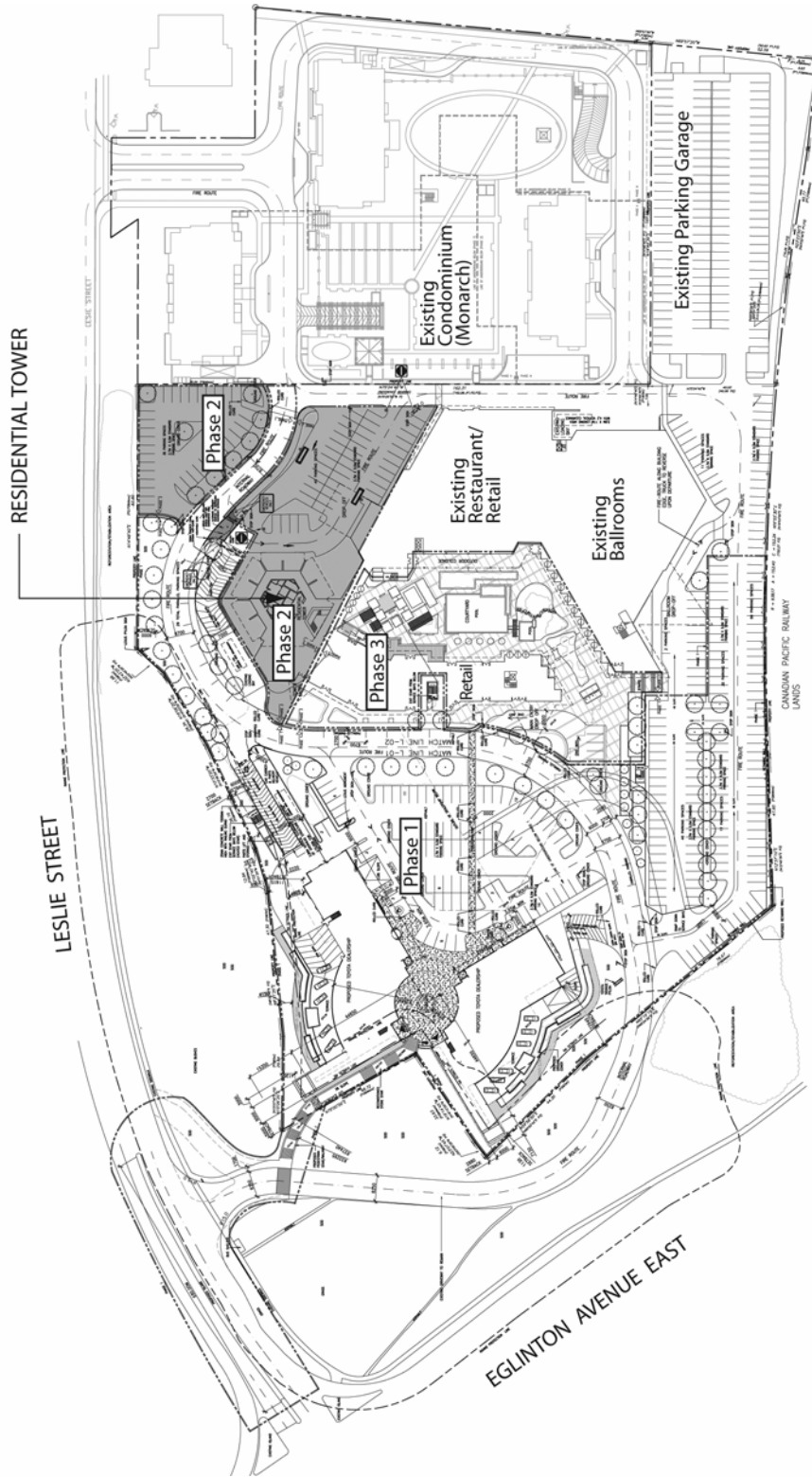
Attachment 1: Site Plan

Attachment 2: Official Plan

Attachment 3: Zoning

Application 4: Application Data Sheet

Attachment 1: Site Plan



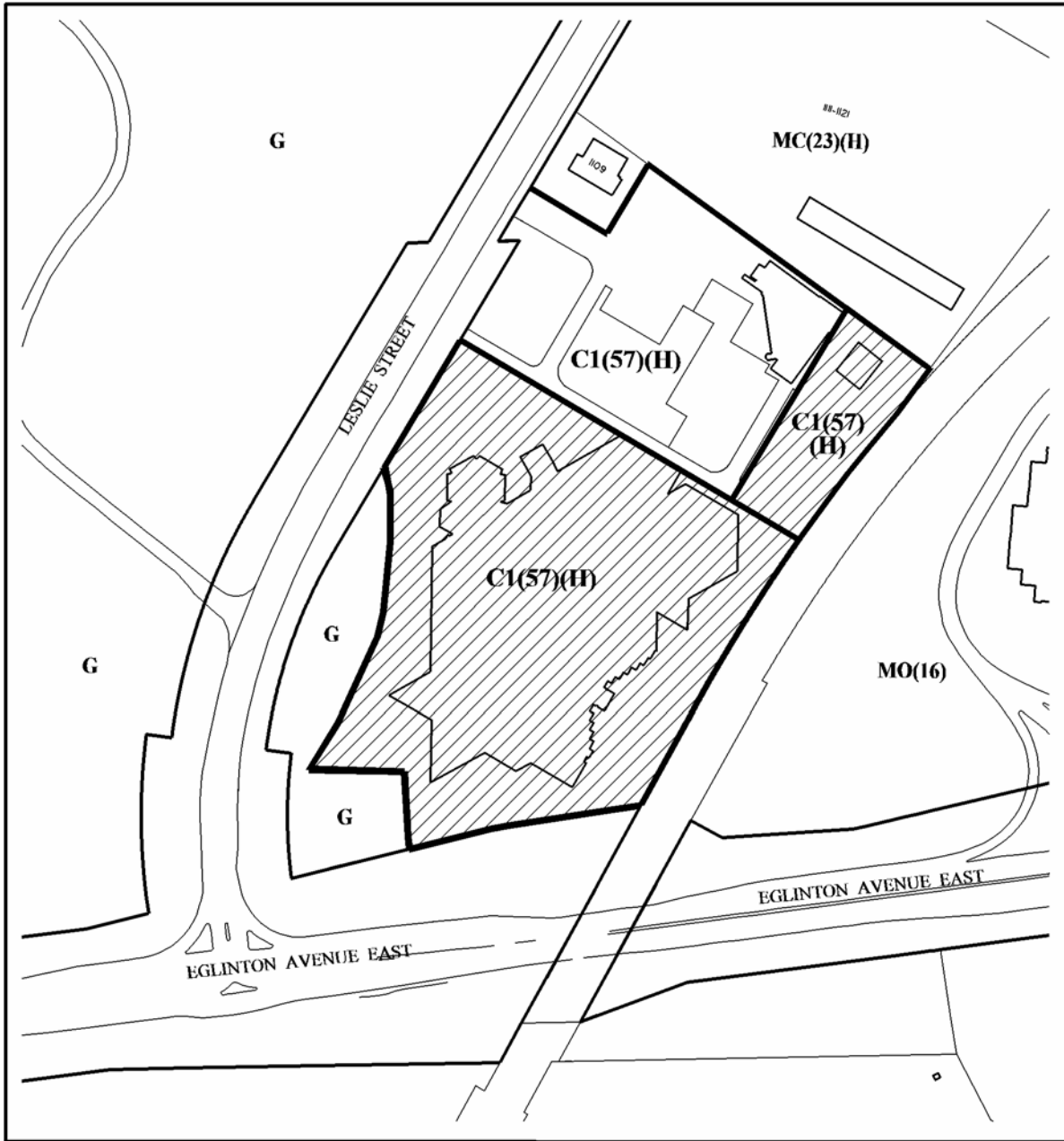
1100 Eglinton Avenue East

Site Plan
Applicant's Submitted Drawing

Not to Scale
06/14/06 

File # 06_102160

Attachment 2: Zoning (Map)




 **Toronto** City Planning
Division
Zoning

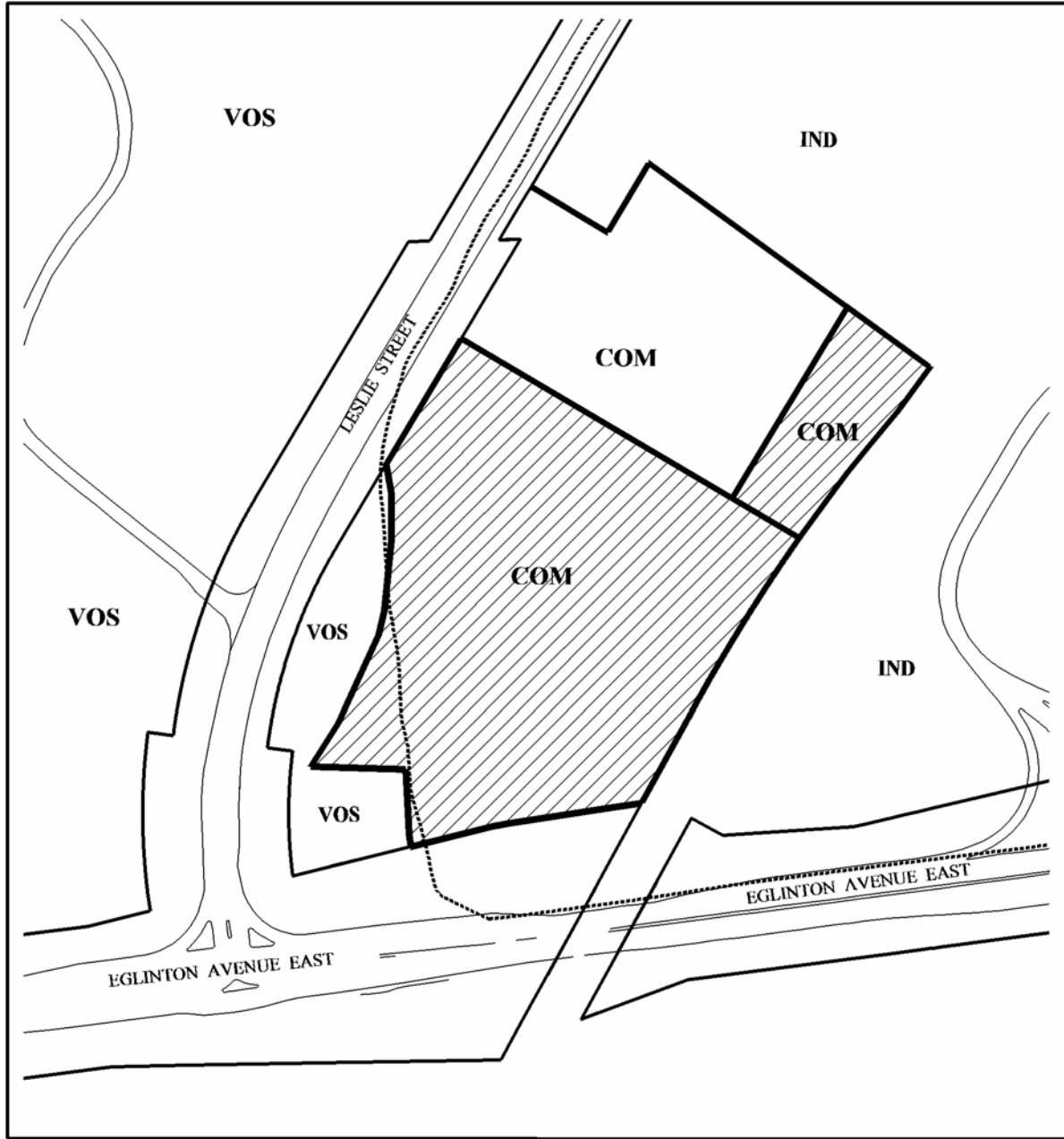
1100 Eglinton Avenue East

File # 06_102160

- C1 General Commercial Zone
 - MC Industrial-Commercial Zone
 - MO Industrial-Office Business Park Zone
 - G Greenbelt Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category


Not to Scale
Zoning By-law 7625
Extracted 06/14/06

Attachment 3: Official Plan (Map)



 **Toronto** City Planning
Division
Official Plan

1100 Eglinton Avenue East

File # 06_102160

COM Commercial
VOS Valley Open Space
..... Valley Impact Zone Boundary


Not to Scale
North York Official Plan
Extracted 06/14/06

