

30 Commercial Road - Rezoning Application - Preliminary Report

Date:	September 2, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	08 147004 NNY 26 OZ

SUMMARY

This application was made on April 4, 2008, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to rezone the lands at 30 Commercial Road to permanently allow a music recording and production facility in the existing building.

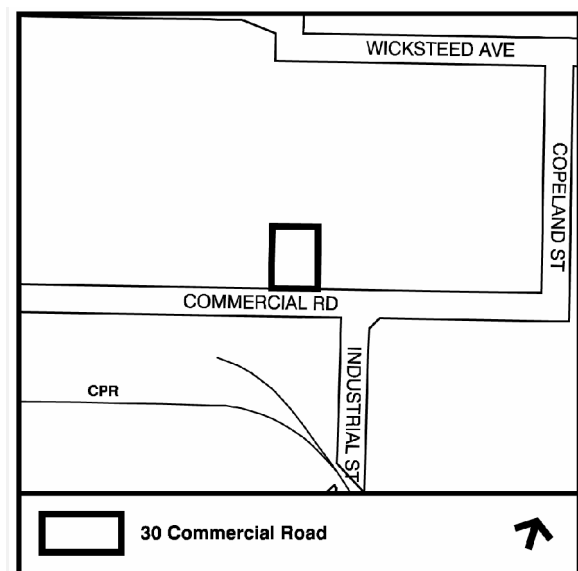
An existing three storey building is located at 30 Commercial Road. There are no changes being proposed to the existing building and site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 26, 2006, the Committee of Adjustment granted a minor variance to permit an office space use to permit a music production and distribution facility for a period of three years from the date of the decision.

ISSUE BACKGROUND

Proposal

This application proposes to change the use on the subject lands to permit a music production and distribution facility. The application proposes to utilize the existing building and no new construction is being proposed. The building is three storeys in height and has a gross floor area of 839.8 m² (9,028 sq.ft.).

Vehicle access to the site is provided from Commercial Road and all parking is surface parking. There is a pedestrian linkage from Commercial Road to the main entrance of the building.

Site and Surrounding Area

The site is 0.148 hectares (1 484 m²) in size, with a frontage of 33.3m (109 ft.) along Commercial Drive. The site is relatively flat with trees lining the northerly and easterly property boundaries. The site has a three storey building and a total of 21 on-site parking spaces.

The adjacent properties are:

North: Industrial operation

South: Commercial Road. Industrial operation across from Commercial Road

East: Vacant industrial land

West: Vacant industrial land. Currently used to stockpile soil.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan.

Official Plan

The City of Toronto Official Plan designated the subject lands "Employment Areas". Employment Areas are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

The City of Toronto Official Plan also identifies the subject lands as being in an Employment District. Employment Districts will be protected and promoted exclusively for economic activity in order to:

- a) maintain and grow the City's tax base;
- b) attract new and expand existing employment clusters that are key to Toronto's competitive edge;
- c) develop quality Employment Districts that are globally competitive locations for national and international business and offer a wide choice of sites for new business;
- d) nurture Toronto's diverse economic base;
- e) provide a good overall balance between population and employment growth by creating job opportunities for Toronto residents;

- f) provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile; and
- g) create and sustain well-paid, stable, safe and fulfilling employment opportunities for all Torontonians.

Zoning

The subject lands are zoned “M2” and “M2(7)” in the former Borough of East York Zoning By-law 1916, as amended. The northern portion of the site is zoned “M2” (industrial) and permits a variety of industrial uses including Technical Research and Development Facilities, offices accessory to and exclusively devoted to a use permitted on the same lot, data processing, communications and graphic arts.

The southern portion of the site is zoned M2(7) (industrial site specific) and permits the additional use of, “recognized industrial trade union for the purposes of a union office and an occupational training program for apprentices or members of the union, but shall not include a union meeting hall.”

Site Plan Control

A site plan development application is not required as there are no proposed changes to the existing building and site.

Tree Preservation

Existing trees line the northerly and easterly property boundaries of the site. No changes are being proposed to the property.

Reasons for the Application

The proposed development does not meet former Borough of East York Zoning By-law 1916, as amended, with respect to the use. The proposed change in zoning will regularize a temporary use that is currently permitted by way of a minor variance.

COMMENTS

Issues to be Resolved

The appropriateness of the development proposal will be reviewed in the context of the City’s Official Plan policies as well as relevant guidelines, and will include an analysis of issues such as:

- 1) proposed use of the building
- 2) adequate parking.

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

CONTACT

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SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

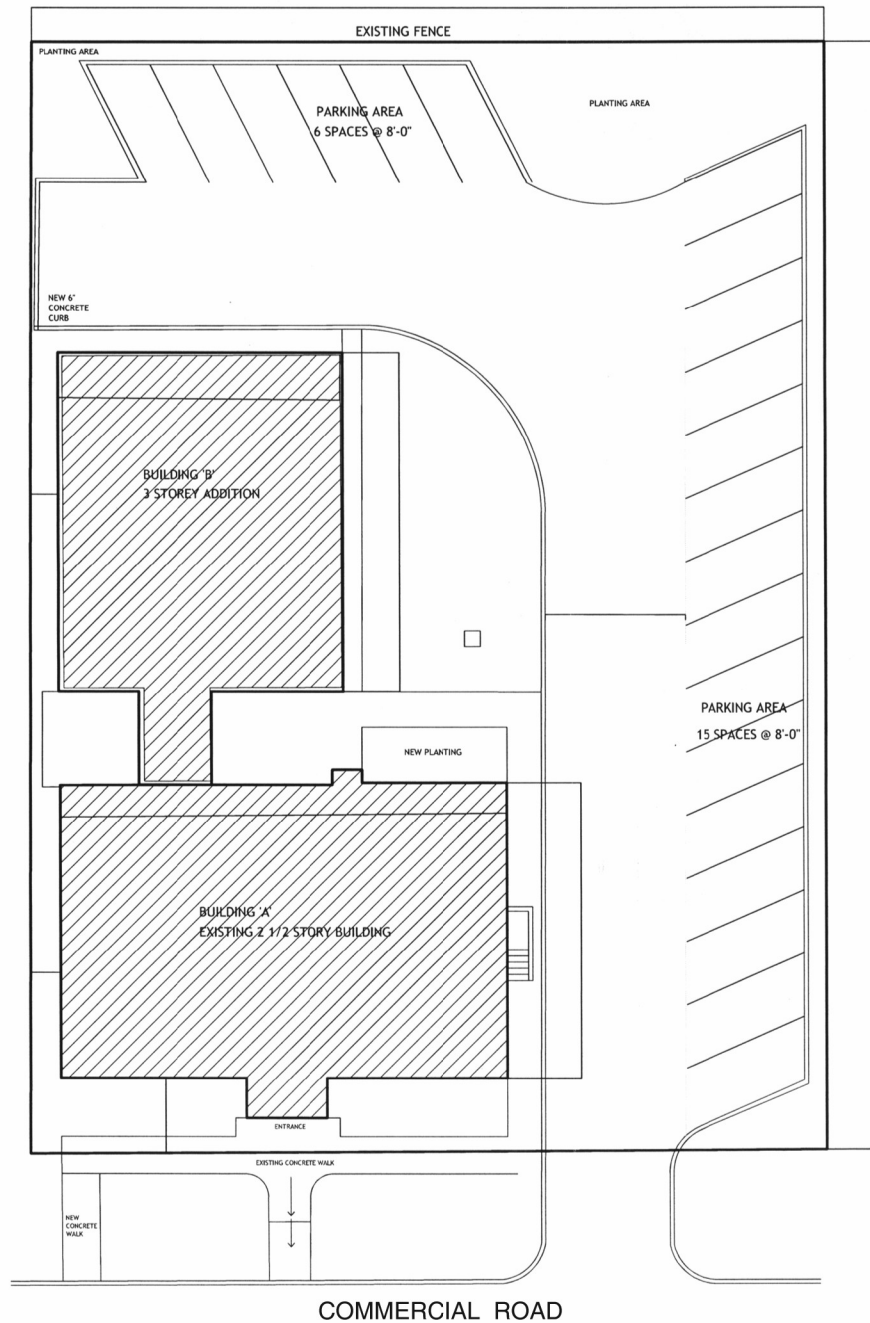
Attachment 2: Elevations

Attachment 3: Elevations 2

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

30 Commercial Road

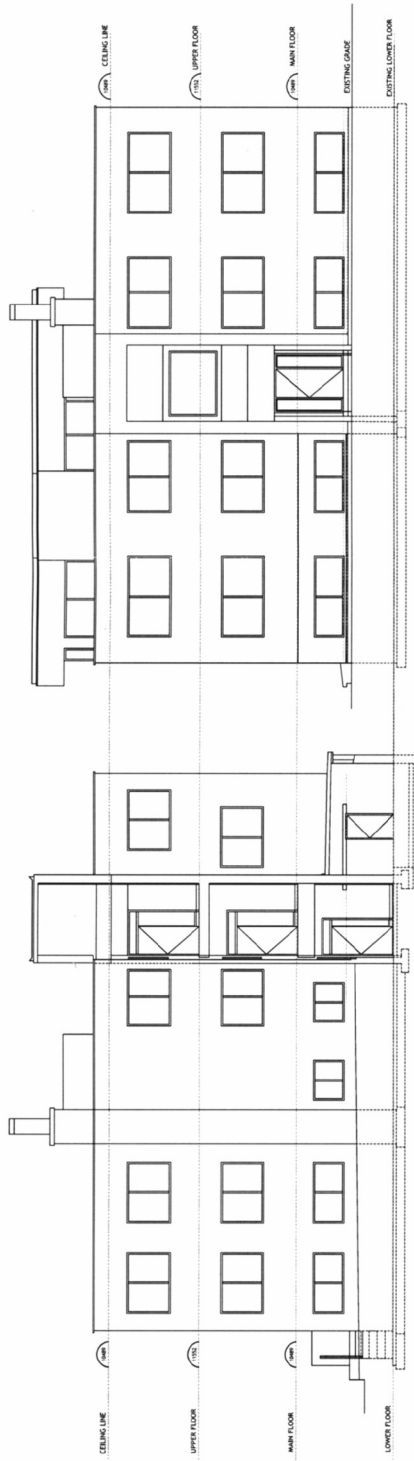
Applicant's Submitted Drawing

Not to Scale
09/05/2008



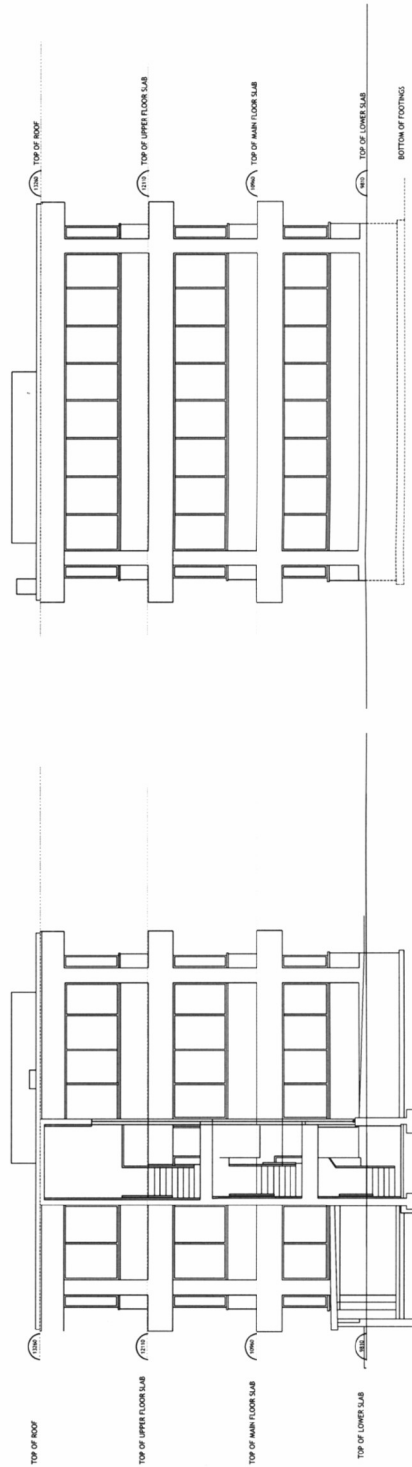
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Attachment 2: Elevations



North Elevation - Building A

South Elevation - Building A



South Elevation - Building B

North Elevation - Building B

Elevations

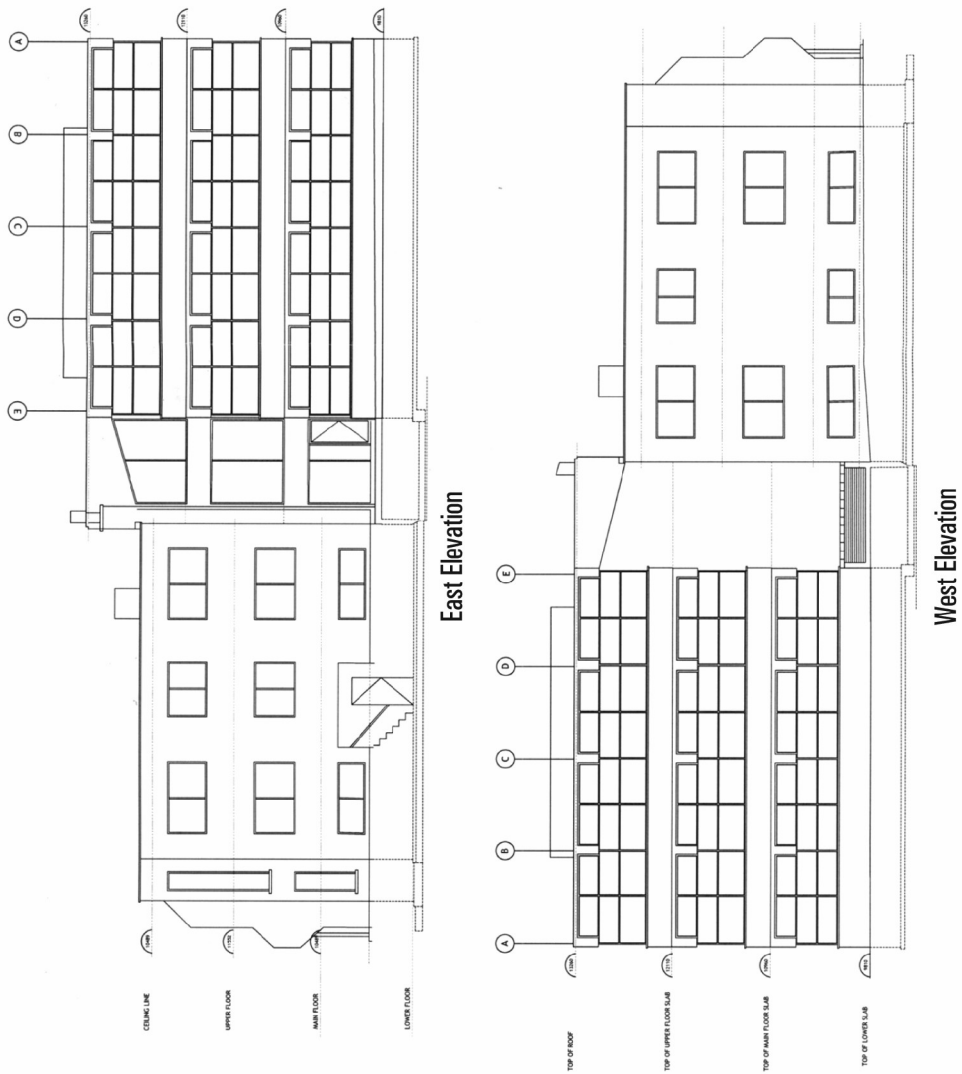
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Attachment 3: Elevations 2



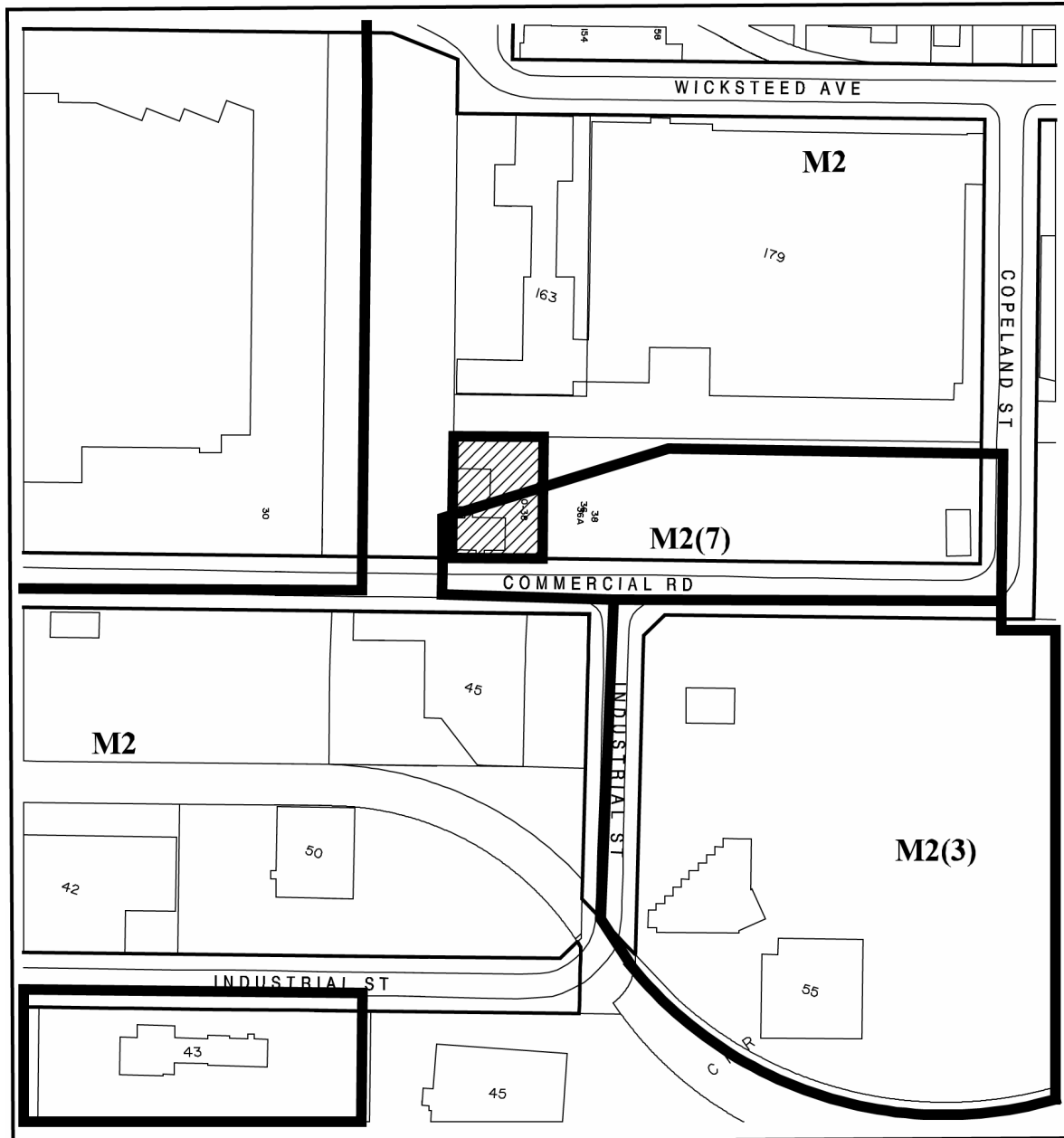
30 Commercial Road

Elevations
Applicant's Submitted Drawing

Not to Scale
09/05/2008

File # 08 147004

Attachment 4: Zoning



Toronto City Planning
Zoning

30 Commercial Road

File # 08_147004_z

Former Toronto Zoning By-law 438-86
M.2 General Industrial

Former York Zoning By-law 1-83
BE Basic Employment Zone



Not to Scale
Former York Zoning By-law 1-83
Extracted 04/21/2008

Attachement 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 147004 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	April 14, 2008
Municipal Address:	30 COMMERCIAL RD		
Location Description:	CON 3FB PT LT14 PL 2510 BLK 6PT FORM 7 - 65% PUBLIC 35% SEPARATE << STRUCTURE ADDRESS FOR 30-38 COMMERCIAL RD **GRID N2604		
Project Description:	Proposal to rezone the subject lands to permit an music production and distribution facility in the existing building. This application is to regularize the current use permitted by a minor variance.		
Applicant:	Agent:	Architect:	Owner:
JIM DYMENT			1598431 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	M2(7)
Zoning:	M2 and M2(7)	Historical Status:	N/A
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1484	Height:	Storeys:	3
Frontage (m):	33.25		Metres:	10.57
Depth (m):	44.8			
Total Ground Floor Area (sq. m):	346.2			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	18
Total Non-Residential GFA (sq. m):	839.8		Loading Docks	0
Total GFA (sq. m):	839.8			
Lot Coverage Ratio (%):	23.3			
Floor Space Index:	0.57			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	839.8	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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