

## 3500 Eglinton Avenue West and 55 Ray Avenue – Zoning Amendment - Preliminary Report

<b>Date:</b>	April 28, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 12 – York South-Weston
<b>Reference Number:</b>	08 230964 WET 12 OZ

### SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

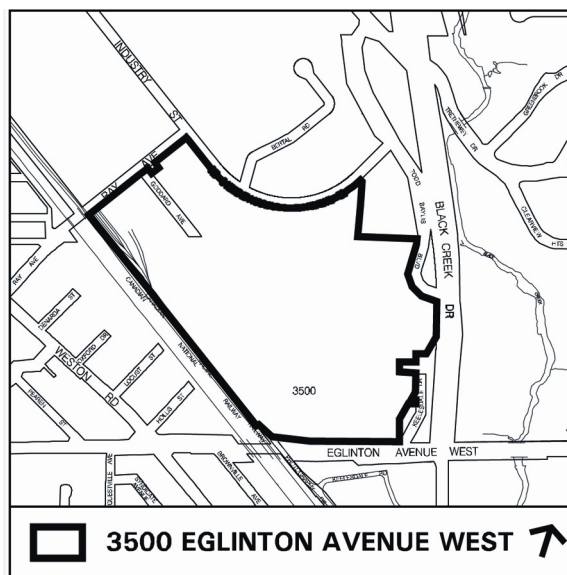
This application proposes a mix of office, retail and service commercial uses at 3500 Eglinton Avenue West and 55 Ray Avenue.

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.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the fourth quarter of 2009. This target assumes that the applicant will provide all required information in a timely manner.

### RECOMMENDATIONS

**The City Planning Division recommends that:**



1. Staff be directed to schedule a community consultation meeting in consultation 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.
4. The Terms of Reference shown on Attachment 6 to this report be adopted and form the framework for the working group's review of the rezoning application at 3500 Eglinton Avenue West and 55 Ray Avenue.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development is for a mix of office, retail and service commercial uses having a total gross floor area of approximately 75,100 square metres. The office component would have an approximate floor area of 17,500 square metres, the retail component would have an approximate floor area of 55,575 square metres, and the service commercial component would have an approximate floor area of 2,025 square metres. A variety of retail unit sizes is anticipated, ranging from 325 square metres to 10,350 square metres.

The applicant is proposing to construct a four-storey office building fronting on Eglinton Avenue West, which will replace a portion of the retaining wall and provide pedestrian and vehicular access from Eglinton Avenue to the shopping complex. The shopping complex would consist of a variety of large and small stores fronting on a series of covered pedestrian streets, with common gathering and plaza areas. Additional office and retail uses will be provided along Ray Avenue, with service commercial uses along Industry Street.

Access to the development is proposed from Eglinton Avenue West, Photography Drive, Ray Avenue and Industry Street. The applicant is proposing a north south private drive from Eglinton Avenue West to Industry Street along the top edge of the ravine.

The applicant has indicated that for the lands below top of bank and located at the south east corner of the site the natural heritage features within the valley feature will be restored and enhanced. The rezoning application does not seek to rezone these lands from

“Strategic Industrial”, but to establish the limits of development in anticipation of a future rezoning application.

## **Site and Surrounding Area**

The site is located in the northwest quadrant of Eglinton Avenue West and Black Creek Drive. It is irregular in shape and is bounded by Eglinton Avenue West to the south, the CNR/CPR line to the west, Ray Avenue and Industry Street to the north, and Keelelestdale Drive and Todd Baylis Boulevard to the east.

The site has an area of 23.2 hectares (57.3 acres) with municipal frontage along Eglinton Avenue West, Ray Avenue and Industry Street. The site is within the Black Creek Subwatershed Area and contains a valley feature along the east side. A significant retaining wall extends along the Eglinton Avenue frontage across the majority of site as a result of the CN overpass. This wall and the resulting grade change cut off the site from Eglinton Avenue West.

The site has two distinct components. The majority of the site is located on the tableland area west of the valley, above the grade level of Eglinton Avenue West. This tableland area is generally flat and is approximately 50 acres in size

The eastern area, sloping towards Black Creek Drive, is approximately 7.3 acres and includes a wooded area. A portion of this area is within the floodplain and is regulated by the Toronto and Regional Conservation Authority (TRCA).

Following the closure of the Kodak plant, all of the buildings were demolished except for the four story Employees’ Building located at the southwest corner of the site, east of the Photography Drive access.

The surrounding uses are as follows:

North: The area of the Weston/Mount Dennis Employment District, which includes a variety of existing businesses along Industry Street, Bertal Avenue, Todd Baylis Boulevard and Trethewey Drive.

South: On the south side of Eglinton Avenue West is a No Frills grocery store. A rezoning application has been submitted by the owner to redevelop the south portion of the property for a gasoline bar and car wash. The property is also subject to a site-specific zoning by-law that permits a high density mixed residential and commercial city centre use.

Further south, on the west side of the rail line, is a residential neighbourhood comprised mainly of single detached homes.

East: Immediately east of the site, there is a 2-storey warehouse/office building and a 3-storey self-storage warehouse facility, which includes a 3-storey building. Two

single storey dwellings are located adjacent to the subject site at 34 and 36 Keelesdale Drive.

West: The location of the CNR/CPR line (“the rail line”). To the west of the rail line is a residential neighbourhood that forms part of the Mount Dennis community and along Weston Road is the Mount Dennis BIA, which extends north from Eglinton Avenue West to Ray Avenue.

## **Provincial Policy Statement**

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;
- provide for a mix and range of employment to meet long-term needs;
- provide opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment activity
- protect and preserve employment areas for current and future uses; and
- ensure the necessary infrastructure is provided to support current and projected needs

The PPS requires the City to promote economic development and competitiveness by a number of measures including planning for, protecting and preserving employment areas for current and future uses.

The PPS defines employment areas as ‘areas designated in an official plan of clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities’.

The PPS requires that natural features and areas be protected for the long term. Development and site alteration should not be permitted in or adjacent to natural heritage features unless it has been demonstrated that there will no negative impact on the natural features or their ecological functions

Staff will review the proposed development for consistency with the PPS .

## **The Growth Plan for the Greater Golden Horseshoe**

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The Growth Plan includes similar policies to the PPS directed at the preservation of employment areas for future economic opportunities. The Growth Plan requires municipalities to promote economic development and competitiveness by:

- i) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- ii) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- iii) planning for, protecting and preserving employment areas for current and future uses; and
- iv) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

Staff will review the proposed development for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The frontage of the site is shown on Map 2- Urban Structure, as an Avenue and adjacent to an Employment District. The underlying land use designation of the site is *Employment Areas* as shown on Land Use Plan, Map 17. There are no Secondary Plan or Site and Area Specific policies that apply to this area. The remainder of the site is identified as an Employment District on Map 2 Urban Structure.

Policy 1, of Section 2.2.4 of the Employment District identifies the need to protect and promote these areas for economic activity in order to attract new and expand existing employment clusters that are key to Toronto's competitive advantage, develop quality Employment Districts that are global and nurture Toronto's diverse economic base; provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile.

Policy 4 of Section 2.2.3 *Avenues: Reurbanizing Arterial Corridors* states that the land use designation policies in Chapter 4 apply to and prevail on lands shown as *Avenues* on Map 2.

The Official Plan designates the site *Employment Areas* and permits such uses as: office, 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.

In recognition that some land users require large parcels of land, the Plan also contains policy direction with respect to large scale, stand-alone retail stores. The Plan indicates

that while these uses are not directly supportive of the primary employment function of these areas, they have special locational needs which the Plan recognizes.

Policy 3 of the Official Plan provides that large scale, stand-alone retail stores and “power centres” are only permitted on sites in *Employment Areas* fronting onto major streets as shown on Map 3 of the Official Plan that also form the boundary of the *Employment Areas* only through the enactment of a zoning by-law. Where permitted, new large scale, stand-alone retail stores and "power centres" will ensure that:

- a) sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- b) the functioning of other economic activities within the Employment Areas and the economic health of nearby shopping districts are not adversely affected.

In addition, the Official Plan requires all development in or near the natural heritage system be evaluated to assess the development’s impact on the natural heritage system and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

## **Zoning**

The site is zoned Strategic Industrial (SI) in the former City of York Zoning By-law 1-83, as amended. The SI zoning permits the following uses:

- i) Retail and/or showroom uses accessory to an industrial or office use, up to a combined total gross floor area equal to 150 square metres or 15% of the total gross floor area of the primary use and the accessory use, whichever is greater;
- ii) Office Use;
- iii) Day Nursery; and
- iv) Industrial uses, excluding warehouse, retail but including those activities involving the on-site production, reprocessing, use, or storage of hazardous substances managed in accordance with all relevant Federal, Provincial and Municipal Statutes, rules and regulations.

The site is subject to Section 16-General Exception, Exception (313) which permits a plastic products plant, “Class C” subject to the following conditions:

- i) the maximum building height for all buildings and structures including platforms and piping shall be 46 metres;
- ii) the minimum setbacks of all building and structures shall be 8 metres;
- iii) the plant shall be designed and engineered to a 55 Db (decibel) acoustical standard to limit noise emissions at the property line to a maximum of 55 Db; and

- iv) the plant shall be designed, engineered and operated to address fire or explosion hazard potential including securing a certificate of approval from the Ministry of the Environment, if required.

The site is also subject to Section 16-General Exception, Exception (350) which establishes the following standards for buildings and/or structures on the remainder of the site:

- a) the maximum building height of any building or structure used for any purpose other than accessory office purposes shall be 20 metres;
- b) the minimum setback of any building or structure on the lands shall be as follows:
  - (i) from any public highway, with the exception to Eglinton Avenue West – 8 metres;
  - (ii) from Eglinton Avenue West – 3 metres;
  - (iii) from the CP Railway right-of-way – 3 metres with an additional required setback of 0.15 metres for each additional 1 metre increase of height of a building or structures in excess of 20 metres; and
  - (iv) from the eastern limit of the lands the setback shall be coincidental with the “Long Term Stable Slope Line”, as described in this exception.

### **Site Plan Control**

The proposed development is subject to site plan control. An application for Site Plan Approval has not been filed as part of this application.

### **Ravine Control**

The eastern portion of the property is subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. Any development within the City’s ravine and natural feature protection areas ravine protection may require a permit from Urban Forestry, Ravine and Natural Protection.

### **Toronto and Regional Conservation Authority**

The eastern portion of the site falls within an area subject to Toronto and Regional Conservation Authority Regulation O. Reg. 166/06, associated with the Humber River valley. A permit is required from the Conservation Authority for any development or site alteration within the regulated area.

### **Tree Preservation**

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently being review by staff.

## **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant will be required to submit Stage 1 and 2 Archaeological Assessment Report.

## **Community Consultation**

The local Councillors held an Open House regarding the proposed development on March 9, 2009. Approximately 200 people attended the meeting. The Councillors at the meeting indicated that a Working Group made up of the applicant and community representatives would be established to provide input on the development proposal.

Issues raised to date are: concerns with traffic that might be generated by the proposal; the desire to have strong pedestrian connections into and within the development; the concern with the type and size of retail stores that will be in the development; the need for green industries; and the concern with the type of jobs (low paying part time retail jobs) that would be created.

## **Reasons for the Application**

An amendment to the Zoning By-law is required in order to permit the range of office, retail and service commercial uses proposed.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- i) Planning Justification Report
- ii) Retail Market and Impact Analysis
- iii) Economic analysis
- iv) Scoped Natural Heritage Impact Study and Arborist Report
- v) Traffic Impact Study

A Notification of Incomplete Application issued on January 15, 2009 identifies the outstanding material required for a complete application submission as follows:

- i) Schedule 1 - Information and Material to be Provided in an Application Under Section 34(10.1) of the Act ;
- ii) Site Servicing and Stormwater Management Reports;
- iii) Green Development Standards Checklist;
- iv) Elevations and Site Sections;
- v) Grading Plan;
- vi) Floor Plans;
- vii) Concept Site and Landscape Plan;
- viii) Archaeological Assessment;
- ix) Heritage Impact Statement/Conservation Strategy
- x) Contaminated Site Assessment



## COMMENTS

### Issues to be Resolved

#### Land Use

Within *Employment Areas*, large scale, stand-alone retail stores and “power centres” are permitted on sites that front onto a major street and that also form the boundary of the *Employment Areas* through the enactment of a zoning by-law, if Council is satisfied among other policy considerations that sufficient transportation capacity is available to accommodate the extra traffic generated and if the functioning of other economic activities within the *Employment Areas* and the economic health of nearby shopping districts are not adversely affected. This site fronts onto and has its municipal address on Eglinton Avenue West, which is major street shown on Map 3 of the Official Plan. The entire site forms the southern boundary of this Employment District and Employment Area.

To satisfy the issues of impact required to be addressed under Policy 3, the applicant has submitted a Traffic Impact Study, a Retail Market Demand and Impact Analysis Report and an Economic Analysis Report for the original proposal. Staff are currently reviewing these studies.

It is staff’s position that although the proposed site has frontage onto Eglinton Avenue West, the current site plan situates the retail and service commercial uses with direct exposure and relation to Industry Street than to Eglinton Avenue West. The retail and service commercial does not meet the intent of fronting onto Eglinton Avenue West. The current site plan shows an office building fronting onto Eglinton Avenue West and driveway which leads to the retail component to the development behind the office building. The intended location of the proposed critical mass of retail stores within the interior of the subject site, with physical separation from Eglinton Avenue West, does not support this proposition of frontage and remains an issue to be addressed.

It is staff’s position that the current proposal does not adequately provide an appropriate buffer and transition from the proposed retail uses to the existing employment area to the north. The applicant has been requested to revise the proposal to incorporate a buffer transition area which includes traditional employment uses. The current plan only provides a veneer of service commercial uses along the edge of the development along Industry Street. As well, along Ray Avenue ground floor retail uses are mixed with upper level office uses.

The proposed development would have a total gross floor area of approximately 75,100 square metres of which the office component would have an approximate floor area of 17,500 square metres, the retail component would have an approximate floor area of 55,575 square metres, and the service commercial component would have an approximate floor area of 2,025 square metres. A variety of retail unit sizes is anticipated, ranging from 325 square metres to 10,350 square metres. Further review will be given to

the types, sizes and variety of uses to be included within the development to ensure consistency with the *Employment Area* policies. Planning staff have raised with the applicant, the need for additional non-retail employment uses to be incorporated within the development. The size and mix of the various units within the proposal will need to meet the City objectives for new large scale, stand-alone retail stores and “power centres”.

The uses which are to be permitted or required on the site and applicable development standards will be set out in a site specific by-law for the entire site.

### **Urban Design, Built Form**

The design and site plan of the overall development needs to be evaluated against the Built Form policies of the Official Plan and other City policies such as those relating to public streets, pedestrian circulation.

### **Heritage**

In September, 2006, Council approved the demolition of all of the buildings on the site except for the Employees’ Building. As part of the demolition approval, City Council required the owner to consult with the community, the local Councillors and City staff on the future of the Employees’ Building (Etobicoke York Community Council Report 7 Clause 35 considered by City Council on September 25, 26 and 27, 2006).

The recommendation to list and designate the Employees’ Building pursuant to the Ontario Heritage Act was referred back to the Etobicoke York Community Council for further consideration with the request that the Chief Planner and Executive Director, City Planning, report on the following Recommendation: “requested the applicant to undertake to preserve aspects of the building on the site and incorporate them into future development” (Etobicoke York Community Council Report 7 Clause 36 considered by City Council on September 25, 26 and 27, 2006). To assist staff the applicant has been requested to submit a Heritage Impact Statement/Conservation Strategy for the Employees’ Building.

### **Transportation**

The applicant has submitted a Traffic Impact Study which is currently being reviewed by staff. In addition, at the Councillors’ meeting, the issues of pedestrian connections to Weston Road and the residential community west of the rail corridor was raised. Staff will explore with the applicant opportunities to improve connection to and from this site to Weston Road and the residential community to the west. One suggestion from the community was the creation of pedestrian bridges over the rail tracks.

On a development site of this size consideration needs to be given to the provision of a public road. Consideration should be given to introducing a public street system into the development. City streets are significant public open spaces that serve pedestrians and vehicles, provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, and are public gathering places. Policy 3.1.1 (15) of the Official Plan states "New streets should be public streets. Private streets,

where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets".

### **Parking**

A total of 2,350 parking spaces will be provided for the overall development, which will be shared by the office and retail uses. These spaces have been located in perimeter areas surrounding the buildings.

### **Bicycle Parking**

Bicycle parking facilities will be required as part of this development. Although not illustrated on the current proposal, City staff has advised the applicant that retail bicycle parking spaces in accordance with the "Guidelines for the Design and Management of Bicycle Parking Facilities" will be required.

### **Pedestrian Circulation**

Given the size of the development and site characteristics of the property consideration will need to be given to the on site pedestrian circulation and pedestrian connections to public transit and adjoining public streets.

### **Natural Heritage**

The eastern portion of the site is located within the Natural Heritage System as identified on Map 9 Natural Heritage of the Official Plan. The applicant has submitted a Scoped Natural Heritage Impact Study which is currently being reviewed by staff.

### **Ravine Lands**

Approximately one forth of the eastern portion of the site is subject to the provisions of the City of Toronto Municipal Code Chapter 658-Ravine Protection. Urban Forestry Ravine and Natural Feature Protection staff have requested additional information be provided. This information includes: details of all proposed soft/hard landscaping surfaces, details of all proposed improvements to the natural environment, plans detailing proposed trees and shrub species, size and locations; exact measurement of the undeveloped protected area proposed to be lost; appropriate scaled plans; and a detailed restoration plan.

Urban Forestry Ravine and Natural Feature Protection staff have commented that the proposed development at the north end of the site which encroaches into the 10 metre top of bank buffer zone is not acceptable. The applicant has been requested to revise the site plan to provide at least a 10 metre naturalized buffer along the edge of this vegetated area.

### **Tree Preservation**

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees significantly enhance all new development and renewal projects, enhancing both the quality and value of our environment. The Official Plan policies call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. The

planting of large growing shade trees on both public and private lands is an important objective for all development projects.

The Arborist Report indicates that there are numerous trees situated on the privately owned portion of this site. The arborist has indicated that the property owner does not intend to preserve any of these trees. Many of the trees which the applicant is proposing to remove are healthy, very significant trees including a red oak tree measuring 119 cm in diameter and a white oak tree measuring 91 cm in diameter, both of which are in good condition. The applicant should consider an alternate site plan that allows for preservation of the significant existing trees found on site or a compensation proposal for the removal of mature trees.

### **Open Space, Parkland**

Parks, Forestry and Recreation staff have advised that the development site is in a priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007 and that the site is in the middle quintile of current parkland supply, as per City Parkland Map 8B/C of the Official Plan. The site is subject to a 2% parkland dedication. Based on this rate the parkland dedication would be 0.4 hectares (1.1 acres).

As this site is within a parkland acquisition priority area, Parks, Forestry and Recreation staff are requesting that parkland be provided on site.

### **Phasing**

If the proposed development is to be phased, a detailed phasing plan will be required.

### **Section 37-Community Improvements**

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the Planning Act. To date, the Parks and Recreation Division have expressed a desire for a larger parkland dedication to enable the construction of a regulation-size sports field. Further discussions on possible community improvements and benefits to be secured in relation to this development will continue between staff, the local Councillor, the community and the applicant.

### **Toronto Transit Commission**

The subject site is adjacent to existing transit service on Eglinton Avenue, Industry Street and Black Creek Drive and is within the zone of influence of the Eglinton Crosstown LRT alignment as identified in the Toronto Transit City Light Rail Plan. The Toronto Transit Commission has requested a number of conditions be included in any zoning and site plan approval of the development.

In addition, the TTC have advised that the TTC considers this industrial site to be ideally located for use as the largest proposed maintenance and storage facility for the new LRT vehicles. These vehicles would operate on the Eglinton, Jane and St Clair Avenue West routes. Subject to confirmation of funding approvals anticipated over the next two months, TTC is seeking to acquire about 28 acres from the current owner, which

represents an area comparable to slightly more than the north-westerly half of the tablelands. City staff will continue to process this application in the ordinary course pending confirmation of any amendments required to accommodate a TTC maintenance facility on this site

### **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

### **Working Group**

The local Councillors held an Open House regarding the proposed development on March 9, 2009. At the meeting the Councillors indicated that a Working Group made up of the applicant and community representatives would be established to provide input on the development proposal. The Term of Reference for the Working Group are attached as Attachment 6.

### **Additional Information and Studies**

In addition to the studies, report and plans identified above Urban Forestry, Ravine and Natural Protection have also requested that applicant show on all plans and appropriate studies the protected ravine and natural feature limit. This additional information is required to enable staff to undertake an evaluation of the application.

### **Further Review**

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

### **CONTACT**

Gregory Byrne, Senior Planner  
Tel. No. (416) 394-8238  
Fax No. (416) 394-6063  
E-mail: gbyrne@toronto.ca

### **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan

Attachment 2: Elevations [as provided by applicant]

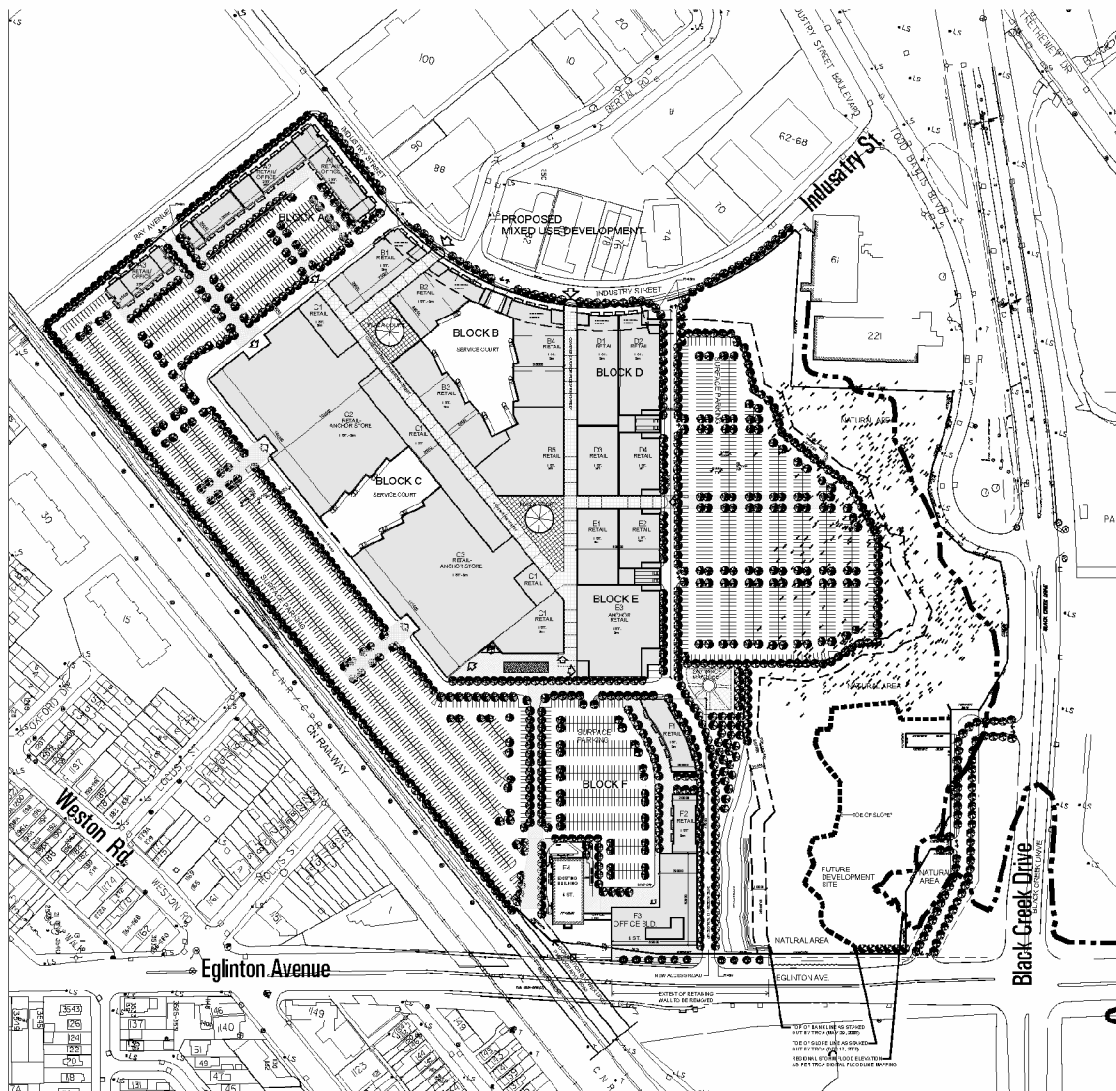
Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 6: Terms of Reference for Working Group

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

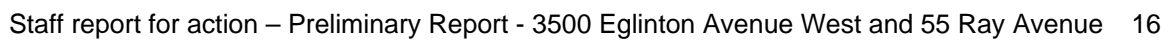
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3500 Eglinton Avenue

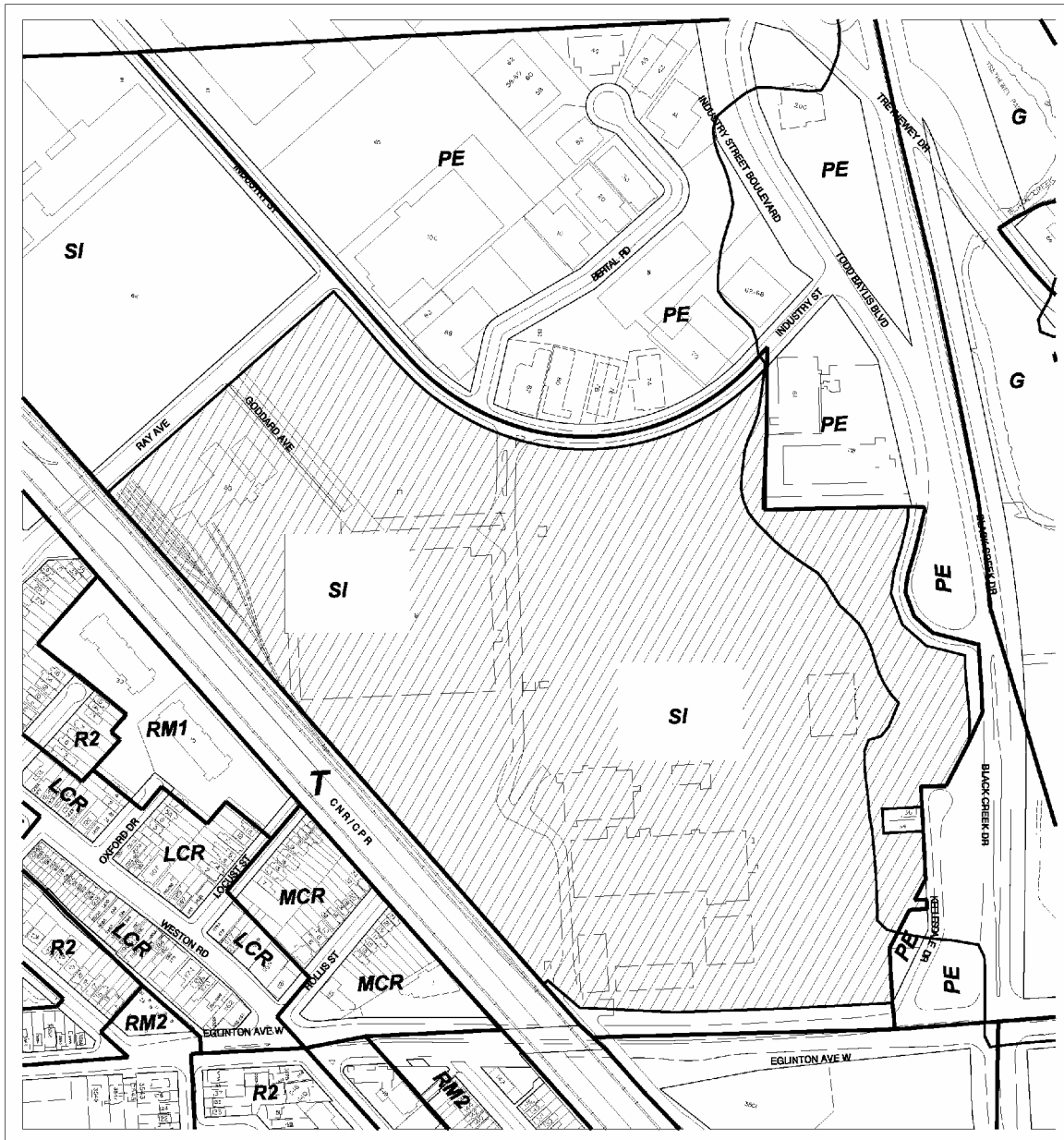
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**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
03/20/2009





### Attachment 3: Zoning



**Toronto** City Planning  
Zoning

**3500 Eglinton Ave West  
and 55 Ray Avenue**  
File # 08\_230964

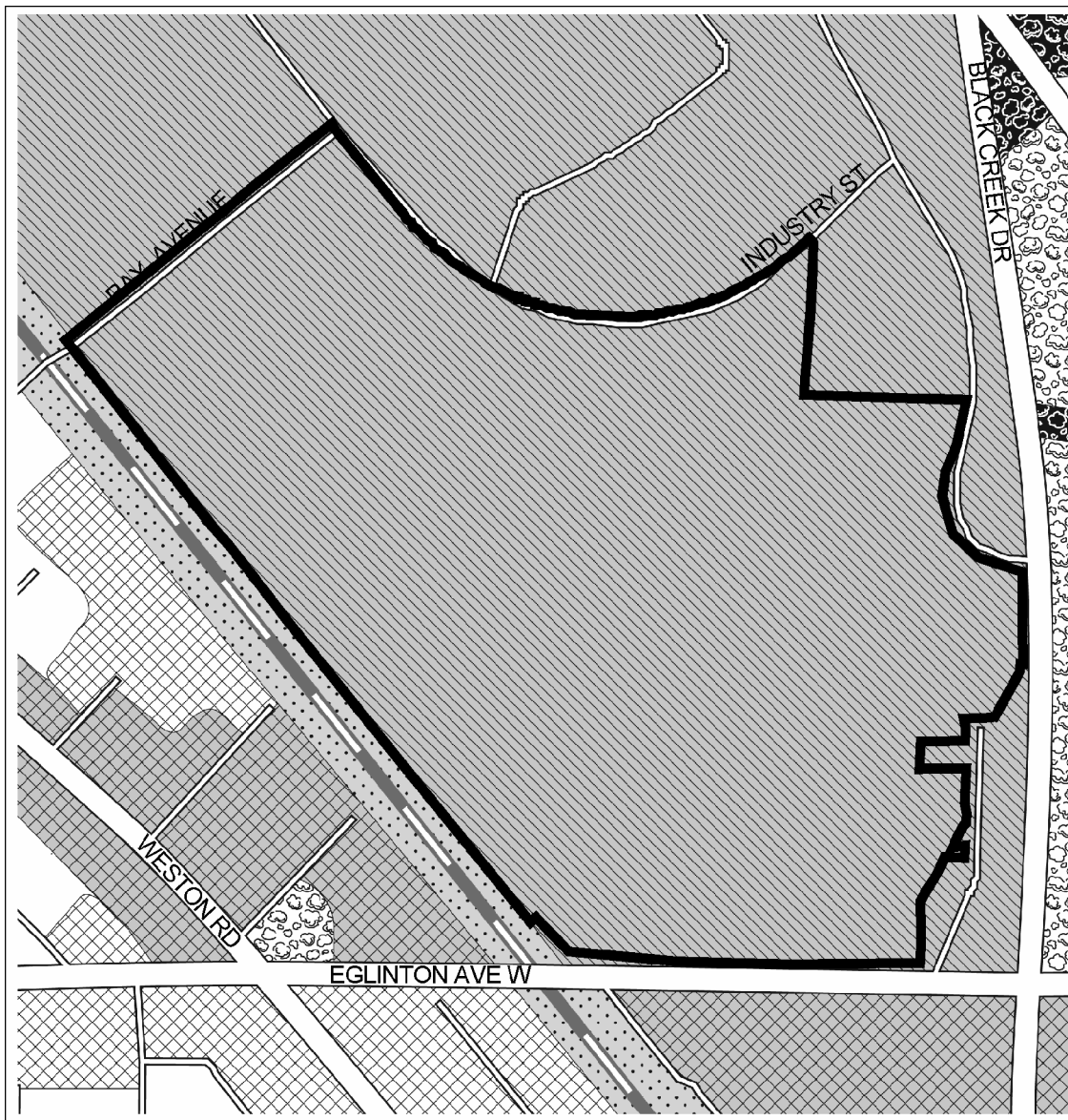
R2 Residential Zone  
RM1 Residential Multiple Zone  
G Green Open Space  
MCR Mixed Commercial Residential

CCM City Centre Mixed Use District Zone  
PE Prestige Employment Zone  
SI Strategic Industrial Employment Zone  
T Transportation & Utilities













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Former York Zoning By-law 1-83  
Extracted 03/18/ 2009 JM

## Attachment 4: Official Plan



**Toronto** City Planning  
Official Plan

3500 Eglinton Ave W  
55 Ray Ave  
File # 08\_230964

	Site Location		Parks & Open Space Areas		Utility Corridors
	Neighbourhoods		Natural Areas		Employment Areas
	Apartment Neighbourhoods		Parks		
	Mixed Use Areas		Other Open Space Areas		



Not to Scale  
03/19/2009

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 230964 WET 12 OZ
Details	Rezoning, Standard	Application Date:	December 18, 2008

Municipal Address:	3500 EGLINTON AVE W
Location Description:	PL 285 PT LTS A B C PL 2562 BLK C PT BLK D PL 2415 PT LTS 1-4 6&7 13&16 LT5 8-12 16&17 64R12101 PT 1 **GRID W1205
Project Description:	Rezoning Application proposes to permit a commercial development consisting of office, retail, and service commercial uses.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
METRUS DEVELOPMENT INC			ZEEHAN CAPITAL INC

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	S1	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	232268	Height:	Storeys:	4
Frontage (m):	0		Metres:	11
Depth (m):	0			
Total Ground Floor Area (sq. m):	75100			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	2350
Total Non-Residential GFA (sq. m):	75100		Loading Docks	18
Total GFA (sq. m):	75100			
Lot Coverage Ratio (%):	32.3			
Floor Space Index:	0.3			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	57600	0
1 Bedroom:	0	Office GFA (sq. m):	17500	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Gregory Byrne, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8238</b>

## **Attachment 6: Terms of Reference**

Terms of Reference for Working Group: Rezoning Application for 3500 Eglinton Avenue West and 55 Ray Avenue.

### Purpose:

The purpose of this Terms of Reference is to outline the objectives and procedures for the working group.

### Working Group Make Up:

The review will require public input prior to any final recommendations being made by the City staff. Comments from the following participants will be sought:

1. Ward Councillors;
2. Three local area representatives from each of Wards 11 and Ward 12;
3. The land owner; and
4. City divisions and agencies.

### Working Group Outline

#### Purpose:

1. to review the objectives and general principles of the Official Plan related to the proposed development.
2. to review the proposed uses and jobs.
3. to review the applicable transportation impacts, including the adequacy of existing and planned road and transit infrastructure to accommodate future development, and assessment of potential impacts on the adjacent residential community and employment areas.
4. to review the economic impacts on the employment district and adjacent retail strips.
5. to review the urban design guidelines and the implications on development, built-form and surrounding areas.
6. to review opportunities and constraints to development/redevelopment of the site.
7. to review the possible reuse of the Employees Building.

7. to review impact on the of the natural heritage system, mitigation measures and proposed restoration/enhancement plan.
8. to review the parks requirement for the proposed development.
9. to review possible public benefits pursuant to Section 37 of the Planning Act.

Evaluations and recommendations will be made on:

1. appropriate land uses;
2. development capacity;
3. identification of appropriate retail, office, industrial use for the site;
4. parkland location;
5. the impacts on and integration with the adjacent lands and surrounding areas;
6. urban design guidelines;
7. transportation and other infrastructure improvements and services;
8. the reduction of traffic congestion and the minimizing of traffic infiltration into existing residential neighbourhoods;
11. a phasing plan for development;
12. impacts on the Natural Heritage System, proposed mitigation measures and improvements to this system.

#### Public Process:

To ensure that a comprehensive approach to enabling public input and discussion in the review is achieved, the following methods shall be undertaken:

1. a working committee comprised of the relevant participants; and
2. Community Meetings.

#### Time Frame:

It is anticipated that the working group will commence upon adoption of this report. The timing of the review is dependent upon the divisional work program and priorities.

The preparation of a recommendation report to Community Council/ City Council will only be undertaken once the relevant public input has been considered.