

**1100 – 1150 Caledonia Road – Rezoning Application - Preliminary Report**

<b>Date:</b>	March 31, 2010
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	10 105227 NNY 15 OZ

**SUMMARY**

This application was submitted on January 15, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

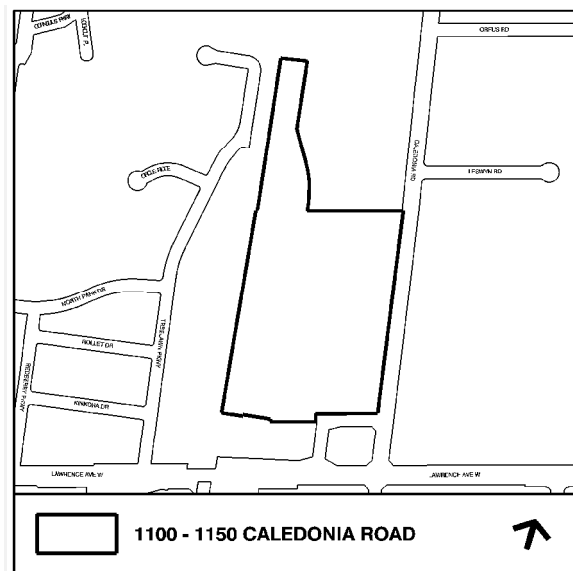
The application proposes to amend the Zoning By-law to permit the reuse of three existing buildings and the construction of a new one-storey building (555 m<sup>2</sup>) at 1100 – 1150 Caledonia Road for retail and service uses. The proposed total gross floor area is 26,575 m<sup>2</sup>.

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 of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On May 25, 26 and 27, 2009, City Council directed the Chief Planner and Executive Director, City Planning to report to the North York Community Council and Planning and Growth Management Committee on the interpretation of the *Employment Areas* policies of the Official Plan as they apply to 1100-1150 Caledonia Road.

On October 13, 2009, North York Community Council considered a report (dated August 19, 2009) from the Chief Planner and Executive Director, City Planning responding to this direction. The report can be found at:

[www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23651.pdf](http://www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-23651.pdf).

In this report, City Planning staff, jointly with the General Manager, Economic Development and the City Solicitor, identified that *Employment Areas* Policy 4.6.3 would apply to any application that would propose major retail uses on the subject lands. The report clarified that an application for major retail uses on the lands would also be subject to the criteria of Policy 4.6.3 and other Official Plan policy matters that would need to be addressed in order for staff to support a rezoning of the subject site.

It should be noted that on May 27, 2009, City Council deleted Policy 4.6.4 by enacting Official Plan Amendment No. 72. This was an amendment that brought the Plan into conformity with the Province's Growth Plan for the Greater Golden Horseshoe.

At its October 13, 2009 meeting, North York Community Council adopted the following motion and referred it to the Planning and Growth Management Committee for its consideration:

- “1. That the Planning and Growth Management Committee, in reviewing the Official Plan as it applies to employment areas, give consideration to:
  - a. excluding main streets that bisect employment areas, as areas permitting big box retail; and
  - b. excluding from consideration as the "boundary" of employment areas that abut residential zones or whose access is limited by physical barriers, like railways, and limited access highways.”

In May 2009, the Planning and Growth Management Committee also requested that City Planning review the *Employment Area* policies, including Policy 4.6.3 which, subject to conditions, contemplates major retail uses along major streets at the boundary of an *Employment Area*. The review is to assess the impact this use has on the prime economic function of the *Employment Area*. A staff report is targeted for Planning and Growth Management Committee this spring.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant in May 2009 to discuss the Official Plan's policies as they apply to the subject site and complete application submission requirements. City staff identified the applicability of Policy 4.6.3 and conformity with other applicable Official Plan policies would be determined upon receipt of an application. Details of the nature of the retail development proposal had not been determined by the applicant at the pre-application consultation meeting, and were not presented to staff prior to the submission of the application in January 2010.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal seeks to amend the Zoning By-law to permit 26,575 m<sup>2</sup> of retail and service uses within three existing buildings, labelled Building 'A' (18,895 m<sup>2</sup>), Building 'B' (2,429 m<sup>2</sup>) and Building 'C' (4,697 m<sup>2</sup>) for a density of 0.3 times the area of the lot as shown on Attachment 1. The proposal also includes construction of a new building, labelled Building 'D' (555 m<sup>2</sup>), which would connect Buildings 'B' and 'C'. The land use permissions requested consist of a broad range of uses permitted under the Local Shopping Centre (C2) zoning, such as shopping centres, retail stores, financial institutions, restaurants and office uses.

Interior alterations to the three existing buildings, partial demolition of portions of buildings 'A' and 'B' and the new addition are proposed to accommodate 43 individually operated retail and service units of varying size. A total of 36 smaller retail and service units, generally under 300 m<sup>2</sup> are proposed in Buildings 'B', 'C' and 'D'. A total of 7 large and medium-sized units are proposed in Building 'A' with gross floor areas generally ranging from 800 m<sup>2</sup> to 7,900 m<sup>2</sup>. Landscape strips are proposed along the south, east and west edge of the subject site as well as some landscaping proposed within the surface parking area.

The proposal would provide 1,433 surface parking spaces and 8 loading spaces located towards the rear of the Buildings 'A' and 'B'. Three vehicular driveways to Caledonia Road are proposed that approximate the locations of existing driveways. Additional site statistics are provided in the Application Data Sheet (Attachment 6).

### **Site and Surrounding Area**

The property is located on the west side of Caledonia Road, north of Lawrence Avenue West and east of the GO Bradford rail line. The subject site is approximately 9.06

hectares in size, with a frontage of 321 metres on Caledonia Road and a lot depth of 253 metres. The site also fronts the Lawrence Service Road to the south, but no vehicular access to this street is proposed.

The existing uses on the site consist of:

- Building 'A', currently occupied by Fenwick Automotive Products, is located on lands municipally known as 1100 Caledonia Road;
- Building 'B' is a multi-tenant building fronting a surface parking lot and Caledonia Road and is located on lands municipally known as 1120 Caledonia Road;
- Building 'C', formally known as 1130 Caledonia Road, is a multi-tenant building on the same lot as Building 'B' and is accessed by an internal driveway on the north edge of the site;
- A concrete plant with outdoor storage is located on the lands municipally known as 1150 Caledonia Road and is accessed via the internal driveway at 1120 and 1130 Caledonia Road; and
- A portion of the lands, municipally known as 0 Caledonia Road, abut the GO Bradford rail corridor and the adjacent property (1162-1180 Caledonia Road) to the north. This lot is currently vacant but was a former railroad spur and storage area.

There is a total of 320 existing surface parking spaces on the property accessed from three driveways off Caledonia Road. None of these accesses are signalized.

Lands surrounding the site are as follows:

North: One to two storey industrial buildings fronting Caledonia Road;

East: Caledonia Park is located on the east side of Caledonia Road, across from the subject site. Also located on this property are the Lawrence Reservoir and a Toronto Emergency Medical Services building;

South: Directly to the south of the site is the Lawrence Service Road and Elmcrest College of Applied Health Sciences and Spa Management (1200 Lawrence Avenue). One to two storey commercial buildings also front Lawrence Avenue to the east and west of Caledonia Road; and

West: The GO Bradford rail corridor abuts the site to the west and beyond the rail corridor there are low-density residential uses.

### *Priority Neighbourhoods*

The City of Toronto has placed increasing emphasis on identifying vulnerable neighbourhoods and targeting resources to improve outcomes for their residents. Thirteen neighbourhoods were identified for priority infrastructure investment due to their lack of community services and facilities.

The subject site is located in the Lawrence Heights Priority Neighbourhood. The Lawrence Heights Priority Neighbourhood is bounded by Lotherton Pathway and Eugene Street to the west, Bathurst Street to the east, Highway 401 to the north and Briar Hill Avenue to the south. Attachment 5 illustrates the Lawrence Heights Priority Neighbourhood boundary.

## **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.

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

## **Official Plan**

The subject site is shown on Map 2 – Urban Structure as being in an *Employment District*. Two land use designations apply to the site (Attachment 3). 1100-1150 Caledonia Road are designated *Employment Areas*. The lands municipally known as 0 Caledonia Road that extends to the north abutting the rail corridor are designated *Utility Corridors*.

## **Employment Districts**

The *Employment Districts* form part of the urban structure of the City. They are large districts comprised of lands reserved for employment uses and are to be protected from encroachment of non-economic functions. The *Employment Districts* policies protect employment uses from conversion to residential uses or other non-employment functions to ensure the long-term economic viability of these areas.

## **Employment Areas**

*Employment Areas* are places of business and economic activity. Offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, hotels and retail outlets ancillary to the preceding uses are the primary uses that support *Employment Areas*. Restaurants and other small scale stores and services are permitted, but must serve area businesses and workers.

The *Employment Areas* policies restrict uses that are extensive land users, such as large scale, stand-alone retail stores, that are not directly supportive of the primary employment

function of these areas. However, the Plan recognizes that these uses have special locational needs and recognizes that limited permissions for large-scale stand-alone retail stores are required to accommodate this type of retailing in the City.

These limited permissions are set out in Policy 4.6.3 of the Official Plan, which state that large scale, stand-alone retail stores and “power centres” are only permitted through the enactment of a Zoning By-law on sites in *Employment Areas* fronting major streets as shown on Map 3, that also form the boundary of the *Employment Area*, and ensuring 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.

The Official Plan also establishes development criteria in *Employment Areas* for these areas to function well and be attractive. These criteria include: avoiding excessive car and truck traffic on the road network, creating an attractive streetscape and screening of parking, loading and service areas.

### **Utility Corridors**

*Utility Corridors* mainly consist of rail and hydro right-of-ways and are identified as being used primarily for the movement and transmission of energy, information, people and goods. The Official Plan identifies that where rail corridors are no longer required for the movement of people and goods, they will be protected for future use as public transportation routes, bicycle and pedestrian trails and telecommunications and electrical corridors where appropriate.

There are also considerations for development or redevelopment on lands nearby or adjacent to *Utility Corridors*, which includes:

- a) protecting for access to any potential bicycle and pedestrian trail or park and open space, and providing access where such a recreation facility exists; and
- b) screening and securing the property edge through such measures as setbacks, fencing, site grading, berms, landscaping, building treatment and construction techniques.

### **Natural Heritage**

Map 9 – Natural Heritage – identifies the lands adjacent to the rail corridor as being within the natural heritage system. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development’s impact is to be evaluated and an impact study may be required to identify natural heritage system restoration and enhancement opportunities. Policy 4.4.6 of the *Utility Corridors* designation also identifies the protection, enhancement or restoration of the natural heritage system within *Utility Corridors* will be pursued wherever possible.

### **Built Form Policies**

The Official Plan also contains Built Form policies (3.1.2) which, among other matters, require new development to be located and organized to fit with its existing and/or planned context, to frame and support adjacent streets, and to locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk.

### **Zoning**

There are two zones that apply to the subject site: Industrial Zone Two (M2) and a site-specific exemption to the M2 zone. The M2 zone permits a variety of uses such as artist studios, commercial recreation, financial institutions, research laboratories, manufacturing uses, office uses, parking lots, service shops, veterinary clinics and warehouses. There is no minimum lot area or lot frontage specified in the zone.

The maximum permitted floor space index (FSI) is 1.0 times the area of the lot, except for offices, retail stores and personal service shops. Retail stores and personal service shops are permitted as an accessory use or as a main use, provided they do not exceed the lesser of a floor space index of 0.25 or a combined total gross floor area of 2,500 m<sup>2</sup>.

The minimum front yard setback is 9 metres with no more than 50 per cent of the front yard setback covered with hard surfaces. The minimum side yard setbacks are 4.5 metres for one side yard and 3.0 metres for the other side yard. The rear yard setback is 7.5 metres.

The site specific zoning applies to the lands abutting the rail corridor. This site specific zoning permits all of the permitted uses in the M2 zone as well as a concrete plant and a general builders' supply yard either within or outside a building.

### **Site Plan Control**

This proposal is subject to Site Plan control approval. An application in this regard has been submitted and is being evaluated concurrently with this rezoning application.

### **Tree Preservation**

Appropriate retention and protection measures will be required for trees that qualify for protection under applicable City of Toronto By-laws. The applicant has submitted an Arborist Report.

### **Reasons for the Application**

An application to amend the Zoning By-law is required to permit the 26,575 m<sup>2</sup> of retail and service uses proposed on the site as well as to specify appropriate development standards.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Arborist Report;
- Site Servicing Plan;
- Traffic Impact Study;
- Stormwater Management Report; and
- Retail Market and Employment Area Impact Analysis.

It was determined that a Natural Heritage Impact Statement would not be required for this application. A Notification of Complete Application was issued on February 19, 2010.

### ISSUES TO BE RESOLVED

On a preliminary basis, the following issues have been identified:

- The lot known municipally as 1150 Caledonia Road, is located to the rear 1100 and 1120-1130 Caledonia Road abutting the rail corridor to the west. This lot does not have direct frontage on a major street but is accessed via an internal driveway at the north edge of the subject site. Staff are currently assessing whether *Employment Areas* Policy 4.6.3 would apply to this lot.
- The proposal seeks to accommodate 43 individually operated retail and service uses within the permissions of the C2 zone. Of these proposed units, 36 units are considered smaller units. It must be determined whether the requested permissions for the smaller retail and service units, together with the larger retail units, are considered a 'power centre' or if the smaller retail units meet the intent and purpose of Policy 4.6.1 with respect to the provision of small scale office and retail uses that directly support the primary business function of the *Employment Area*.
- The applicant has requested that the C2 zoning apply to the site, which permits a broad range of uses. Specific uses have not been identified for the individual units. The appropriateness of this proposed zoning will be determined through the review and evaluation of the proposed uses.
- A portion of the site is designated *Utility Corridors*. It must be determined whether using this portion of the site to accommodate surface parking for the retail and service uses meets the intent and purpose of the Official Plan policies.
- The traffic impact study and market analysis will need to be assessed regarding conformity of the proposal to Policy 4.6.3 of the Official Plan.



- While no additions are planned to the existing buildings, the proposed development will need to respect and improve upon the character of the surrounding area.
- Appropriate parking requirements need to be determined and the surface parking area will also be reviewed in accordance with the City's 'Greening Surface Parking Lots' guidelines.
- The location and organization of vehicular parking, vehicular access, service areas and utilities will be assessed so as to minimize their impact on the public realm and to improve the safety and attractiveness of Caledonia Road. Appropriate enhancements to the public realm on Caledonia Road need to be determined.
- Given the size of the development and site characteristics of the property, appropriate on-site pedestrian circulation and connections that ensure safe, comfortable pedestrian access to the proposed retail and service units, to public transit stops and to Caledonia Road need to be provided.
- The applicability of Section 37 of the *Planning Act* for the increase in retail and service floor space and the appropriate community benefits needs to be determined.
- The northwest portion of the site is identified on Map 9 of the Official Plan as being within the natural heritage system. The potential for an improved relationship between the site and the natural heritage corridor that extends along the rail corridor will be reviewed and evaluated.
- The applicant will be encouraged to introduce sustainable development opportunities by utilizing the Toronto Green Standard, approved by City Council in December 2008.

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

## **CONTACT**

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 E-mail: [jchoi@toronto.ca](mailto:jchoi@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

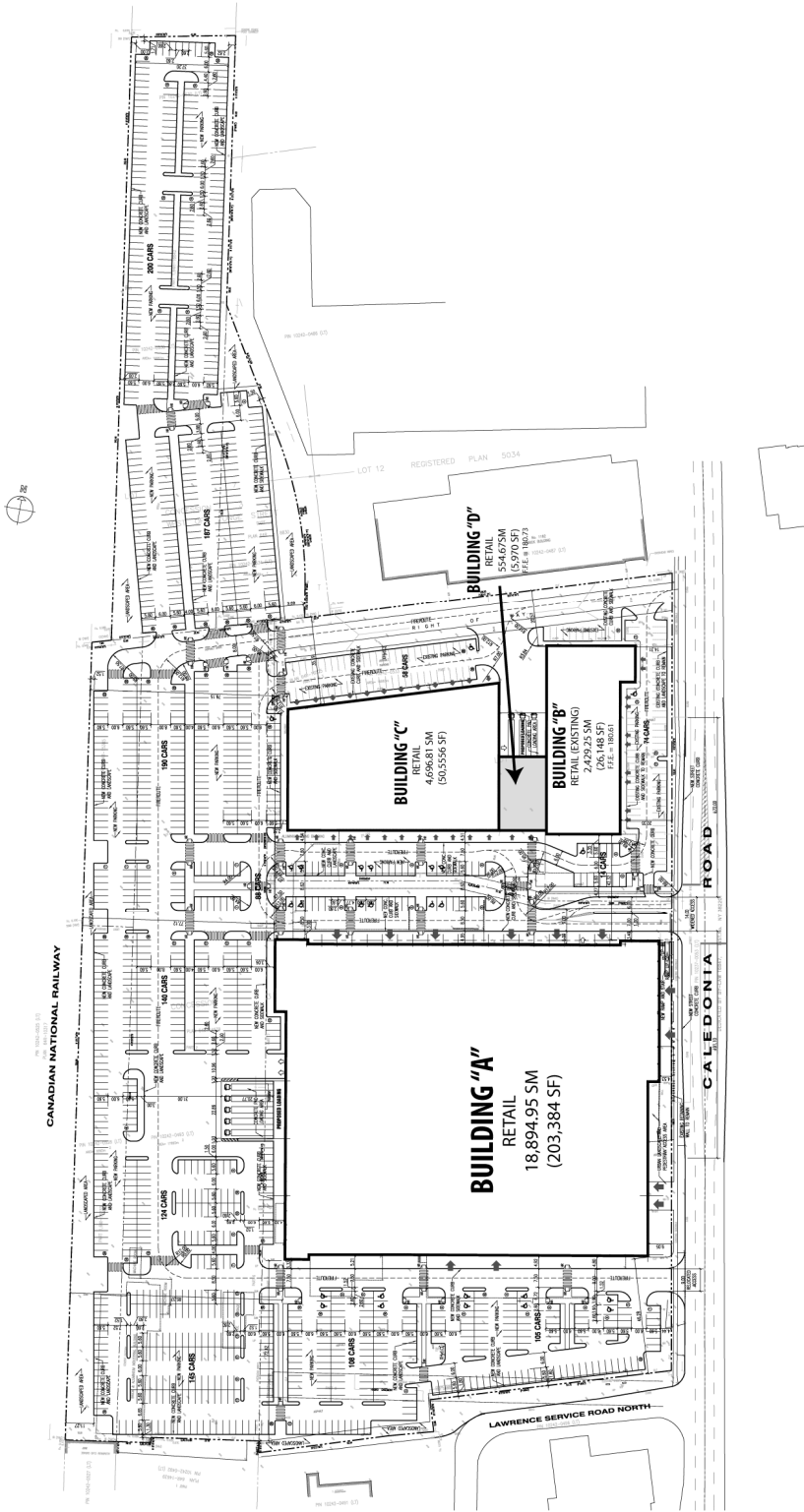
Attachment 3: Official Plan Land Use Designations

Attachment 4: Zoning

Attachment 5: Lawrence Heights Priority Neighbourhood Boundary

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



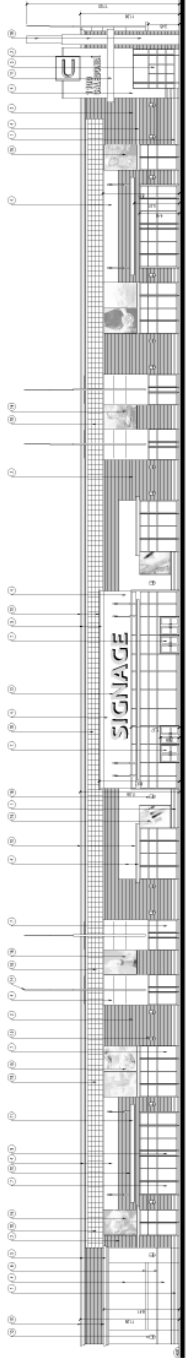
1100 - 1150 Caledonia Road

Site Plan  
Applicant's Submitted Drawing

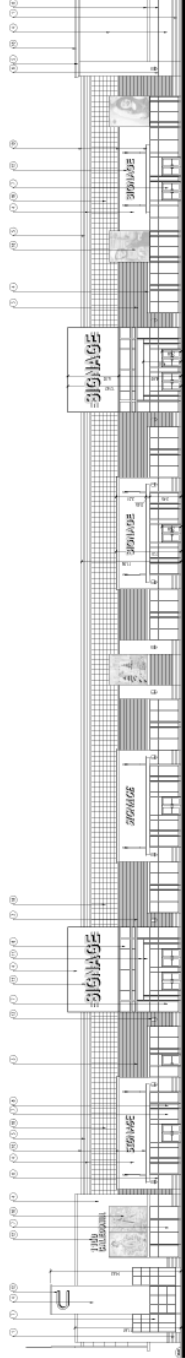
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03/16/2010

File # 10\_105227

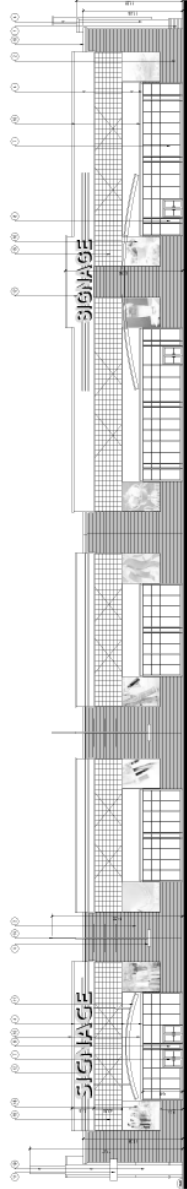
**Attachment 2: Elevations**



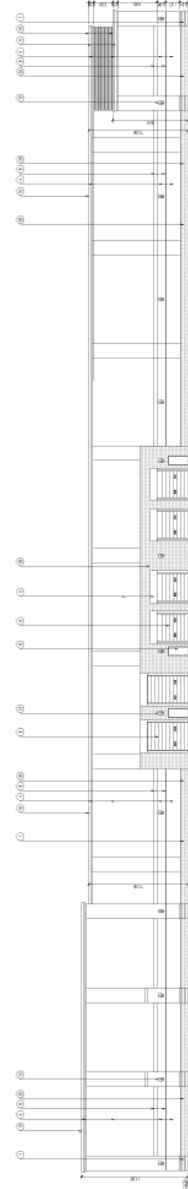
Building "A" South Elevation



Building "A" North Elevation



Building "A" East Elevation - Caledonia Road



Building "A" West Elevation

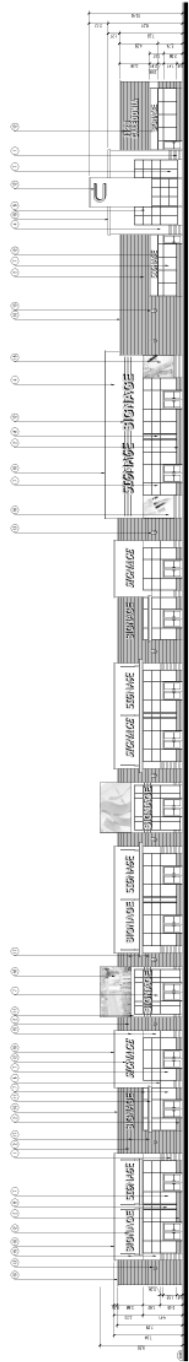
**Elevations**

**1100 - 1150 Caledonia Road**

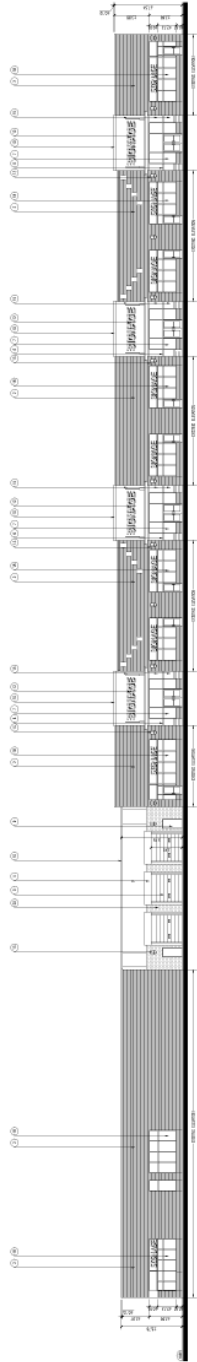
Applicant's Submitted Drawing

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03/16/2010

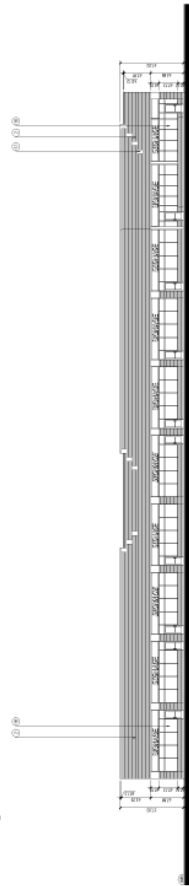
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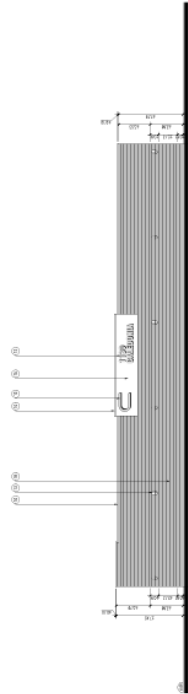
Buildings "B", "D" and "C" - South Elevation



Buildings "B", "D" and "C" - North Elevation



Buildings "B", "D" and "C" - East Elevation - Caledonia Road



Buildings "B", "D" and "C" - West Elevation

## Elevations

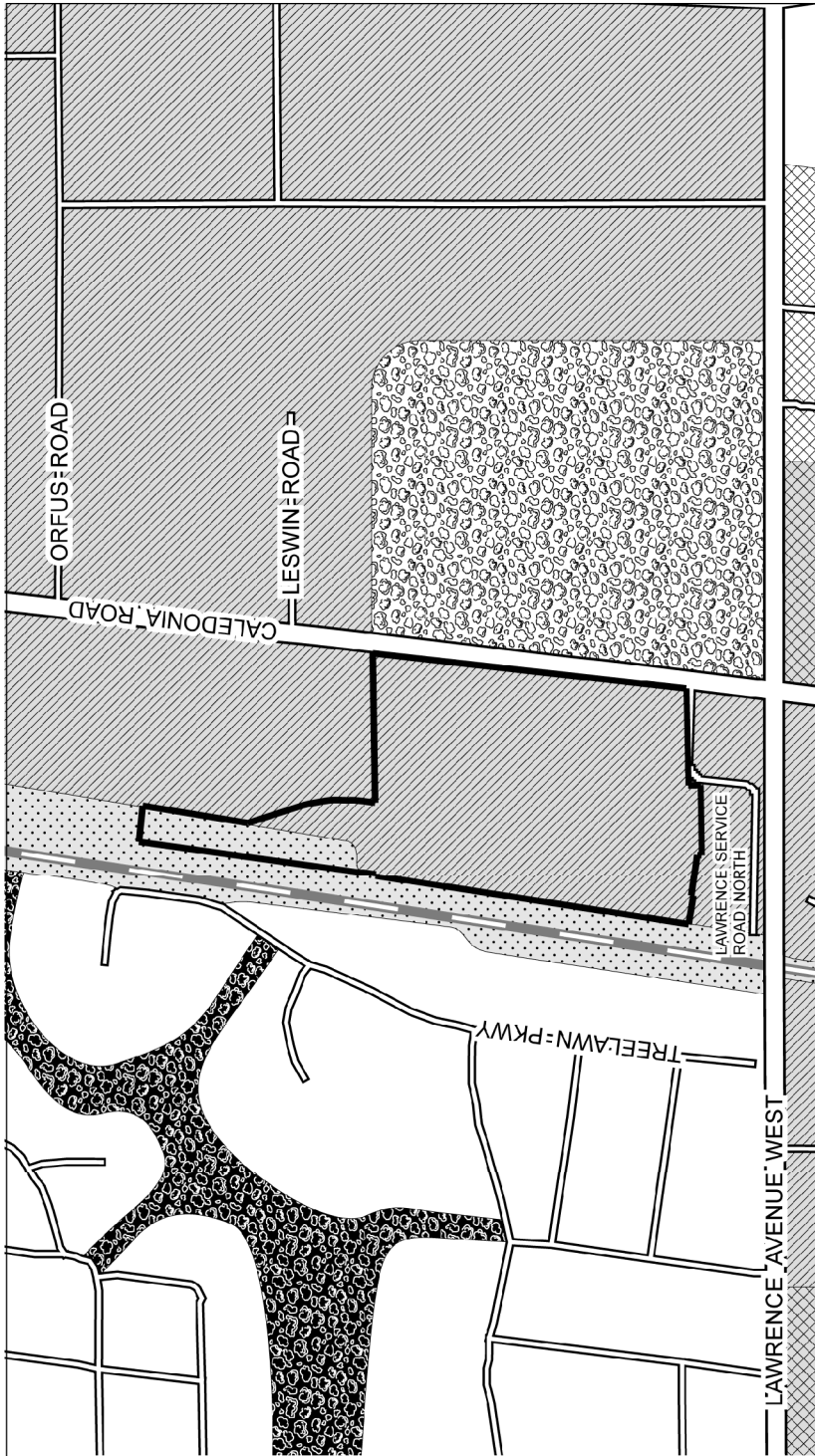
Applicant's Submitted Drawing

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03/16/2010

1100 - 1150 Caledonia Road

File # 10\_105227

### Attachment 3: Official Plan Land Use Designations



1100 - 1150 Caledonia Road



File # 10\_105227

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

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## Attachment 4: Zoning



**Toronto** City Planning  
**Zoning**

**1100 - 1150 Caledonia Road**

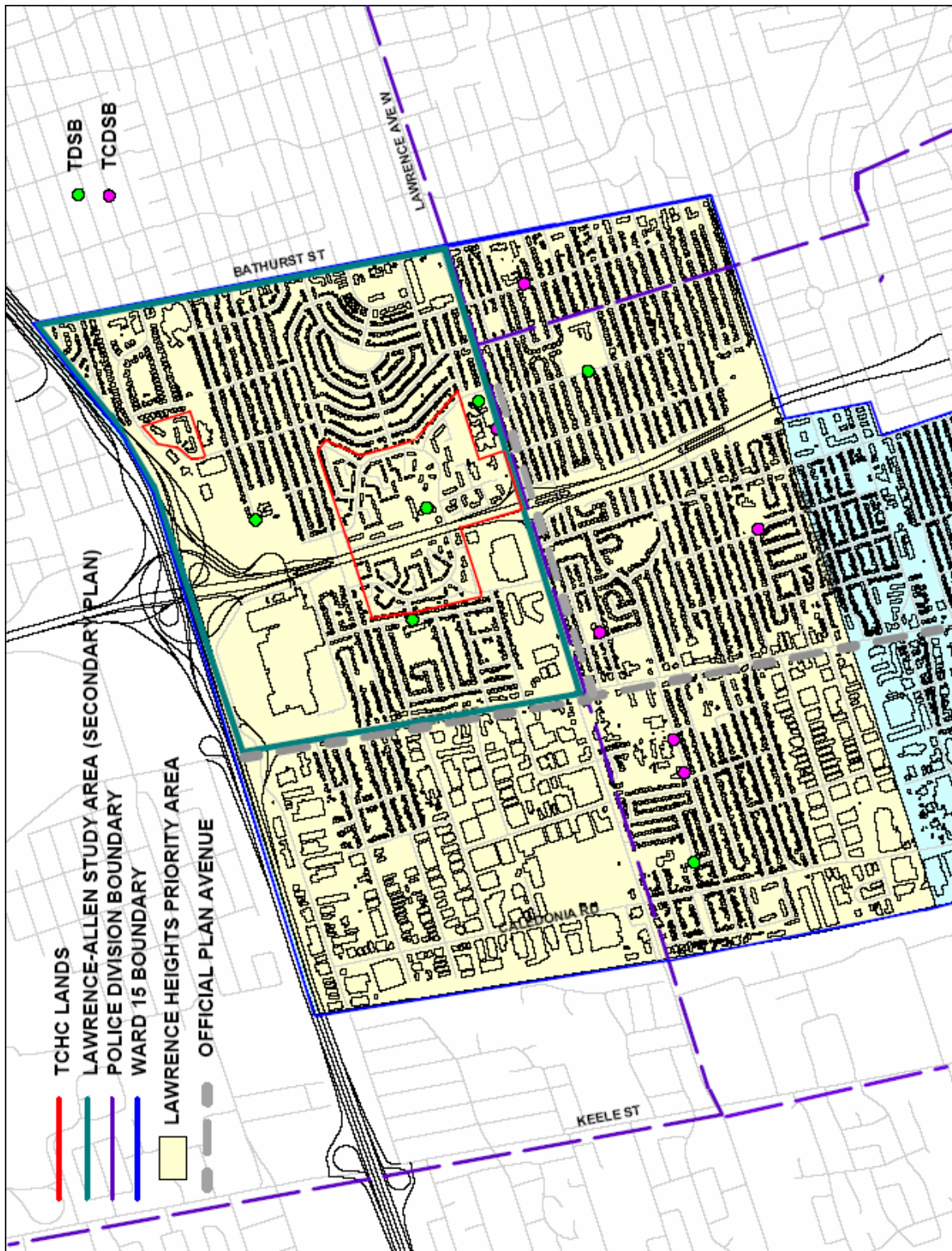
File # 10\_105227

- |   |  |                                |
|---|--|--------------------------------|
| R3 One-Family Detached Dwelling Third Density Zone  | C1 General Commercial Zone   | O1 Open Space Zone             |
| R4 One-Family Detached Dwelling Fourth Density Zone | MC Industrial-Commercial Zone                                      | O3 Semi-Public Open Space Zone |
| R5 One-Family Detached Dwelling Fifth Density Zone  | M2 Industrial Zone Two   |                                |
| RM4 Multiple-Family Dwellings Fourth Density Zone   | M1 Industrial Zone One   |                                |
| RM5 Multiple-Family Dwellings Fifth Density Zone    | NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category |                                |



Not to Scale  
 Zoning By-law 7625  
 Extracted 03/16/2010

### Attachment 5: Lawrence Heights Priority Neighbourhood Boundary





## Attachment 6: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 105227 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	January 15, 2010

Municipal Address: 1100 CALEDONIA RD  
 Location Description: CON 3 WY PT LOT 6 PT LOT 7 RP 64R8830 PARTS 1 TO 4 \*\*GRID N1501  
 Project Description: Application to permit 26,575 m<sup>2</sup> of retail and service uses in 3 existing buildings and one new building (554.67 m<sup>2</sup>).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
AIRD & BERLIS LLP			725502 ONTARIO INC

#### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	03	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

#### PROJECT INFORMATION

Site Area (sq. m):	90637.98	Height:	Storeys:	1	
Frontage (m):	321		Metres:	11.06	
Depth (m):	253				
Total Ground Floor Area (sq. m):	26575.68				<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	1433	
Total Non-Residential GFA (sq. m):	26575.68		Loading Docks	8	
Total GFA (sq. m):	26575.68				
Lot Coverage Ratio (%):	29.3				
Floor Space Index:	0.29				

#### 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):	26575.68	0
1 Bedroom:	0	Office GFA (sq. m):	0	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>Cassidy Ritz, Planner</b>
	<b>TELEPHONE:</b>	<b>(416)395-7053</b>