

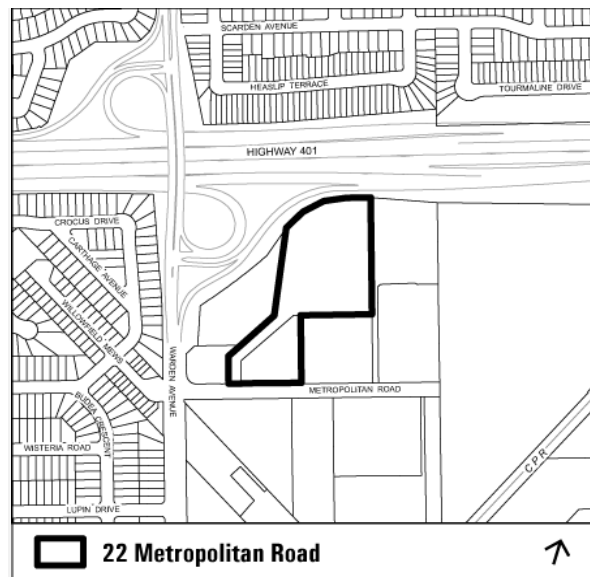
**22 Metropolitan Rd - Official Plan Amendment  
Application - Preliminary Report**

<b>Date:</b>	January 29, 2013
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 40 – Scarborough-Agincourt
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\PGMC\PG13013 12 274412 ESC 40 OZ

**SUMMARY**

This site at 22 Metropolitan Road is identified on Map 2 – Urban Structure of the Official Plan as an ‘Employment District’, and is also designated as ‘Employment Areas’. The application proposes amending the Official Plan to delete this site and two abutting westerly properties (1645 Warden Avenue and 8 Metropolitan Road) from the ‘Employment Districts’ indicated on Map 2. The application also proposes to redesignate the subject property in the Official Plan to ‘Mixed Use Areas’ to permit two 20-storey and one 21-storey apartment buildings containing a total of 877 residential dwelling units, and a new 201-room hotel beside Hwy. 401. Approximately 5 756 m<sup>2</sup> of retail commercial space on the ground floors of the three apartment buildings, and 5 641 m<sup>2</sup> of ‘institutional/office’ space in a 5-storey portion of the southerly apartment building fronting on Metropolitan Road, are also proposed. Two levels of underground parking throughout the site would accommodate 1,640 parking spaces for all uses.

The application will be reviewed within the context of the Municipal Comprehensive Review and the Five Year Official Plan Review currently being conducted by the City.



This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee directions on further processing of the application and on the community consultation process.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to review this application to remove 22 Metropolitan Road and two abutting westerly properties from the 'Employment Districts' indicated on Map 2 – Urban Structure of the Official Plan, and to redesignate the subject property from 'Employment Areas' to 'Mixed Use Areas' for the purpose of permitting commercial, residential and hotel development concurrently and in the context of, the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review (MCR) that has been commenced by the City Planning Division.
2. Upon completion of the Five Year Review of the Official Plan and the MCR, staff be authorized to:
  - i. Schedule a community consultation meeting for the lands at 22 Metropolitan Road, together with the Ward Councillor.
  - ii. Provide notice for the community consultation meeting to landowners and residents within 120 metres of the site.
  - iii. Notice for the public meeting under the Planning Act be given according to the regulations for the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The northerly portion of the subject lands were originally redesignated and rezoned by the former Borough of Scarborough in the early 1980's to 'Highway Commercial Uses' permitting, in part, hotel uses which continue operation to date as the Howard Johnson Inn and Suites (Toronto East). The currently vacant portion of the site fronting Metropolitan Road was similarly designated and zoned for industrial uses during this period. The City of Toronto Official Plan now identifying the subject lands as 'Employment District' and designating them 'Employment Areas' was enacted by City Council in November 2002.

Section 26 of the Planning Act requires the City to review its Official Plan policies, including the designation of lands as areas of employment and the removal of land from

areas of employment, every five years. This statutory review, which includes a Municipal Comprehensive Review (MCR) as defined by the Growth Plan for the Greater Golden Horseshoe, is now underway as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>.

By letter to the City dated December 22, 2011, the applicant proposed re-designation of the site to 'Mixed Use Areas' as part of the Official Plan Reviews of Employment Lands. The site redevelopment proposal included a new 240-room hotel, three residential towers, two of which would be 18-storeys high and one 40-storeys high with a total of 900 units, and also 3 800 m<sup>2</sup> of office and retail gross floor area.

At the meeting of October 2, 3 and 4, 2012 City Council endorsed the following policy directions as the basis for public consultation on the 5-year review of the Official Plan Employment policies:

- a) Strengthen the Official Plan's policies to target new office space construction in Downtown, the Centres and areas with higher order transit;
- b) Strengthen the Official Plan's policies to clearly integrate land use policy for offices with transit provision and economic development initiatives;
- c) Preserve 'core' areas of Employment Areas for industrial uses;
- d) Designate areas within the Employment Areas to provide for retail commercial uses and services, including:
  - i) areas where major retail and a variety of other services are permitted, generally on major roads on the edges of the Employment Areas except where the Employment Area has insufficient land to accommodate core employment functions; and
  - ii) areas where all retail commercial uses are permitted as well as other services, generally areas that now function as commercial ribbons or concentrations;
- e) Identify 'Business Parks' where there are concentrations of offices in the existing Employment Areas and allow a mix of uses that would provide better amenity for the offices, including restaurants and other services for employees, and provide for residential development on district edges near existing or approved and funded rapid transit stations provided it is in a mixed use development that includes offices and provides for intensification of employment uses.
- f) Consider policies addressing requirements for mixing uses in Mixed Use Areas and Regeneration Areas, including mechanisms for implementing such requirements, such as the use of conditional zoning or holding by-laws.

At its meeting of Nov. 8, 2012, Planning & Growth Management Committee considered a report dated Oct. 23, 2012 from the Chief Planner and Executive Director entitled "Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews - Draft Policies and Designations for Employment", which addressed 65 conversion requests received for inclusion in the MCR. The following are links to the report:

Part 1: <http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51493.pdf>

Part 2: <http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51834.pdf>

With respect to 22 Metropolitan Road specifically, Part 2 of the report (at page 72, Attachment 5) concluded that:

Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*.

Planning & Growth Management Committee recommended to City Council that, in part:

1. Notwithstanding the Preliminary Assessment of sites noted in Attachment 5 of the report (October 23, 2012) from the Chief Planner and Executive Director, City Planning, City Council request the Chief Planner and Executive Director, City Planning, to conduct additional analysis of certain identified properties, including 22 Metropolitan Road. In addition Council directed that the further analysis consider but not be limited to the following criteria being addressed:
  - a. The applicant demonstrating that a significant portion of the site will include employment uses;
  - b. A phasing plan that articulates the employment uses noted in Part 2a above will be constructed as a part of the first phase of any development; and
  - c. Any residential uses be designed or situated in a manner to prevent or mitigate against adverse impacts of noise, vibration, traffic, odour and other contaminants from industry upon occupants of the new development and lessen complaints and their potential impact on business.

Planning & Growth Management Committee further recommended City Council direct the Chief Planner and Executive Director, City Planning, to conduct open houses in each Community Council district and meet with key stakeholders to obtain comments and feedback regarding the proposed policies, mapping and preliminary assessments for requests/applications for conversion of employment lands.

City Council on November 27, 28 and 29, 2012, adopted the Planning & Growth Management Committee recommendations. The following is the link to the City Council decision document: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.5>

## **Pre-Application Consultation**

Early Planning staff advice to the applicant in 2011 was that residential uses on this site were not encouraged due to its physical isolation from a residential neighbourhood and

the potential to undermine the stability of other employment uses in the vicinity. A pre-application consultation meeting was nonetheless requested by the applicant and held on Oct. 11, 2012 to discuss complete application submission requirements. In comparison to the site redevelopment originally proposed in the Dec. 2011 conversion request letter from the applicant, the revised proposal discussed (as now reflected in the subject application) included relocated building elements, a similarly-sized new hotel, adjustment to the 18- and 40-storey residential tower heights originally proposed, and an increase in the amount of proposed retail and office commercial floor space.

## ISSUE BACKGROUND

### Proposal

The conceptual site plan appears in Attachment 1, with perspective views illustrating proposed building massing provided in Attachments 2 and 3. The uses proposed in each building are as follows:

<b>Building Type/Location</b>	<b>Residential/Hotel</b>	<b>Retail</b>	<b>Institutional/Office</b>	<b>Heights</b>
Hotel beside Hwy. 401	201 Hotel Rooms	0	0	<ul style="list-style-type: none"> <li>· 2-storey podium base;</li> <li>· 7- and 13-storeys overall</li> </ul>
20-storey residential building south of Hotel	303 Dwelling Units	1 334 m <sup>2</sup> (14,360 sq.ft.) (part of ground floor)	0	<ul style="list-style-type: none"> <li>· 2-storey podium base;</li> <li>· Central 20-storey residential tower over two 6-storey residential wings</li> </ul>
21-storey residential building south-west of Hotel	243 Dwelling Units	602 m <sup>2</sup> (6,480 sq.ft.) (part of ground floor)	0	<ul style="list-style-type: none"> <li>· 2-storey podium base;</li> <li>· 6-storey residential wing with northern 21-storey residential tower.</li> </ul>
20-storey residential building with a 6-storey commercial component fronting Metropolitan Rd.	331 Dwelling Units	3 820 m <sup>2</sup> (41,120 sq.ft.) (all of ground floor)	5 641 m <sup>2</sup> (60,720 sq.ft.)	<ul style="list-style-type: none"> <li>· 2-storey podium base;</li> <li>· 5-storeys 'institutional and office' space over west wing</li> <li>· 10-storeys (9-storeys residential) facing Metropolitan Rd.;</li> <li>· 7-storey residential link;</li> <li>· Northern 20-storey residential tower.</li> </ul>
<u>Total</u>	877 Dwelling Units 201 Hotel Rooms	5 756 m <sup>2</sup> (61,960 sq.ft.)	5 641 m <sup>2</sup> (60,720 sq.ft.)	

The total proposed floor area is 3.15 times the lot area.

A total of 1,640 parking spaces are proposed for all uses, located in two underground levels, with the remaining surface area to be used for private access roadways and landscaping. Additional project information is provided in the Application Data Sheet (Attachment 7).

### **Site and Surrounding Area**

The subject site is approximately 3.47 ha (8.56 acres) with approximately 114 m (374 ft.) of frontage on Metropolitan Road, generally flat, and contains the 200-room Howard Johnson Inn and Suites (Toronto East) hotel immediately south of Hwy. 401 (originally constructed in the early 1980's as a Holiday Inn), with associated guest amenities and surface parking. The hotel is accessed by a single driveway from Metropolitan Road, immediately east of which the balance of the site remains vacant.

Surrounding land uses include:

North: Hwy. 401 interchange and eastbound on-ramp from Warden Ave.

South: A manufacturer of custom made scaffolding, lifts and suspended work platforms (Swing Stage Ltd.) at 1615 Warden Avenue, industrial uses at 19 to 23 Metropolitan Road, and a commercial mover/warehouse (Tippet-Richardson Ltd.) at 25 Metropolitan Road.

East: Employment uses on the north side of Metropolitan Road including warehousing/distribution of food products and marketing offices at No. 38, Apex Self Storage at No. 40., and the former Zellers distribution centre at the eastern terminus of Metropolitan Road (No. 100).

West: The Toronto Chinese Methodist Church at 8 Metropolitan Road and the 2-storey Ontario Central-East Divisional Headquarters of the Salvation Army office building at 1645 Warden Avenue.

### **Planning Act/Statutory Review of the Official Plan**

Section 26 of the Planning Act requires the City to review its Official Plan within five years of its coming into effect. As the Toronto Official Plan came into effect in June 2006, the City commenced the statutory Official Plan Review in May 2011. As part of this Review, Section 26 of the Planning Act requires the City to review its policies and designations dealing with employment lands, including the removal of land from areas of employment.

Staff of the City Planning Division and the Economic Development Tourism and Culture Division have been reviewing the employment land designations and considering all requests to convert employment lands to non-employment uses, and that work is well advanced.

In addition to the report to the Nov. 8, 2012 meeting of Planning & Growth Management Committee, Planning staff will be reporting to Committee further in the spring of 2013 on additional conversion requests submitted, and the results of the stakeholder and open house consultations on the draft policies, and preliminary assessments. Municipalities may permit conversion of lands within employment areas to non-employment uses only

through a Municipal Comprehensive Review. Until this process is complete, refusal or approval of the subject application would be premature. It is, therefore, recommended that the application be reviewed concurrently and in the context of the Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review.

### **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 establishes the policy foundation for regulating the use and development of land. City Council's planning decisions are required to be consistent with the PPS. The PPS requires the City to promote economic development and competitiveness by:

- a. providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
- b. 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;
- c. planning for, protecting and preserving employment areas for current and future uses; and
- d. ensuring the necessary infrastructure is provided to support current and projected needs.

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

Section 1.3.2 of the PPS states that the City may only give consideration to converting lands within employment areas to non-employment uses when a comprehensive review has met the following two-part test:

- i. the land is not required for employment purposes over the long-term; and
- ii. that there is a need for the conversion.

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

The Growth Plan 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.

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. Policy 2.2.6.2 of the Plan requires municipalities to promote economic development and competitiveness by:

- a. providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b. 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;
- c. planning for, protecting and preserving employment areas for current and future uses; and
- d. ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

Policy 2.2.6.5 further states that municipalities may permit conversion of lands within employment areas to non-employment uses only through a Municipal Comprehensive Review where it has been demonstrated that:

- a. there is a need for the conversion;
- b. the municipality will meet the employment forecasts allocated to the municipality pursuant to the Plan;
- c. the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of the Plan;
- d. there is existing or planned infrastructure to accommodate the proposed conversion;
- e. the lands are not required over the long term for the employment purposes for which they were designated; and,
- f. cross-jurisdictional issues have been considered.

Given the location of this site adjacent to the Hwy. 401/Warden Avenue interchange, Policy 2.2.6.9 states that municipalities are encouraged to designate and preserve lands in the vicinity of existing major highway interchanges for 'manufacturing, warehousing, and associated retail, office and ancillary facilities, where appropriate'.



The definition of an employment area in the Growth Plan is the same as that used in the PPS. The Growth Plan clarifies and strengthens the application of the PPS as it applies to employment lands, in particular, by clarifying the definition of Municipal Comprehensive Review as: “an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of this Plan” (Growth Plan). Consistent with the PPS, the Growth Plan limits such conversions to those which have been demonstrated through the Municipal Comprehensive Review to meet the criteria under Policy 2.2.6.5 above.

The PPS and the Growth Plan require municipalities to promote economic development and competitiveness by planning for, protecting and preserving employment areas for current and future employment uses. Approval of the subject application without first undertaking a Municipal Comprehensive Review would be contrary to the Places to Grow Act 2005 which requires that all municipal planning decisions conform with the Growth Plan, and would be premature.

### **Official Plan**

The site is identified as an ‘Employment District’ on Map 2 – Urban Structure in the Official Plan. Map 19 of the Plan also indicates the subject lands designated as ‘Employment Areas’. (See Attachments 5 and 6 respectively.)

The subject site is part of a larger Employment District known as the Ellesmere Employment District which encompasses all the lands south of Hwy. 401 to Ellesmere Road, from Warden Avenue easterly to beyond Birchmount Road immediately south of Hwy. 401.

The Section 2.2.4 policies of the Official Plan state that:

1. Employment Districts shown on Map 2 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 advantage;
  - 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.

2. Employment Districts will be enhanced to ensure they are attractive and function well, through actions such as:
  - a) permitting a broad array of economic activity that encourages existing businesses to branch out into new areas of activity and facilitates firms with functional linkages to locate in close proximity to one another;
  - b) investing in key infrastructure, or facilitating investment through special tools, programs or partnerships, in order to:
    - i) revitalize Employment Districts which may be experiencing decline because of vacancies and closures, absence of key physical infrastructure, poor accessibility, or poor environmental conditions;
    - ii) promote the distinctive character or specialized function of a District to attract firms within a particular targeted cluster of economic activity;
    - iii) facilitate the development of vacant lands; and
    - iv) create comfortable streets, parks and open spaces for workers and landscaped streetscapes to attract new business ventures; and
  - c) encouraging and supporting business associations that promote and provide a business voice for the District.
3. Transit use will be encouraged in Employment Districts through investing in improved levels of service, by encouraging new economic development to take place in a form and density that supports transit and by encouraging travel demand management measures.
4. Measures will be introduced and standards applied on roads within Employment Districts that give priority to the movement of transit vehicles and trucks.
6. Development adjacent to or nearby Employment Districts will be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibration, traffic, odour and other contaminants, and to promote safety and security.

The 'Employment Areas' policies from Section 4.6 of the Official Plan further provide that:

1. 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.
2. Within Employment Areas, places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities may locate only on major streets as shown on Map 3. All existing places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges and universities legally

established before the approval date of this Official Plan within Employment Areas are permitted.

Schedule 2 of the Plan provides for the 'Designation of Planned but Unbuilt Roads' across the City; specifically, a planned future road link is to be created from the east end of Metropolitan Road southerly to connect to Continental Place.

## **Zoning**

The northerly portion of the site containing the existing hotel and the access driveway to Metropolitan Rd. are zoned Highway Commercial (HC) which permits day nurseries, hotels, places of worship, restaurants and vehicle service stations and garages. The vacant front portion of the site is zoned Industrial (M) permitting industrial uses, offices (excluding medical and dental offices), day nurseries, education and training facility uses, places of worship and indoor recreational uses. (See Attachment 4.)

Approval of a rezoning application will be required for the proposed development to proceed. An application in this regard has not been filed with the City.

## **Site Plan Control**

The site is subject to site plan control. An application in this regard has not been filed with the City.

## **Reasons for the Application**

An amendment to the Official Plan is required to redesignate the site from 'Employment Areas' to 'Mixed Use Areas', and to remove the site from the Employment District indicated on Map 2.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- i) Planning Rational;
- ii) Community Services and Facilities Inventory;
- iii) Functional Servicing and Preliminary Stormwater Management Report; and,
- iv) Transportation Considerations Report.

Notwithstanding these submissions and while acknowledging the subject application only seeks an amendment to the Official Plan at this time, Technical Services staff advise that the application is currently incomplete. In order to facilitate further review by Development Engineering, Fire Services, Solid Waste Management and Transportation Services staff, the following additional materials are required:

- i) Traffic Impact Study;
- ii) Site Servicing Report; and,

- iii) A more detailed conceptual site plan addressing all functional elements of the development (e.g. garbage collection, fire access, loading/service areas, etc.).

### **Issues to be Resolved**

Notwithstanding submission of this Official Plan amendment application and City Planning's preliminary assessment of the earlier written request by the applicant for conversion consideration under the MCR, Planning staff have been directed to conduct further analysis of this (and certain other) conversion proposals under the MCR. Such analysis is to consider the amount and phasing of employment uses to be provided and mitigation of conflicts between new residential and adjacent employment uses, as per Recommendation No. 2 by Planning and Growth Management Committee on Nov. 8, 2012 noted above.

On a preliminary basis, the following specific issues with the subject application can be identified:

#### **Land Use Issues**

- The appropriateness of redesignating the subject property from 'Employment Areas' to 'Mixed Use Areas' to introduce residential uses on this site, which is within an established Employment District and physically isolated from a residential Neighbourhood.
- Is there a need to convert these employment lands for residential and retail use?
- Will the conversion of these lands to include substantial residential uses potentially undermine the overall viability of the employment area in future years?
- Are the employment lands required over the long term for employment purposes to accommodate jobs in Toronto?
- Appropriateness of changing employment lands to residential uses at a Highway 401 interchange with excellent truck transportation access, visibility for business firms and potential noise and vibration effects to be mitigated for any residential uses.
- Impact upon nearby employment lands and the potential precedent for future conversion of other employment lands along Metropolitan Road.

#### **Area Wide Issues**

- Compatibility with the existing built form context of the surrounding employment area.
- Impact and compatibility with the planned future southerly extension of Metropolitan Road at its eastern terminus as provided for in Schedule 2 of the Official Plan.
- An analysis of how the proposed development would be connected (pedestrian, cycling paths etc.) to parks, recreational uses, schools and other services needed by residential uses.
- The availability and adequacy of community services and facilities to accommodate the proposed residential development.

- An analysis of the traffic impacts and parking associated with the proposed development.
- Section 37 of the Planning Act to secure appropriate community benefits should the application be recommended for approval.

### **Site Specific Issues**

- Compatibility with adjacent employment uses.
- The appropriateness of the proposed density and heights of the buildings, including a review of the number and type of units.
- Location, orientation and organization of buildings and servicing areas, including appropriate built form distribution, massing and relationships to the street and surrounding properties and uses.
- A review of the interface between the site and abutting employment uses, including adequate buffering and screening.
- An evaluation of the proposed vehicular access points and the appropriateness of private driveways given the scale of the development and the City's preference for public streets.
- The provision of safe, direct and accessible connections through the site for vehicles, pedestrians and cyclists.
- Site servicing, including garbage pick-up.
- Adequacy of the size, location and suitability of the proposed residential amenity space and private open space.
- The provision of adequate parkland, landscaping and tree planting.
- The necessity of a subdivision application outlining a public road network and possibly a parkland dedication.

Additional issues may be identified through the continuing Five Year Review of the Official Plan and the MCR, the technical review of the application, agency comments and the community consultation process.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist was not submitted.

### **Conclusion**

Approval or refusal of the subject application to convert employment lands to allow non-employment uses prior to the completion of the Five Year and Municipal Comprehensive Reviews would be premature. As such, City Planning staff recommend that the application be reviewed concurrently and within the context of the ongoing Five Year

and Municipal Comprehensive Reviews, which are expected to be reported out on in the fall of 2013.

## **CONTACT**

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E-mail: hines@toronto.ca

## **SIGNATURE**

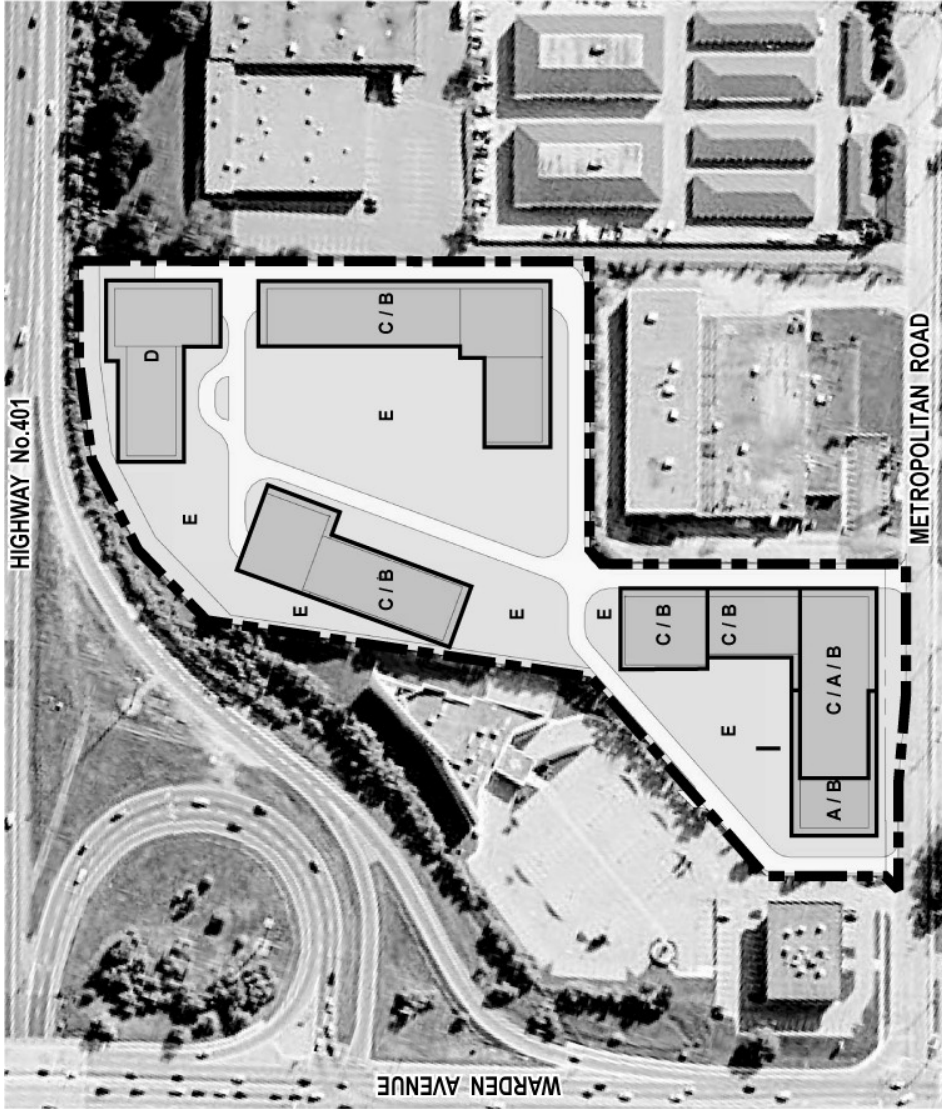
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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Perspective View Southerly  
Attachment 3: Perspective View North-Easterly  
Attachment 4: Zoning  
Attachment 5: Official Plan 'Map 2 – Urban Structure'  
Attachment 6: Official Plan Designations  
Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
12/18/12

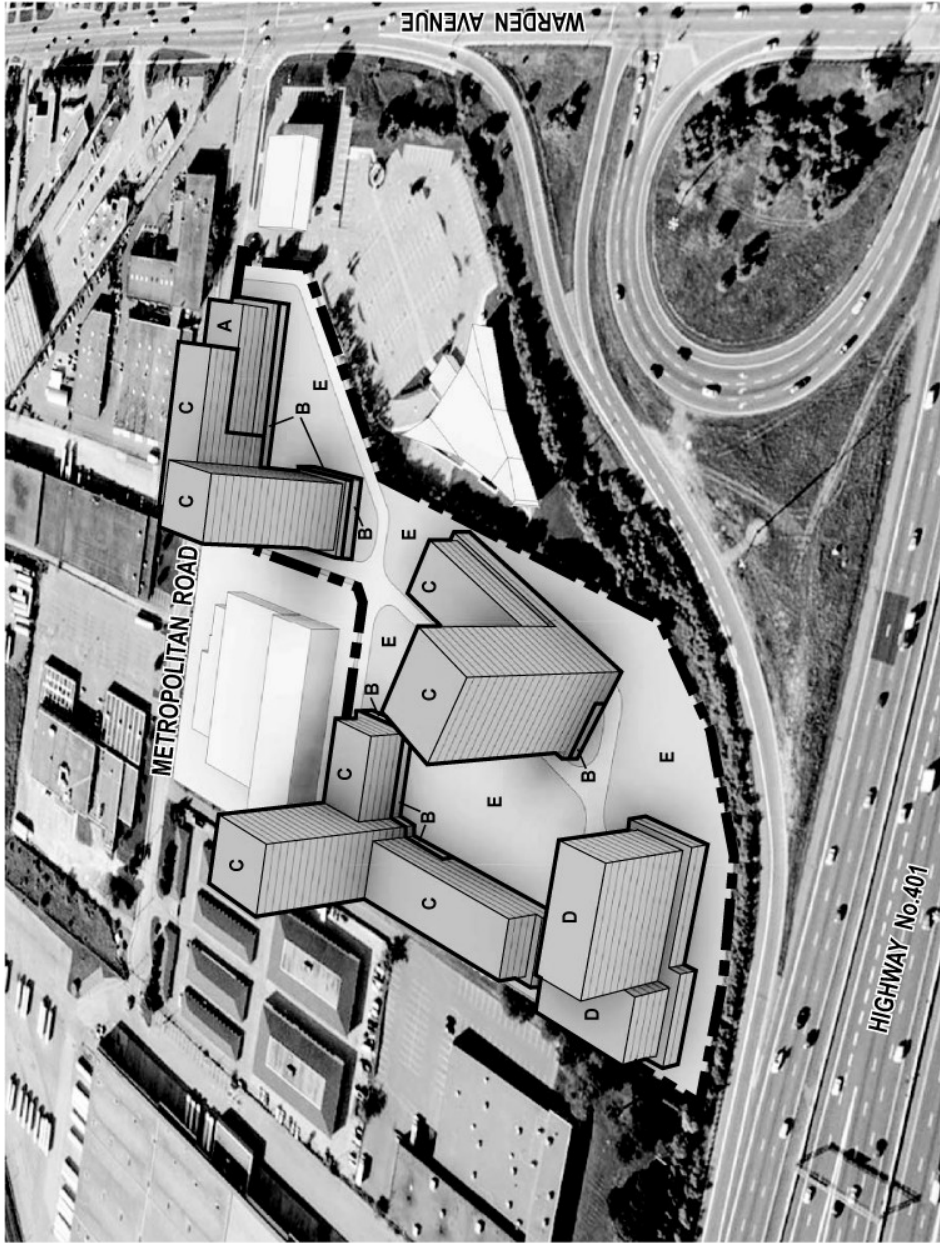


- A** Office / Institutional
- B** Commercial
- C** Residential
- D** Hotel
- E** Private Open Space

22 Metropolitan Road

File # 12 274412 ESC 40 0Z

Attachment 2: Perspective View Southerly



22 Metropolitan Road

File # 12 274412 ESC 40 0Z

- A** Office / Institutional
- B** Commercial
- C** Residential
- D** Hotel
- E** Private Open Space

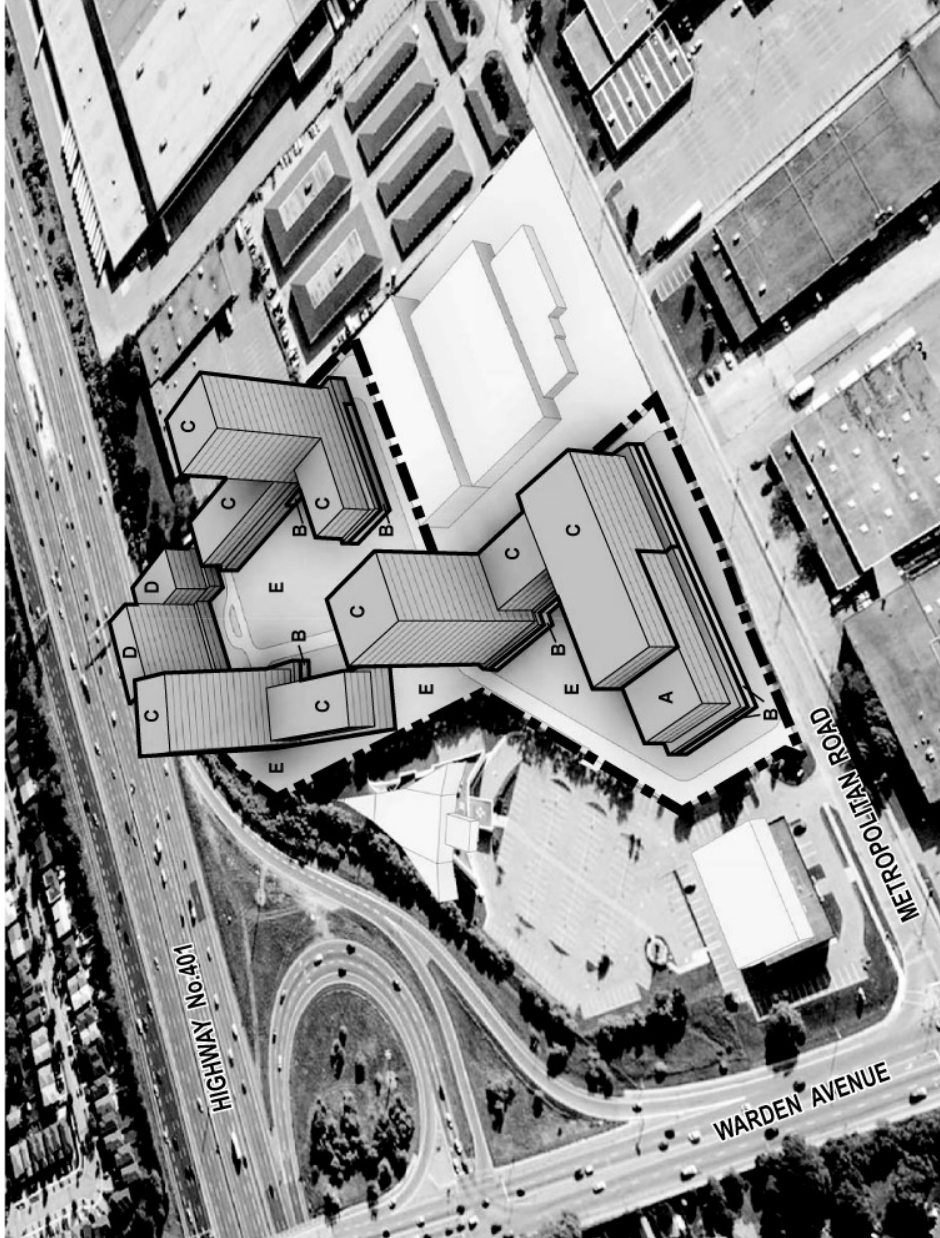
Perspective - South View

Applicant's Submitted Drawing

Not to Scale  
12/18/12



Attachment 3: Perspective View North-Easterly



- A** Office / Institutional
- B** Commercial
- C** Residential
- D** Hotel
- E** Private Open Space

**Perspective - North View**

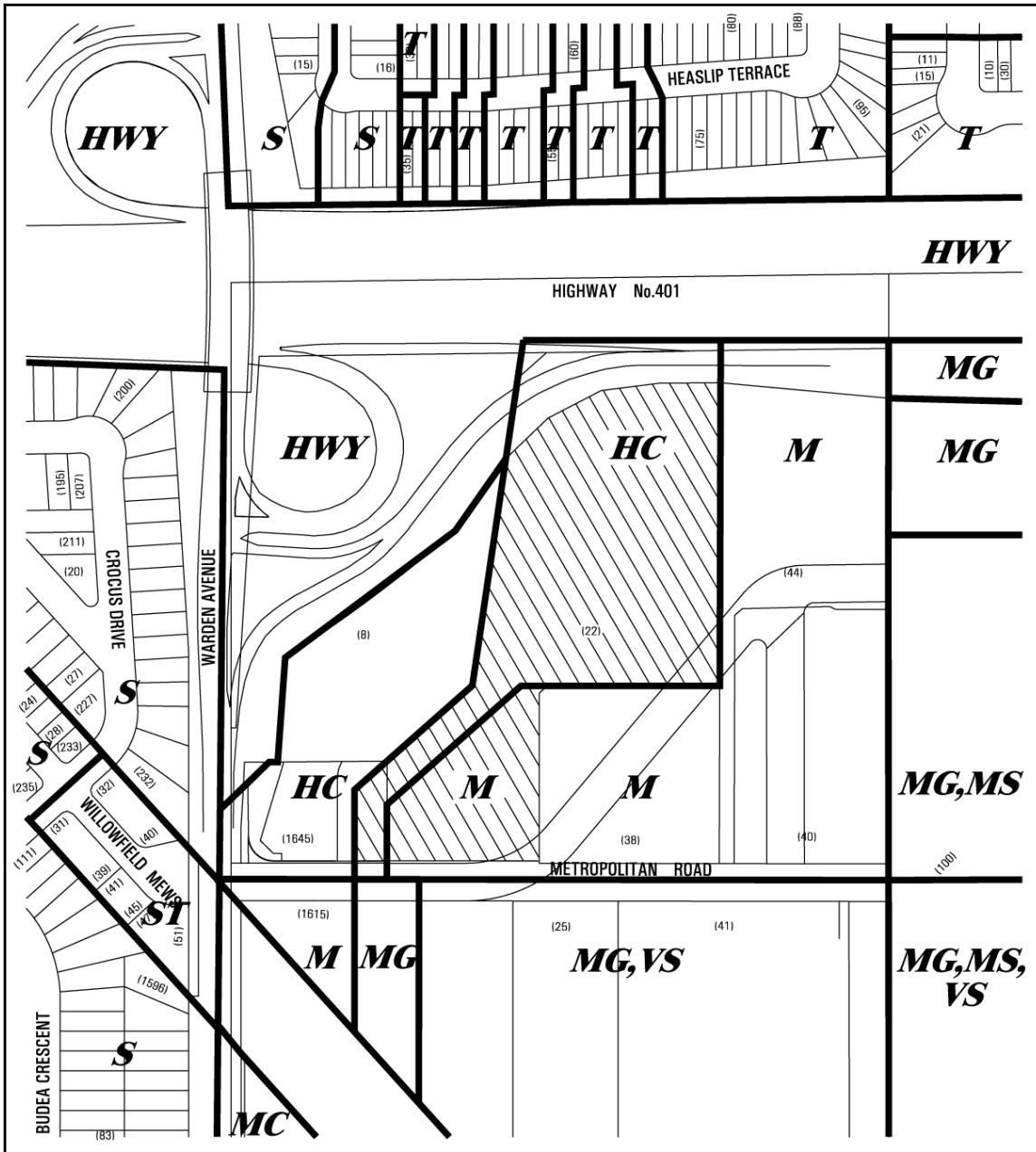
Applicant's Submitted Drawing

Not to Scale  
12/18/12

**22 Metropolitan Road**

File # 12 274412 ESC 40 02

### Attachment 4: Zoning



**Toronto** City Planning  
**Zoning** Ellesmere Emp. District;  
 Maryvale & Tam O'Shanter Communities

22 Metropolitan Road  
 File # 12 274412 ESC 40 0Z

	Location of Application	<b>MG</b>	General Industrial Zone	<b>S</b>	Single Family Residential
<b>HWY</b>	Highway Zone	<b>MS</b>	Special Industrial Zone	<b>T</b>	Two-Family Residential
<b>HC</b>	Highway Commercial Zone	<b>VS</b>	Vehicle Service Zone	<b>ST</b>	Street Townhouse Residential
<b>M</b>	Industrial Zone				
<b>MC</b>	Industrial Commercial Zone				

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 12/06/12

Attachment 5: Official Plan 'Map 2 – Urban Structure'



**TORONTO** City Planning  
Urban Structure - Map 2

22 Metropolitan Road

File # 12 274412 ESC 40 0Z

-  Site Location
-  Employment Districts
-  Green Space System

  
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12/18/12

## Attachment 6: Official Plan Designations



**Toronto** City Planning  
**Official Plan**

22 Metropolitan Road

File # 12 274412 ESC 40 0Z



↑  
 Not to Scale  
 12/07/12

## Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	12 274412 ESC 40 OZ
Details	OPA, Standard	Application Date:	November 6, 2012

Municipal Address: 22 METROPOLITAN RD  
 Location Description: PLAN 4597 PT BLK E, G AND PT METROPOLITAN RD (CLOSED) NOW RP 64R15760 PART 1,3 \*\*GRID E4004  
 Project Description: Official Plan Amendment to redesignate Employment Area lands to Mixed Uses Areas designation to provide for a mixed use development consisting of a new 13 storey hotel, 877 residential dwelling units in two 20-storey and one 21-storey apartment buildings, 5641 square metres of offices, and 5756 square metres of commercial uses.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC			2152458 ONTARIO LIMITED (NOVI CORP.)

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	34658.97	Height:	Storeys:	21
Frontage (m):	114		Metres:	0
Depth (m):	294			
Total Ground Floor Area (sq. m):	12228			<b>Total</b>
Total Residential GFA (sq. m):	69227		Parking Spaces:	1640
Total Non-Residential GFA (sq. m):	23554		Loading Docks	0
Total GFA (sq. m):	92781			
Lot Coverage Ratio (%):	30			
Floor Space Index:	2.7			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	69227	0
Bachelor:	0	Retail GFA (sq. m):	5756	0
1 Bedroom:	0	Office GFA (sq. m):	5641	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	12157	0
Total Units:	877			

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