

**2200 Islington Avenue - Zoning By- law Amendment
Application - Preliminary Report**

Date:	February 3, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	13 277902 WET 02 OZ

SUMMARY

This application proposes a 19 building commercial and office development containing 50,098 m² of retail space and 17,224 m² of office space at 2200 Islington Avenue. A total of 2,688 surface parking spaces are proposed. Vehicular access to the site would be provided from two existing locations on Rexdale Boulevard plus one additional access from Islington Avenue, south of Rexdale Boulevard.

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 consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act*, to consider the application, is targeted for the first quarter of 2015, provided all required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2200 Islington Avenue 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.

PRE-APPLICATION CONSULTATION

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. In addition, staff identified several issues with the proposed concept including vehicular access to the site from the public streets and between adjoining properties (including the Home Depot site), pedestrian connections and development phasing with particular emphasis on the office component. Staff also suggested increased intensification on the site for the office component and structured parking.

ISSUE BACKGROUND

Proposal

The proposed redevelopment would include 50,098 m² of retail and service commercial space with up to three anchor tenants and 17,224 m² of office space in 19 buildings. The proposal represents a Floor Space Index of .32 times the lot area. A total of 2,688 parking spaces would be provided for all retail and office uses. Two existing vehicular access locations off Rexdale Boulevard would be maintained and one additional vehicular access location would be added on Islington Avenue just south of Rexdale Boulevard (see Attachment 1).

Site and Surrounding Area

The 21 ha site is located at 2200 Islington Avenue on the west side of Islington Avenue just north of Highway 401. The site was previously a Sears Warehouse and is currently occupied by a Sears retail store including a parts and service centre having a significant amount of surface parking. The site has frontage on both Islington Avenue and Rexdale Boulevard. The site wraps around another site on the block occupied by Quebecor Media Inc.

Surrounding uses are as follows:

- North: across Rexdale Boulevard is Rexdale Mews, a three storey mixed use development with retail uses on the ground floor with residential units above and townhouses on the north side.
- South: directly south of the site is Highway 401. To the southwest of the site at Highway 401 and Resources Road is a large Lowes Home Improvement Store.
- West: adjacent to the site on the west side is a Home Depot, a truck distribution and warehouse operation and a refrigeration facility. Directly south of the Home Depot is the Etobicoke North Go Station.
- East: across Islington Avenue is the Rexdale Shopping Plaza with a grocery store and other retail services including a Walmart and a Dollarama, with a residential neighbourhood beyond.

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 site is designated *Employment Areas* on Map 13- Land Use Map and located within an Employment District on Map 2- Urban Structure of the Official Plan.

Employment Districts are areas to be protected and promoted exclusively for economic activity. *Employment Areas* are places of business and economic activity. Policy 4.6.1 provides for uses that support the function consisting of offices, manufacturing, warehousing, distribution, research and development facilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve the area businesses and workers.

Policy 4.6.3 permits large scale stand along retail stores and power centres in *Employment Areas* fronting onto major streets as shown on Map 3- Right-of-Way Widths Associated with Existing Major Streets that also form the boundary of the *Employment Areas* 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.

Both Islington Avenue and Rexdale Boulevard are identified as Major Streets on Map 3- Right-of-Way Widths Associated with Existing Major Streets.

Policy 4.6.6 sets out Development Criteria for *Employment Areas* to ensure that new development contributes to the creation of competitive, attractive, highly functional *Employment Areas* including the provision of adequate parking and loading facilities, sharing driveways and parking areas, providing landscaping to create attractive streetscapes and screening parking, loading and service areas.

Chapter 3, Policy 3.1, Built Form, provides direction on matters related to the site design and layout of buildings to frame and support adjacent streets, parks and open space to improve safety, pedestrian interest and casual views. This Policy also provides direction on the location and organization of vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties. Policy 3.5 provides direction for a strong and diverse retail sector by promoting a broad range of shopping opportunities for local residents and employees in a variety of settings.

Policy 3.1.1.14, The Public Realm, states "new streets will be designed to divide larger sites into smaller development blocks" and "provide access and addresses for new development". Additionally Policy 3.1.1.15 encourages "new streets should be public streets" while Policy 3.1.1.1.16.b) "promotes street oriented development with buildings fronting onto street ... edges".

Official Plan and Municipal Comprehensive Review

At its meeting of December 16 and 17, 2013, City Council approved amended recommendations to a staff report titled Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests (dated November 5, 2013). Among other matters, the approved amended recommendations result in the Official Plan being amended to rename Employment Districts as *Employment Areas*, designate *Employment Areas* as General or Core Employment and that all lands designated *Employment Areas* be included on Map 2– Urban Structure. This would result in the subject site continuing to be included on Map 2 - Urban Structure

and designated as General Employment, which are areas reserved for business and economic activities generally on the edge of Employment Areas and would permit retail service and restaurant business activities in addition to manufacturing, warehousing, transportation facilities, offices, research and development facilities and trade schools.

Zoning

The lands are not subject to the newly enacted City-wide Zoning By-law No. 569-2013, which is currently under appeal to the Ontario Municipal Board because the site is subject to site specific by-laws. The lands are zoned Class 1 Industrial (I.C1) in the former City of Etobicoke Zoning Code. This zoning permits a wide range of uses including but not limited to businesses, manufacturing, institutional, and retail sales of products manufactured on site up to 25% of the gross floor area of an industrial building to a maximum of 700 m². Development standards for the I.C1 zone establish building setbacks, parking requirements, landscaping requirements and a maximum building height of 5 storeys.

Site Specific By-laws 13,978 and 14,101 apply to the site which permit the use of the site for the sale and display of damaged and surplus merchandise.

Site Plan Control

The site is subject to Site Plan Control, however an application in this regard has not been submitted.

Tree Preservation

An Arborist Report identifies 15 trees subject to the Private Tree By-law and 5 are recommended for removal. Staff are reviewing the Arborist Report.

Reasons for the Application

An amendment to the Zoning By-law is required to permit retail and service commercial uses to be the primary uses on the property and to identify appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Arborist Report
- Site Servicing Assessment
- Retail Market Analysis Study
- Economic Impact Analysis Study
- Archaeological Assessment Stage 1 and 2
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on January 21, 2014 identifies the outstanding material required for a complete application submission as follows:

- Traffic Impact Assessment

Issues to be Resolved

Planning staff have circulated the application, plans and reports to other City divisions and appropriate agencies. Staff will review with the applicant the issues below that have been identified on a preliminary basis:

- Conformity with applicable Official Plan policies, particularly the Built Form Policies and Development Criteria for *Employment Areas*;
- Appropriate phasing of the commercial and office components;
- Impact of the development on the existing street network;
- Appropriate pedestrian connections, both to the public realm and internal to the site;
- Built form presence at the street edge and street oriented development;
- Evaluation of the number and location of vehicular site accesses;
- Evaluation of the site layout including new public streets, vehicular circulation, parking and loading areas;
- Adequate servicing capacity to support the development;
- Appropriate landscaping for the site and buffers from major streets and residential areas; and
- Greening of parking lots to provide increased landscaping.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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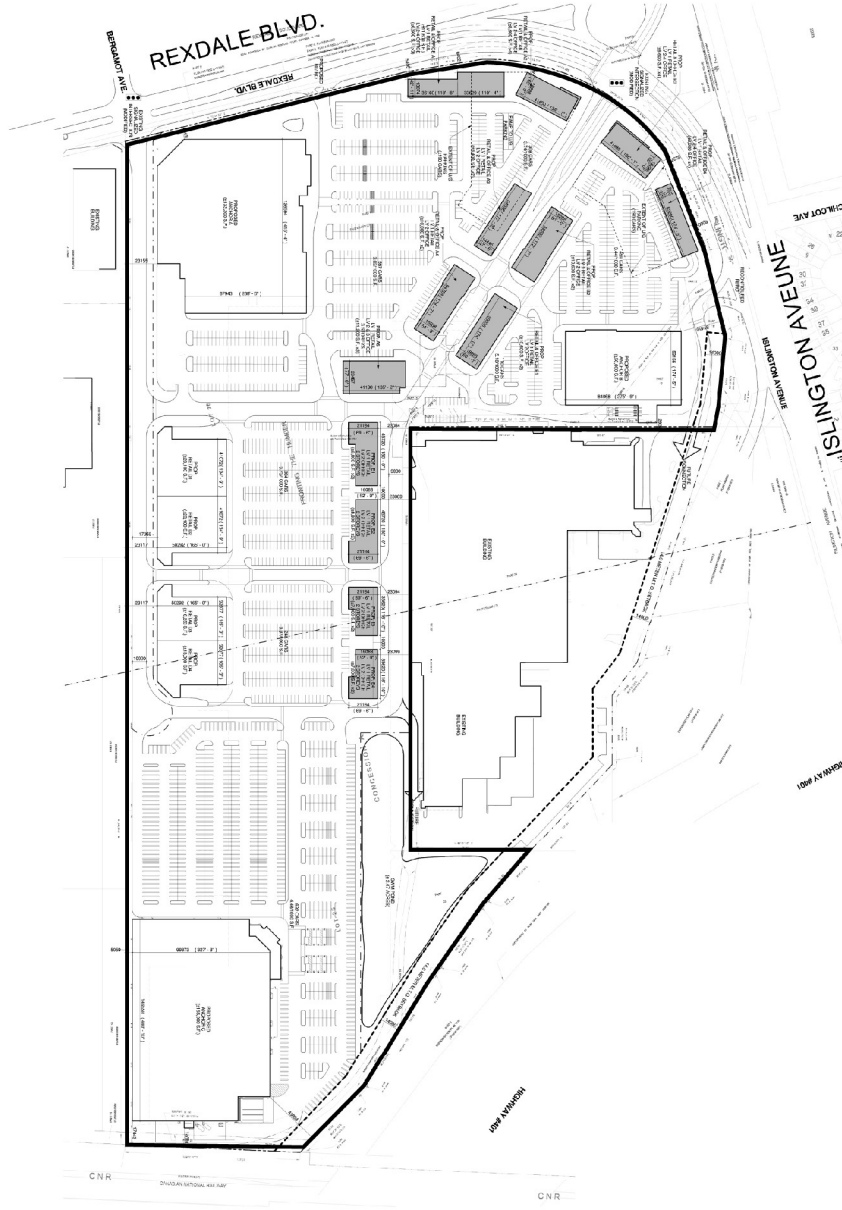
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – Typical
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



2200 Islington Avenue

File # 13 277902 WET 02.02

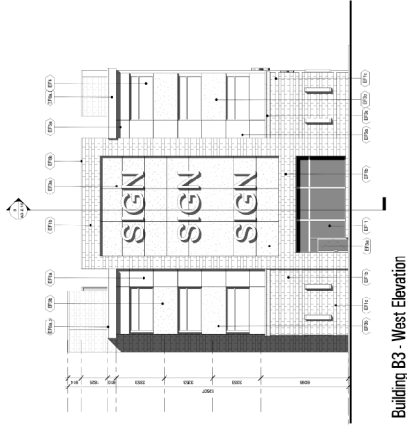
Site Plan

Applicant's Submitted Drawing

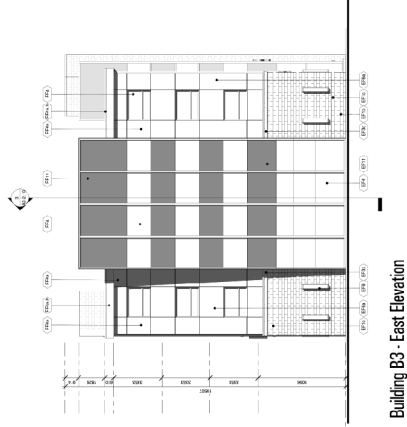
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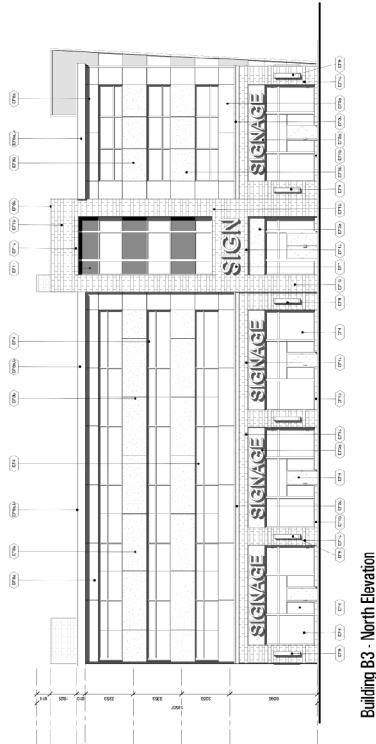
Attachment 2: Elevations - Typical



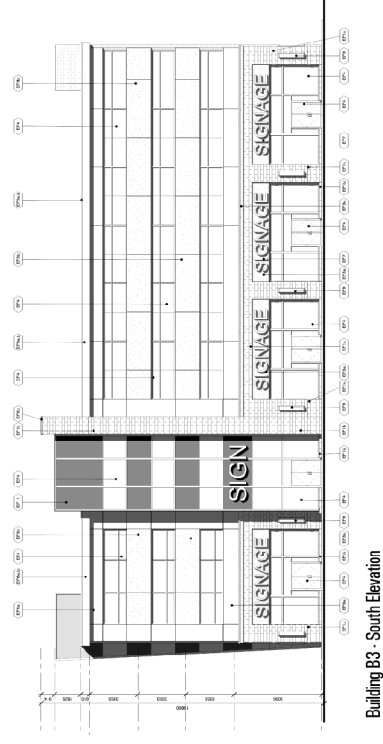
Building B3 - West Elevation



Building B3 - East Elevation



Building B3 - North Elevation



Building B3 - South Elevation

2200 Islington Avenue

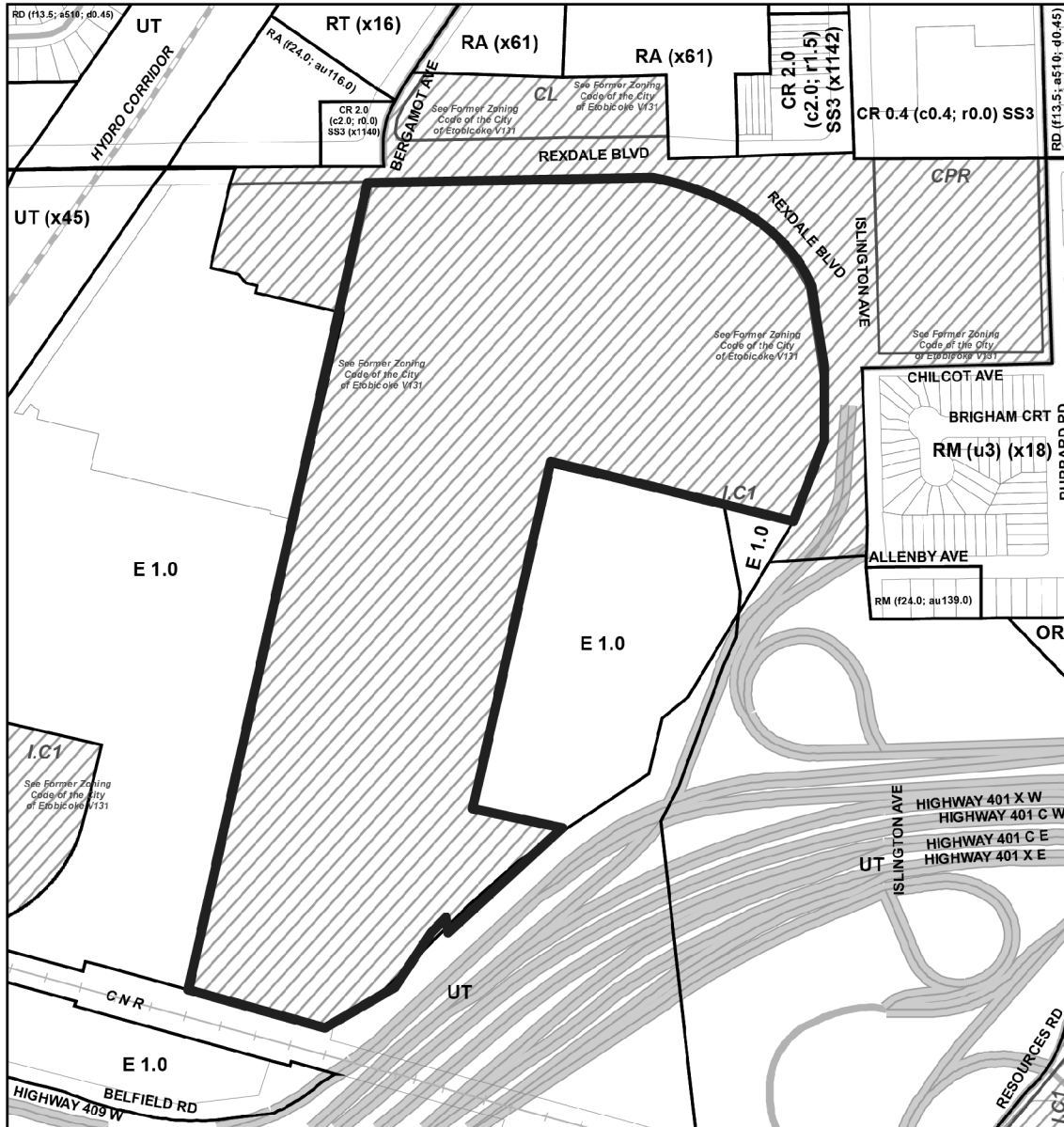
Elevations - Building B3

Applicant's Submitted Drawing

Not to Scale
01/16/14

File # 13 277902 WET 02 0Z


Attachment 3: Zoning



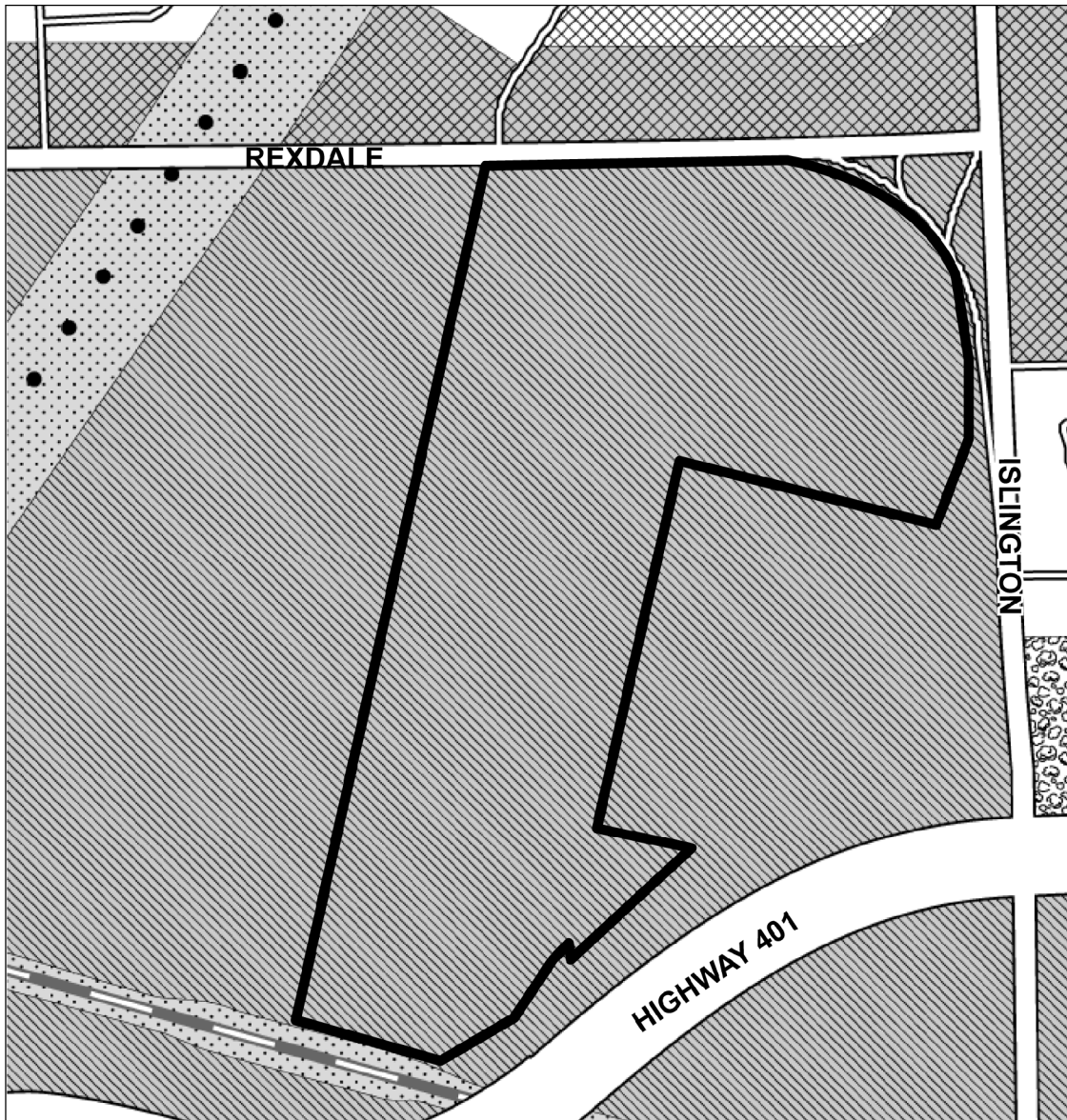
TORONTO City Planning
Zoning By-law 569-2013

2200 Islington Avenue
 File # 13 277902 WET 02 0Z

	Location of Application		See Former Zoning Code of the City of Etobicoke V131
RT	Residential Townhouse	E	Employment Industrial
RA	Residential Apartment	OR	Open Space Recreation
RM	Residential Multiple	UT	Utility and Transportation
CR	Commercial Residential	I.C1	Industrial Class 1
		CPR	Commercial Planned Regional
		CL	Commercial Limited


 Not to Scale
 Extracted 01/16/2014

Attachment 4: Official Plan



TORONTO City Planning
Official Plan

2200 Islington Avenue

File # 13 277902 WET 02 0Z

- | | |
|--------------------------|-------------------|
| Site Location | Utility Corridors |
| Neighbourhoods | Parks |
| Apartment Neighbourhoods | Employment Areas |
| Mixed Use Areas | |

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 Not to Scale
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Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 277902 WET 02 OZ
Details	Rezoning, Standard	Application Date:	December 13, 2013
Municipal Address:	2200 ISLINGTON AVENUE		
Location Description:	CON A PT LOTS 25 & 26 OW RP 66R17862 PARTS 1-22 **GRID W0204		
Project Description:	Proposed amendments to the Etobicoke Zoning Code to permit the development of a multiple commercial, retail and office development consisting of 19 free-standing buildings (67,332 m ² of total build area) and a total of 2,688 surface parking spaces.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			CR ISLINGTON INC

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	exempted by-law 569-2013
Zoning:	1.C1	Historical Status:	
Height Limit (m):	5 storeys for office component	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	210274	Height:	Storeys:	4
Frontage (m):	0		Metres:	19.5
Depth (m):	0			
Total Ground Floor Area (sq. m):	50098			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	2,688
Total Non-Residential GFA (sq. m):	67322		Loading Docks	0
Total GFA (sq. m):	67322			
Lot Coverage Ratio (%):	23.83%			
Floor Space Index:	0.32			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	50098
1 Bedroom:	0	Office GFA (sq. m):	17224
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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