



STAFF REPORT ACTION REQUIRED

629, 633, and 675 Eastern Avenue - Zoning By-law Amendment Application – Final Report

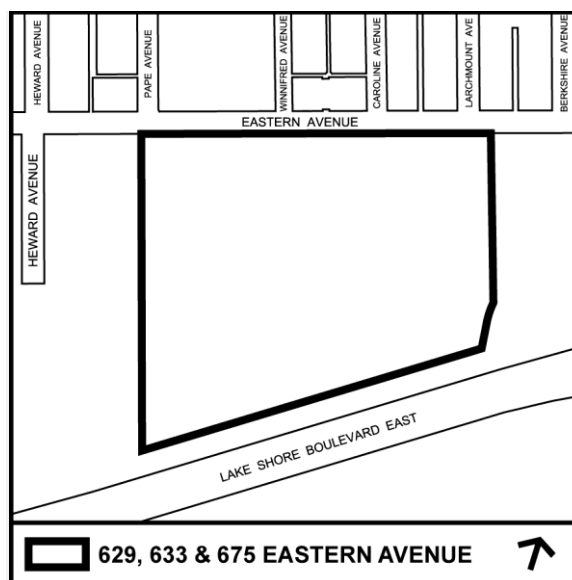
Date:	September 18, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-195390 STE 30 OZ

SUMMARY

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

This proposal, located within the changing South of Eastern employment district, is expected to bring investment and reinforce the success of this employment area. The review of the proposal has included special consideration of the existing studio on site and the additional uses which are expected to support and add vibrancy to creative industry space on site.

This report reviews and recommends approval of the application to amend the Zoning By-law subject to a Holding provision ("h") in the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, for the lands at 629, 633, 675 Eastern Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (September 18, 2015) from the Director, Community Planning, Toronto and East York District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council approve the installation of traffic control signals at the intersection of Caroline Avenue and Eastern Avenue, to the satisfaction of the General Manager, Transportation Services, at the applicant's expense.
4. City Council approve the installation of traffic control signals at the intersection of the site driveway to 629, 633 and 675 Eastern Avenue (the extension of Caroline Avenue) and Lake Shore Boulevard East, to the satisfaction of the General Manager, Transportation Services, at the applicant's expense.
5. City Council request the Director, Transportation Services, Toronto and East York District in cooperation with the Director of Community Planning, Toronto and East York District, to continue to work with the traffic working group for 629, 633 and 675 Eastern Avenue on addressing any traffic infiltration issues in the neighbourhood immediately north of the subject property and to bring forward any recommendations to Toronto and East York Community Council as required.
6. City Council require that the owner shall agree that the required parkland dedication will be satisfied through an off-site parkland conveyance and subject to the conditions as set out in the Section 37 Agreement requirements and that there will be no additional credits given to the owner for any over dedication of parkland.
7. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The Owner shall transfer a site of approximately 485 square metres, known municipally on the date of the passing of this By-law as 652 Eastern Avenue, to the City for nominal consideration, prior to the issuance of the first building permit outside of the portion of the *site* marked “Studio” on Map 3, with the transfer of the land to be to the satisfaction of the City. In which event, the transfer of this land to the City shall constitute an off-site parkland dedication by the *owner* and shall represent the full parkland dedication requirement for the development of the *site* for the uses and density permitted by the zoning amendment.

- b. The Owner will be required to finalize the purchase of the off-site parkland prior to first Site Plan approval and the conveyance of the off-site parkland will be required prior to the issuance of the first above grade building permit.
- c. In the event that the Owner does not successfully achieve an off-site parkland dedication, the owner will be required to otherwise satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks Forestry and Recreation.
- d. The land to be conveyed as parkland shall be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation.
- e. Prior to the conveyance of the parkland, the Owner at their expense, will be responsible for base park construction and installation of the Parkland.
- f. Prior to the conveyance of the parkland, the owner agrees to pay for the costs of the parkland dedication and the preparation and registration of all relevant documents. The Owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans for the parkland dedication.
- g. The Owner will not be given any additional credits for any over dedication of parkland.
- h. The Owner shall, when required by the City, build a roadway over the proposed main north-south thoroughfare through the *site* (between Lakeshore Blvd. East and Eastern Avenue) (the “Easement Road”) to the City’s applicable standards for public roads, the precise location and specifications of which are to be secured in conjunction with site plan approval for the first phase of the development.
- i. The Owner shall, when required by the City, transfer a surface easement to the City and general public over the Easement Road for nominal consideration.
- j. The terms of the transfer and the terms attaching to the easement shall be to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning.
- k. The Owner shall pay all applicable taxes and fees arising from the transfer of the easement to the City, including costs associated with the preparation and registration of all documents necessary for the registration of the easement.
- l. The Easement Road is to be open and accessible 24 hours a day, seven days a week for pedestrian, bicycle and motor vehicle access, subject to such

closures as are acceptable to the Chief Planner and Executive Director of City Planning.

- m. The Owner shall maintain the Easement Road, including the sidewalks, in accordance with the City's applicable standards for public roads, and in particular, shall keep it reasonably free of all encumbrances to vehicular and pedestrian use, including keeping it free of snow, ice and rubbish.
- n. The Owner shall acknowledge that the City Council has not fettered its discretion to seek a future conveyance of the Easement Road to the City either through expropriation or as a condition of development approval.
- o. The Owner shall pay for all costs for the installation of traffic control signals at the intersection of Caroline Avenue and Eastern Avenue and the intersection of 629 Eastern Avenue (the extension of Caroline Avenue) and Lake Shore Boulevard East.
- p. The Owner shall comply with its obligations under the Certificate of Property Use registered on title to the *site*.
- q. Construction Staging Management Plan, to the satisfaction of the General Manager of Economic Development and Culture, to ensure that as the site develops consideration is given to the functioning of the existing film studio.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council adopted staff recommendations to refuse Application No. 04-168616 STE 30 OZ for the site in July 2007. The proposed development comprised 68,615 square metres of floor area and included large format retail and residential uses. At the time of Council's decision, the proposal had been appealed to the Ontario Municipal Board (OMB), which had held a number of pre-hearing conferences on the application.

In January 2008, City Council adopted the South of Eastern Secondary Plan as an amendment to both the (former) City of Toronto Official Plan and the City's current Official Plan. The Secondary Plan was subsequently appealed to the OMB.

Also in January 2008, City Council adopted By-law 130-2008 amending the Zoning By-law with respect to the South of Eastern area. Among other matters, the by-law permitted office uses; established a 30 metre height limit in certain locations where there was previously no height limit; required a 2.0 metre setback from Eastern Avenue; and removed permission for a tannery on the site at 633 Eastern Avenue. By-law 130-2008 was appealed to the OMB.

In March 2009, the OMB issued a decision refusing the proposed development, finding that the proposed Official Plan and Zoning By-law amendments did not constitute good

planning and would very likely destabilize the South of Eastern Employment District, and did not meet the tests of the (former) City of Toronto Official Plan respecting redesignation of industrial lands. The OMB also allowed the appeals against the South of Eastern Secondary Plan, finding it did not represent sound land use planning. The OMB also allowed appeals against Zoning By-law 130-2008 and ordered its repeal.

In January 2012, City Council requested the Chief Planner and Executive Director, City Planning Division, to consider a planning framework for the South of Eastern Employment District and report thereon to Planning and Growth Management Committee as soon as possible.

In November 2012, City Council considered a report on draft Official Plan policies and designations for employment, prepared as part of the five-year Official Plan and Municipal Comprehensive Reviews (MCR). The draft policies presented in the report proposed a *Core Employment* designation for the site. The MCR was completed and Official Plan Amendment No. 231 was adopted by Council in December 2013. OPA 231 designates the site at 629, 633, and 675 Eastern Avenue as *Core Employment* and includes Site and Area Specific Policy No. 427 permitting secondary uses including recreation, entertainment, retail and service commercial uses up to a maximum of 20% of the gross floor area of development on the site.

In June 2013, an application to amend the zoning bylaw for this site was made which proposed the retention of the existing film/television studio and the addition of office, hotel and retail uses. The Preliminary Report was considered at Toronto and East York Community Council, at its meeting on November 19, 2013. A copy of this report can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-63123.pdf>.

On July 9, 2014 the Ministry of Municipal Affairs and Housing approved, with some modifications the majority of OPA No. 231. The OPA is currently under appeal before the OMB. Although the province approved the subject site's underlying Council adopted *Core Employment Area* designation, it should be noted that the Minister's decision was withheld for any site specific policies and employment land conversion e designation changes applying to lands located within the flood plain of the Lower Don Special Policy Area (SPA), of which this site is a part. However, as the proposal complies with the Employment policies of the Official Plan in-force at the time of the application, an amendment to the SPA is not required. City Planning staff have met with staff from the Toronto and Region Conservation Authority and the Ministry of Municipal Affairs and Housing to discuss this site as well as others impacted by SPA.

A further staff report was prepared to provide a status update for Toronto and East York Community Council (TEYCC). This report dated May 29, 2015 noted that City Planning was supportive of the rezoning in principle; however, there were several technical issues to be resolved before the Division could report out with a final recommendation. Some of these issues included the phasing of development and the transportation and parking implications, timing of park land dedication, and zoning provisions for the protection of

studio uses on site. A copy of this report can be found at:
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-81027.pdf>

In addition to adopting the recommendation in that report, Councillor Fletcher, moved two new Recommendations, as follows:

- “2. Request the Director, Community Planning, Toronto and East York District to secure standards in any future zoning by-law for 629, 633 and 675 Eastern Avenue, respecting the following matters to ensure the successful viability of studio uses:
 - a. minimum physical production studio space, including a use definition;
 - b. minimum parking for studio employees;
 - c. minimum parking for studio production vehicles;
 - d. maximum retail space relative to office and studio uses; and
 - e. provisions which secure minimum space, sizes and related parking by phase.
3. Request the Director, Community Planning, Toronto and East York District to ensure that there are appropriate site plan control provisions for a secured studio perimeter on site and other security provisions for parking required by studio uses”.

ISSUE BACKGROUND

Proposal

The major elements of the application remain as outlined in the Preliminary Report dated October 30, 2013: the retention of studio uses on site with a mix of other employment uses including office, hotel and some retail. The proposed concept plan (See Attachment 1 and 2) is for 6 new buildings alongside the existing film studio and production uses. New buildings will include: two 10-storey office buildings, two 4-storey office buildings with retail at grade along Eastern Avenue, one 4-storey above grade parking structure with retail at grade along Lake Shore Boulevard, one 9-storey building with retail at grade, above grade parking and a hotel.

It is noted that while the applicant has provided a concept plan, the final built form may vary from this layout to allow for some flexibility with the detailed design during the site plan process. The draft zoning by-law does include specific uses, setbacks, heights and built form parameters to ensure the orderly development of the site.

The breakdown of floor area for each of the proposed uses is highlighted in Table 1 below:

TABLE 1: Proposed Uses for 629, 633 and 675 Eastern Avenue

Proposed Uses	Square Metres	Square Feet
Existing Studio & Office	16,540	178,035
Office	75,632	814,095
Retail	14,066	151,405
Hotel	7,292	78,490
Total	113,530	1,222,026

The applicant's proposal also provides for a north/south road through a public easement connecting Eastern Avenue southward to Lake Shore Boulevard aligned with Caroline Avenue.

Site and Surrounding Area

The site is located on the south side of Eastern Avenue midway between Carlaw Avenue and Leslie Street. The site is approximately 7.5 hectares and has 314 metres of frontage on Eastern Avenue. The south side of the site has a dimension of approximately 319 metres abutting the Lake Shore Recreational Trail, with one existing vehicular access across the Trail to Lake Shore Boulevard East.

The site comprises the property located at 629 Eastern Avenue, which was formerly occupied by the Toronto Iron Works, and the properties located at 633 and 675 Eastern Avenue, formerly occupied by the A.R. Clarke Tannery, destroyed by fire in March 2001.

The former Toronto Iron Works buildings on the western portion of the site house the Revival 629 film studio and associated offices. One building is located at the street line of Eastern Avenue. The other buildings are set well back from both Eastern Avenue and Lakeshore Boulevard, with surface parking areas located between the buildings and the street.

The eastern portion of the site is vacant and currently acts as an overflow parking lot for the Revival 629 studios.

Surrounding land uses are as follows:

- North: The lands north of the site in the area north of Eastern Avenue are generally occupied by low-scale residential development in house-form buildings. A five-storey multi-unit apartment building sits across from the site fronting onto Eastern Avenue.
- South: A strip of land abutting the south edge of the site is City-owned, dedicated as parkland, and accommodates the Lake Shore East Trail. On the south side of Lake Shore Boulevard East are employment uses including a film studio, a shingle manufacturer, and a TTC yard, and the larger Port Lands area.

East: The property east of the site is occupied by a film studio and was formerly the location of Canada Metal Company Ltd.

West: An automobile dealership occupies the property immediately west of the site.

Planning Act

Section 2 of the *Planning Act* addresses matters of Provincial Interest and requires municipal Councils to have regard to matters such as:

- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the province and its Municipalities;
- (o) the protection of health and safety; and
- (p) the appropriate location of growth and development.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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 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. 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.

Five-Year Official Plan Review and Municipal Comprehensive Review

As noted above City Planning has completed the five-year Official Plan Review and the Municipal Comprehensive Review (MCR) of employment lands required under Provincial statute. OPA 231 designates the site at 629, 633, and 675 Eastern Avenue as *Core Employment* and includes Site and Area Specific Policy No. 427 permitting secondary uses including recreation, entertainment, retail and service commercial uses up to a maximum of 20% of the gross floor area of development on the site. (See Attachment 6)

Official Plan

The site is within an *Employment District* identified on the Urban Structure Map (Map 2) of the Official Plan. *Employment Districts* are large districts comprised exclusively of lands where the Employment Areas land use designation applies. *Employment Districts* can accommodate substantial growth in jobs and meet the needs of key economic clusters. *Employment Districts* are protected and promoted exclusively for economic activity.

The Official Plan's land use designation for the subject site is *Employment Areas*. Section 4.6 of the Official Plan describes *Employment Areas* as "hothouses where we grow our enterprises and jobs". It goes on to state that business increasingly requires flexibility in order to compete effectively in the global economy. This need for flexibility extends to a firm's lands and building, and to what is available to support that business activity in the immediate area. A broad and inclusive approach to employment uses in *Employment Areas* is needed for the City's economic future. Uses that support the prime economic function of *Employment Areas*, such as parks; small scale retail stores and services to meet the daily needs of business and employees; workplace daycare; and restaurants must also be readily accessible within *Employment Areas*. Uses that detract from the economic function of these lands will not be permitted to locate in *Employment Areas*.

Most of the site lies within the Lower Don River flood plain and the Special Policy Area identified on Map 10 of the Official Plan. Official Plan Policies relating to the Special Policy Area have not yet been approved by the Ontario Municipal Board; therefore, the policies of the (former) City of Toronto Official Plan remain in full force and effect with respect to the Special Policy Areas. Section 2.58 of the Official Plan for the former City of Toronto, states that development may be permitted on condition that it is flood protected to at least the 1:350 year level, in which case no building or structure will be subject to a risk of flooding in excess of 25 percent over an assumed life of 100 years. Section 2.68 of the Official Plan for the former City of Toronto, contains requirements

that all development must meet in addressing the flood risk associated with the Lower Don area.

Among other relevant policies in evaluating the proposal are policies related to the Built Environment, Parks and Open Space, and Public Realm.

Zoning

Former Zoning By-law 438-86 is in force on the site. The site is zoned I2 D5, permitting a range of non-residential uses including manufacturing uses, warehouse uses, workshops and studios, and limited retail and service uses, among others which may developed to densities up to 5 times the area of the lot. The zoned height limit on the site is 18.0 metres for that portion of the property within 36.6 metres from the south side of Eastern Avenue; further south than 36.6 metres from Eastern Avenue, there is no height limit. (See Attachment 3)

South of Eastern Strategic Direction

In January 2012, Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning Division, to consider developing a planning framework for the South of Eastern Employment District. In response to this request staff from the City Planning Division and Economic Development and Culture Division are undertaking background studies for a three-pronged planning framework. The South of Eastern Strategic Direction will address the area's economic potential and the resulting transportation, servicing needs, and urban design implications. The planning studies are being coordinated with planning work underway as part of the Port Lands Acceleration Initiative, particularly with respect to the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP)

Community consultation regarding the South of Eastern Strategic Direction is ongoing and is linked to the TSMP. Staff considered the proposal in the context of the emerging findings of the South of Eastern Strategic Direction's background study and the TSMP.

A status update report of the South of Eastern Strategic Direction, dated July 10, 2014 was prepared for Toronto and East York Community Council and can be found here: <http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-71928.pdf>

Site Plan Control

The proposal will require Site Plan Approval; however, no application has yet been submitted.

Reasons for Application

The proposal requires a rezoning application because the proposed office, hotel, and retail uses are not permitted in an I2 D5 zone. The proposed hotel building would be located to the rear of another building, which is not permitted, and portions of the development exceed the 18.0 metre height limit within 36.6 metres of Eastern Avenue.

Community Consultation

There has been a series of consultations that have happened with respect to this proposal. Prior to submitting an application, the proponent held an open house in May 2013 on the site to inform community members and other stakeholders about the proposal. On October 3, 2013, City Planning staff attended an open house hosted by the Ward Councillor where the applicant displayed some drawings and answered preliminary questions about the proposal.

City Planning hosted a community consultation meeting, held on January 27, 2014 at the Revival 629 studios on site. Per Council direction, the notice area was expanded beyond the usual 120 metre area and 6,772 notices were mailed out. There were approximately 75 community members in attendance. Staff made a brief presentation outlining the agenda for the meeting and providing the planning framework for the site, and SmartCentres presented the proposal to the community. The presentations were followed by an open forum (Q&A) session. There was general support for the proposal in particular because of the retention of the studio employment use on the site. Concerns raised included:

- Traffic infiltration and impact on the local streets;
- Concerns about how proposed private open space would function;
- Mix of uses – the right mix of hotel, retail and office and how can these support the studio use on site;
- Parking and associated vehicle storage – whether there is there sufficient parking on site to support the studio and other uses;
- Transition of built form from the residential character of the north side of Eastern Avenue to the development proposal on the south side; and
- A desire to see more green space as part of the proposal.

On June 12, 2015 a second community consultation meeting was held on site. While the notice area was reduced from the January 2014 meeting, it was expanded beyond the usual 120 metre area and 4,145 notices were mailed out. In addition, 88 emails were sent out to those who had attended the first community consultation meeting and provided City Planning with their email address. This second meeting provided an opportunity for the community to understand the revisions and progress that had been made so far and what issues were still being worked on. As a result of significant and outstanding concerns regarding traffic infiltration into the local neighbourhood, the Councillor for Ward 30 suggested that a working group be conveyed. Other community concerns raised at this meeting included:

- Percentage of uses being proposed; there was still a concern that the retail component which represents approximately 12% of the GFA on site is too much and will have a negative impact on the nearby Queen Street East businesses;
- Supportive of the proposal's intent to retain the film studio on site; and

- Improvements to the Bruce Public School yard should be included as part of the community benefit for this project.

A survey was also provided to residents to help gauge what types of traffic infiltration measures were preferred. At the end of the community meeting 18 surveys were completed and provided to staff. The results of the survey were discussed at the first traffic infiltration working group meeting that was held on August 12, 2015. These surveys again reiterated that signage was not perceived as an effective tool to reduce infiltration and bump-outs and turn channels, in addition to signage for the restricting of movement may be the best approach. At the first traffic infiltration working group meeting City staff took the opportunity to further brief the community on the planning review process and how transportation and traffic are considered in the review of a rezoning application, in addition to planning tools that can assist in ensuring the phasing of the development continues to consider the transportation impacts. Staff also discussed the Port Lands and South of Eastern Transportation and Servicing Master Plan EA which has also identified a new north-south connection as a needed new component to the overall transportation network for the area, in order to accommodate growth. Staff are targeting September 2015 to hold a further working group meeting.

In addition to the broader community consultations, the proposal was discussed with the Toronto Film, Television & Digital Media Board (Film Board) on May 12, 2014. The Film Board is an executive group with 14 industry members and six City Councillors that provides advice to the Mayor and City Council on matters of concern and gives voice to Toronto's interests on related local, provincial and national issues. Concerns around parking and security for the studio were raised and the means through which a planning approval would secure on-going film industry presence on the site. Further meetings with representatives of the film community were held on July 7, 2014 to discuss parking for the studio and on May 13, 2015 to review the revised proposal. The proposal will also be presented again at the September 29, 2015 Film Board meeting.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Planning Act

The proposal for studio, office, hotel and supportive retail, retains the employment uses as confirmed by the MCR. This helps to ensure that the City has sufficient lands available for the adequate provision of employment as required by Section 2 of the *Planning Act*. Further, restrictions in the draft zoning by-law on retail provisions help ensure that the site will contribute to its planned employment function.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The PPS and Growth Plan define employment areas as 'areas designated in an official plan for clusters of businesses and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.'

Provincial Policy Statement policy 1.3.1 directs that "Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment 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) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs".

The proposal complies with the above noted policy as it includes a variety of employment uses including the continuation of the existing film studio and post-production uses as well as the addition of approximately 75,000 m2 of office space. The hotel and retail uses are ancillary and complementary to the core office and studio use on site and within the larger South of Eastern employment area.

This application also complies with the policies of the PPS with respect to natural hazards. Policy 3.1.7 provides that development may be permitted in those portions of hazardous lands (which includes lands subject to flooding hazards) where the effect and risk to public safety are minor, could be mitigated, in accordance with provincial standards. TRCA has noted that the flood-proofing of the site to the regional flood elevation appears feasible and the final flood-proofing elevations will be determined at the Site Plan Application process. TRCA has also indicated that the Zoning Bylaw be amended to exclude the following uses identified in policy 3.1.5 of the PPS including:

- a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) any essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

The draft zoning bylaw attached in Appendix 5 reflects this direction.

The proposed development also meets the policies of the Provincial Growth Plan. The Growth Plan requires that the City maintain an adequate supply of lands providing locations for a variety of appropriate employment uses. Adding office, with some hotel and retail to support the existing film studio employment use on site further diversifies the economic base for the South of Eastern Employment area.

Official Plan

The proposal complies with the policies of the Official Plan that are in-force and effect as well as the policies as adopted by City Council in OPA No.231 which were developed as part of the Municipal Comprehensive Review of the Employment policies of the Official Plan.

Employment Districts

The site is within an *Employment District* identified on the Urban Structure Map (Map 2) of the Official Plan. *Employment Districts* are large districts comprised exclusively of lands where the Employment Areas land use designation applies. The Official Plan also provides criteria to review development proposed within *Employment Districts* (Section 2.2.4). The objective of these criteria is to ensure that developments contribute to: the creation of competitive, attractive, highly-functional areas by supporting the economic function of the *Employment Areas* and the amenity of adjacent areas; providing adequate parking and loading on-site; providing landscaping to create attractive streetscapes and screening of parking, loading and service areas; and sharing driveways and parking areas wherever possible.

Employment Areas

Policy 4.6.1 of the Official Plan states that *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.

While Policy 4.6.3 of the Official Plan permits large scale, stand-alone retail stores in *Employment Areas* only through enactment of a zoning by-law and subject to a number of tests respecting location, transportation impact and economic impact, the retail being proposed on this site represents only 12% of the other employment uses on the site and limits the size of a stand-alone retail unit to 5,200 square metres. Therefore, the proposal does not represent large-scale retail and is keeping with the Employment Policies that have emerged as part of the MCR.

Core Employment Areas – OPA 231

Lands designated as *Core Employment Areas* are reserved for certain identified employment uses: manufacturing and warehousing, offices, research and development facilities, distribution of goods, utilities, media facilities, post-secondary business and trade training facilities, arts training facilities and studios, and vertical agriculture. These *Core Employment Areas* are intended to develop with an intensification of office uses and post-secondary training business and trade training schools are permitted which would open the door for training and development opportunities for the existing film studio. The Culture sector is a major employer in the City and media facilities, arts training schools and studios are provided for.

Secondary uses proposed to be permitted in Core Employment Areas are those which directly support the businesses and workers, including: hotels, parks, small-scale restaurants and catering facilities whose size is limited by zoning, workplace daycare ancillary to a business, and small scale service uses that directly serve businesses such as courier services, banks and copy shops.

Site and Area Specific Policy No. 427– OPA 231

In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use, SASP 427 permits film and media training facilities that are intended to strengthen and reinforce the site's primary employment uses. Secondary uses including recreation, entertainment, retail and service commercial are also permitted up to a maximum of 20% of the gross floor area through the enactment of a zoning by-law provided such uses are ancillary to and/or support the viability of the site's primary employment uses as well as provide amenities for the site's current and future employees. Upon completion, as proposed, the retail of the plan will represent 12% of the overall permitted density on the site. As it is anticipated that the development will move forward on a phased basis, the draft zoning by-law restricts the retail to no more than 20% at any one given time. SASP 427 also restricts stand alone retail to less than 6,000 square metres and the proposal shows one stand alone retail store of 5,200 square metres.

Lifting of the “H”

The Holding Symbol is an important strategy to ensure that necessary infrastructure and facilities are in place prior to redevelopment of each phase and that important matters of public interest are being achieved as redevelopment proceeds. Council may enact zoning by-laws pursuant to Sections 34 and 36 of the *Planning Act* with an “h” holding symbol. This holding symbol may be removed after the necessary studies and plans have been provided and secured through an agreement or agreements entered into pursuant to Section 37 and/or Section 51 of the *Planning Act*.

Policy 5.1.2.1 of the Official Plan states "A holding provisions may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in the Plan or by-law are satisfied."

Policy 5.1.2.2 provides a list of potential conditions to be met prior to the removal of the holding provision. These may include:

- a) transportation or servicing improvements;
- b) parks and open space, recreational, and community services and facilities;
- c) environmental protection, remediation or mitigation measures;
- d) measures to protect a natural heritage area or environmentally sensitive natural features;
- e) professional or technical studies to assess potential development impacts;
- f) phasing of development;
- g) entering into agreements, including subdivision agreements or agreements pursuant to Section 41 of the *Planning Act*, to secure any of the matters required to satisfy the conditions for removal of the holding provision; and
- h) measures to protect heritage buildings, properties with archaeological potential and archaeological sites.

It is expected that the landowners, will make an application to lift the Holding Symbol (h) for the entire site or incrementally after Council's decision on this rezoning application. The draft by-law requires the following conditions to be met prior to lifting of the hold:

- a) A surface easement to be secured in favour of the City and the general public for the purpose of a new north/south thoroughfare between Eastern Avenue and Lakeshore Boulevard.
- b) The construction of the new north/south connection at the owner's cost with final street design to satisfaction of the City.
- c) Detailed final engineering drawings demonstrating how the site will be serviced to the satisfaction of the Director of Engineering and Construction Services.
- d) Updated Urban Design Guidelines for the entire site.
- e) Tree Planting Plan to the satisfaction of Urban Forestry and if necessary the applicant must have any City Council approval required to injure or remove trees(s).
- f) Notice of Approval Conditions as a result of Site Plan application has been issued.
- g) Transportation Impact Study and a traffic mitigation plan and ensure that the proposed parking supply for the built and proposed uses on the site continues to be sufficient.

Should the applicant wish to remove the Holding Symbol (h) for an office building adjacent to the existing film studio, a separate lifting of the hold can be accommodated in advance of the easement and north/south connection. The (h) for up to 20,000 square metres of office can be lifted when the following conditions for the office building have been satisfied:

- a) Detailed final engineering drawings demonstrating how the building will be serviced to the satisfaction of the Director of Engineering and Construction Services.
- b) Tree Planting Plan to the satisfaction of Urban Forestry and if necessary the applicant must have any City Council approval required to injure or remove trees(s).
- c) Notice of Approval Conditions as a result of Site Plan application has been issued.

Employment Uses

The South of Eastern Employment District contains 4,190 jobs, accounting for 1.0% of employment found in the Employment Districts. Employment recorded in the District declined by 90 jobs in the past year and 890 jobs in the past five years. The Manufacturing sector is the largest sector in this District, accounting for 44.6% of employment. Between 2009 and 2011, the Manufacturing sector lost 530 jobs, decreasing by 22.8%. Over the past three years, Manufacturing sector employment remained stable due to the continuing presence of a major employer in the Printing, Data Processing and Sorting subsector. Office sector employment accounts for 37.5% of employment in the South of Eastern Employment District. Over the past five years, this sector has fluctuated, decreasing by 170 jobs or 9.8%. The Retail sector and Service sector have also experienced declining employment in the past five years, losing 80 jobs and 90 jobs respectively. The creative industry which includes film studios, post-production, graphic arts and other types of studios has been experiencing growth in the past five years, in part since the opening of the on-site Revival 629 studio. In 2014, the Employment Survey found approximately 750 jobs in this category compared to 2010 when there were less than 250 jobs.

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space. At full build out there will be a variety of employment uses on site, with the largest employment use being that of office.

TABLE 2: Proposed Employment Uses vs Total Development Permitted On-site

Proposed Employment Use On-Site	Square Metres	Percentage of Total Uses Proposed
Existing Studio & Offices	16,350	14%
Office	75,632	67%
Retail	14,066	12%
Hotel	7,292	6%
TOTAL	113,374	

Studio Uses

The intent of the redevelopment is to foster an employment environment that maintains physical production activity while providing for digital media in support of the studio function that exists on site, with hotel, office and retail/services. Revival 629 studios is rebuilding and improving the existing sound stages of the former Toronto Film Studios site at 629 Eastern Avenue and recently a major visual effects studio, Pixomondo Inc., moved into the renovated spaces creating approximately 30 new jobs for Toronto with a potential for expansion.

The zoning bylaw will be crafted to allow for uses currently not permitted in the I2 zoning but which could complement and support the studio uses on site. Uses such as *office, film and media training facility, artist studio and software development and processing* would be permitted and heavier industrial uses currently permitted as-of-right would be removed, including *metal wares factory, printing plant, packaging plant and plastic products factory*.

City Planning is also working with the Film Commissioner and Director, Entertainment Industries, to ensure the zoning definition for the studio use clearly distinguishes between spaces for physical production and other types of film-related uses such as post-production and digital media.

Retail Permissions

There are several provisions within the draft zoning by-law that have been included to ensure that the development of retail on the site is as intended in the Official Plan; to be subsidiary and supportive to the site's primary employment uses. Overall, the zoning by-law limits the retail uses to 14,100 square metres, which represents approximately 12% of the overall 115,000 square meters of development permitted in the draft zoning by-law. Some flexibility in the zoning by-law has been provided up to a maximum of 20% of the office gross floor area for retail uses as it is anticipated that the redevelopment of the site will take place in a phased manner, however, at full build-out retail will represent 12% of the total employment uses on site. The draft zoning by-law further restricts the retail unit

size to 5,200 square meters. All retail on site must be provided in buildings which have a mix of employment uses, except for one 275 square metre building which currently exists on the site and only one additional new building. The intent of the by-law is to manage the development of the site in a way that maintains a cap on retail as the site is incrementally developed while fostering a character of mixed employment. This helps to ensure the future of the studio uses and prevents any reset which would see the site turn into a single use retail centre.

It should be noted that several retail and services shop uses are currently permitted within the current I2 zoning designation, these include:

- | | |
|--|--|
| - <i>branch of a bank or financial institution</i> | - <i>newsstand</i> |
| - <i>brew-on-premises establishment</i> | - <i>personal grooming establishment</i> |
| - <i>caterer's shop</i> | - <i>restaurant</i> |
| - <i>dry-cleaner's distributing station</i> | - <i>showroom</i> |
| - <i>dry-cleaning shop</i> | - <i>service, rental or repair shop</i> |
| - <i>duplicating shop</i> | - <i>tailoring shop</i> |
| | - <i>take-out restaurant</i> |

Retail and Economic Analysis

The applicant has submitted an Economic Analysis Report dated June 26, 2013 prepared by Altus Group Economic Consulting. The report which examined the potential economic implication of the proposed development concluded that the proposed development will not adversely affect the economic health of nearby retail areas including Queen Street East. It states the new retail and service uses proposed represent a small portion of the gross floor area being proposed and will compliment the principal non-retail uses on the site and support the economic function of the South of Eastern employment district.

Density, Height, Massing

Former Zoning By-law 438-86 is in force on the site. The site is zoned I2 D5, permitting a range of non-residential uses and it limits height on the site to 18.0 metres for that portion of the property within 36.6 metres from the south side of Eastern Avenue; further south than 36.6 metres there is no height limit.

While the land use permissions are expanded as part of the draft zoning by-law, the density will be reduced from 5 times the lot area. The maximum 115,000 square metres of gross floor area permitted in the draft by-law represents approximately 1.52 times the lot area. The attached draft by-law will reduce the base density to 1.0 but permit an increase to the proposed 1.52 provided the various new zoning performance standards are met.

The proposed massing will urbanize the site's Eastern Avenue frontage while providing north-south connections for pedestrian, cyclist and vehicles. The draft zoning by-law (see Appendix 5 – Map 2) is more restrictive in the height permissions. There will be a 3 metre setback along Eastern Avenue for any new construction. The height is then limited to 18 metres for the portion of the property within 40.5 metres from the south side of Eastern Avenue. It then steps up to a height of 42.5 metres for a portion of the site and further steps

up to 60 metres. This helps to ensure that the built form is in keeping with the existing scale along the south side of Eastern Avenue and respects the residential scale north of the site. Further within the first 8 metres of the site, no mechanical, fencing or rooftop amenities are permitted to ensure that the shadow impacts are limited.

As noted above the final built form may vary from the concept plan shown in Attachment 1 and 2. The draft zoning by-law (Attachment 5), however, does include specific uses, setbacks, heights and built form parameters to ensure the built form is in line with the design concepts of an urban employment site, discussed in this report.

Urban Design Guidelines

Urban Design Guidelines (UDG) were submitted with the original application in June 2013. In it, several objectives were presented to achieve the vision of an urban employment district. As the rezoning application evolved, the UDG were not updated and the requirement to update the guidelines is now requirement of lifting the ("h") for the site and help further refine the high quality of architecture which will be reflected in the site plan application(s) that the applicant has made a commitment to achieve in their discussions with the City staff and the community.

Tree Preservation

An Application to Injure or Destroy Tree Private was submitted and on April 29, 2015 for approximately 40 private trees and 18 City trees. Since the time of the tree removal application, one of the site's access driveways off of Lake Shore Boulevard has been removed, therefore, there may be a reduction in the number of trees requiring removal. Further details of tree removal and any City Council approval required as well as a tree planting plan will be a requirement of lifting the ("h").

Soil Conditions

The site has a long history of industrial land uses. The western portion of the site was occupied by Toronto Iron Works from the 1920s until the early 1990s and the eastern portion of the site was home to A.R. Clarke Tannery from 1902 until the late 1970s. The tannery building was destroyed by fire in 2001. These types of uses have historically been associated with environmental contamination. To facilitate the redevelopment, a Risk Assessment (RA) was completed by the landowners for the site and accepted by the Ontario Ministry of the Environment (MOE) in 2007. A Record of Site Condition (RSC) was filed with the MOE in 2009 and in 2010 a Certificate of Property Use (CPU) was issued for the site by the MOE. The CPU allows for commercial uses, including those proposed as part of this development application and the CPU outlines specific requirements to manage the environmental conditions at the site, including the implementation of Risk Management Measures (RMM). These RMMs include the requirement for barriers to the site soil and ongoing monitoring.

It should be noted these MOE requirements do not currently meet the City's policies for conveyance of public streets and/or public parks. As a result, the applicant will be making an off-site parkland dedication and providing the City with a public easement for a new north-south connection through the site. This easement will also protect for future conveyance opportunities should the MOE or City requirements change.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes approximately 96,715 m² of new office, hotel and retail space in an area equivalent to 41,682.60 m² (total site area is 74,000 m²). Non-residential uses are subject to a 2% parkland dedication, which results in a 833.7 m² parkland dedication requirement.

The applicant would be required to satisfy the parkland dedication requirement through a land conveyance. The proposal is for a substantial commercial/office component on a large site which is located within a parkland priority area. Accordingly, a parkland dedication would be appropriate.

Due to the challenges that an on-site parkland dedication presents to the applicant as a result of the MOE requirements for the site, the applicant has agreed to satisfy the parkland dedication requirements through an off-site parkland conveyance with the size and location of the parkland being subject to the approval of the General Manager of Parks, Forestry and Recreation.

The applicant has proposed a site directly north of this development at 652 Eastern Avenue for the location of the off-site parkland. This property is currently owned by Toronto Hydro. While not yet finalized, City Legal along with staff from Parks, Forestry and Recreation will work with the applicant to determine how the site can be purchased from Toronto Hydro and transferred to the City for the purposes of a neighbourhood parkette.

The off-site parkland dedication must be finalized prior to first Site Plan approval for any part of the development, and its conveyance will be required prior to the issuance of the first above grade building permit for the development. Conditions related to the conveyance of the parkland will be secured in the appropriate agreements. Should the applicant not be successful in securing an off-site parkland dedication, an on-site parkland dedication will be required.

Site Access & Traffic Management

In support of this proposal, the applicant's transportation consultant (BA Group) prepared a June 2013 Urban Transportation Considerations report and updated reports, dated December 2014, March 2015 and July 2015. City staff reviewed the report with due consideration to pedestrian and cycling safety, infiltration through the neighbourhood, trip assignment and distribution, Toronto Official Plan, Access Management Guidelines and Road Classification System. Taking into account the projected site traffic volumes the proposed development can be accommodated on the area road system subject to implementation of the following road improvements:

- Relocation of the Eastern Avenue signal at Larchmount Avenue to Caroline Avenue
- Installation of new signal at the future intersection of Lake Shore Boulevard and new north/south road aligned with Caroline Avenue

These improvements would be the responsibility of the applicant, at no cost to the City, with timing of construction to be coordinated with the public easement of the new north/south road.

A total of seven access driveways were proposed for the project, three off Lakeshore Boulevard East and four off Eastern Avenue. These roadways are respectively classified as major and minor arterials under the City's Road Classification System. City staff reviewed the site access arrangement and recommended the following:

- Existing site access point from Eastern Avenue which aligns with Pape Avenue and the only existing access off Lake Shore Boulevard can remain. They are important to the current functioning of the studio uses on site.
- Site access to Lake Shore Boulevard via the proposed Larchmount extension does not appear to be required based on anticipated truck loading volumes. As such, the proposed access to Lake Shore Boulevard from the proposed Larchmount Extension was removed. Trucks to/from Lake Shore Boulevard can use the proposed Caroline Avenue/Lake Shore Boulevard signalized intersection for site ingress and egress. Eastern Avenue which aligns with Larchmount would remain.
- Initially staff requested the closure of the Eastern Avenue proposed access point which exists just east of Winnifred Avenue in order to consolidate the number of accesses off Eastern Avenue; however, further analysis supports restricting turns to right in/right out.

Traffic Working Group

A Traffic Working Group was developed to address community concerns regarding future traffic congestion and neighbourhood infiltration. The Traffic Working Group consists of area residents, stakeholders including Toronto District School Board and Ward 30 Bikes, the applicant/applicant's transportation engineer and City staff. In consultation with the Traffic Working Group and the community at large, a number of potential traffic calming measures were identified to discourage traffic infiltration through residential streets north of Eastern Avenue. The Traffic Working Group specifically wanted to reduce the potential for infiltration by external traffic destined for the proposed site as well as traffic that may use the proposed new north/south road to avoid traffic along Carlaw Avenue and Leslie Street during peak hours. The Traffic Working Group also identified issues with existing traffic levels on the subject residential streets and expressed the desire to have minimal additional traffic on these streets which could be attributed to the proposed site.

Based on the above, various countermeasures were discussed by the Traffic Working Group to address potential traffic infiltration on the existing local streets to the north of the proposed site (Winnifred Avenue, Caroline Avenue and Larchmount Avenue). To date, the group has discussed options that include the following:

- The potential to install a traffic signal at the Pape Avenue/Eastern Avenue/Revival Studio Access Driveway;
- Bumpouts along the residential streets to the north of the proposed site, located at the intersections with Eastern Avenue, intended to slow vehicle turning speeds to/from side streets, reduce pedestrian crossing distances, and enhance the public realm along the north side of Eastern Avenue;
- Peak hour turn prohibitions for westbound left turns along Queen Street East, intended to discourage traffic infiltration;
- Crosswalks along the north side of Eastern Avenue consisting of textured pavers to enhance visibility and public realm;
- Contraflow bicycle lane northbound on Caroline Avenue, shifting all parking permanently to the west side of the street, intended to enhance bicycle access to Lake Shore Boulevard via the proposed new north/south road and to reduce the width of Caroline Avenue north of Eastern Avenue as an additional traffic calming measure;
- Prohibition of northbound through movements from the proposed site at Larchmount Avenue and Winnifred Avenue, intended to discourage pass-through traffic to Queen Street East from the proposed site;
- Prohibition of southbound through movement from Caroline Avenue north of Eastern Avenue into the proposed site, intended to discourage through traffic from Queen Street East to the proposed site;
- Installation of midblock bumpouts, speed tables and speed humps on the subject streets, intended to reduce speeds and discourage traffic infiltration; and
- Conversion of the site access driveway across from Winnifred Avenue to a "right in/right out" configuration, intended to reduce traffic congestion along Eastern Avenue and to prohibit pass-through traffic from the site via Winnifred Avenue.

The Traffic Working Group continues to meet to discuss potential mitigating measures that may or may not be included in the above-noted list. Implementation will be finalized and secured as part of site plan approval.

Parking

The issue of parking was identified early on as a challenge to this employment site, with a particular emphasis on the needs of the studio uses. Film Board and other industry representatives articulated concerns that the amount of space reserved for film workers and parking for trailers and large trucks may not be sufficient if there is more than one production on site at the same time. The applicant prepared a phasing plan which highlight areas of the site that would continue to be available for surface parking as the development progressed. The draft zoning by-law provides a parking ratio for studio related uses in addition to 120 spaces.

The majority of parking is proposed to be provided in above-grade parking garages incorporated into various buildings with other uses. There are two existing surface parking areas, one along Eastern Avenue and the other along Lake Shore Boulevard that will be partially retained at full build out. As the development is contrasted incrementally, there will be portions of the undeveloped site made available for film studio vehicles as needed based on the number of productions being filmed at any one given time. The draft zoning by-law includes the following provisions for vehicle parking ratios:

TABLE 3: PARKING BY-LAW RATIOS

	Minimum Rate	Maximum Rate
Film Studios	1.5 spaces per 100 m ² plus 120 spaces	No maximum
Office	1.5 spaces per 100 m ²	2.5 spaces per m ²
Retail	2.0 spaces per 100 m ²	4.0 spaces per 100 m ²
Hotel	1 space per hotel room	No maximum

The proposed concept plan illustrates a total parking supply of 1,406 spaces (203 surface and 1,203 structure). At full build out, the ratios noted in Table 3 would require approximately 1,645 parking spaces, however, with full build out comes the opportunities for Travel Demand Management Initiatives aimed at reducing the need to travel by car. The requirement for an updated Travel Demand Management and Parking Study prior to lifting of the holding provision gives the City and the applicant an opportunity to revisit the parking requirements to ensure there is sufficient parking to accommodate the full development and avoid oversupply.

Cycling Infrastructure

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan aim to increase the opportunities for better walking and cycling conditions for residents of the City.

Policy 2.4.7 states, “Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment including... the provision of bicycle parking facilities in new developments”. The development will provide bicycle parking per the ratios set out in Bicycle Zone 1 of the City's consolidated Zoning By-Law 569-2013. In addition, the new north/south connection and public easement connecting Eastern Avenue southward to Lake Shore Boulevard aligned with Caroline Avenue will be designed with bike lanes which connect from Eastern to the Lower Don Recreational Trail along Lake Shore Boulevard.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report dated March 2015 and a downstream sanitary and storm sewer analyses dated May 11, 2015. The information provided was found acceptable for the purposes of this rezoning application

with further information being provided with an application(s) to lift the hold and future site plan applications.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS and performance measures will be secured through the Site Plan Approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density for a use pursuant to Section 37 of the Planning Act. The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and addressing planning issues associated with the development. The application at 629, 633 and 675 Eastern Avenue exceeds the permitted density and height for certain non-industrial uses including office, hotel and retail. Staff and the applicant, in consultation with the Ward Councillor continue to discuss a negotiated agreement regarding the Section 37 contribution at the time of writing of this report.

As outlined in the Recommendations included in this report, there are a number of other matters that will be secured under Section 37 as a legal convenience. These include the offsite Parkland conveyance, installation of the traffic signals, and the public easement over the new north/south roadway.

Planning Staff will also report directly to October 6, 2015 Toronto and East York Community Council, via a Supplementary Report, regarding any further Section 37 contributions.

Conclusion

The proposed mixed employment proposal at 629, 633 and 675 Eastern Avenue is appropriate for this site and is consistent with Policies contained within the Official Plan. This proposal, located within the South of Eastern employment district, is expected to bring investment and reinforce the success of this employment area. City Planning staff recommend approval of this application.

CONTACT

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SIGNATURE

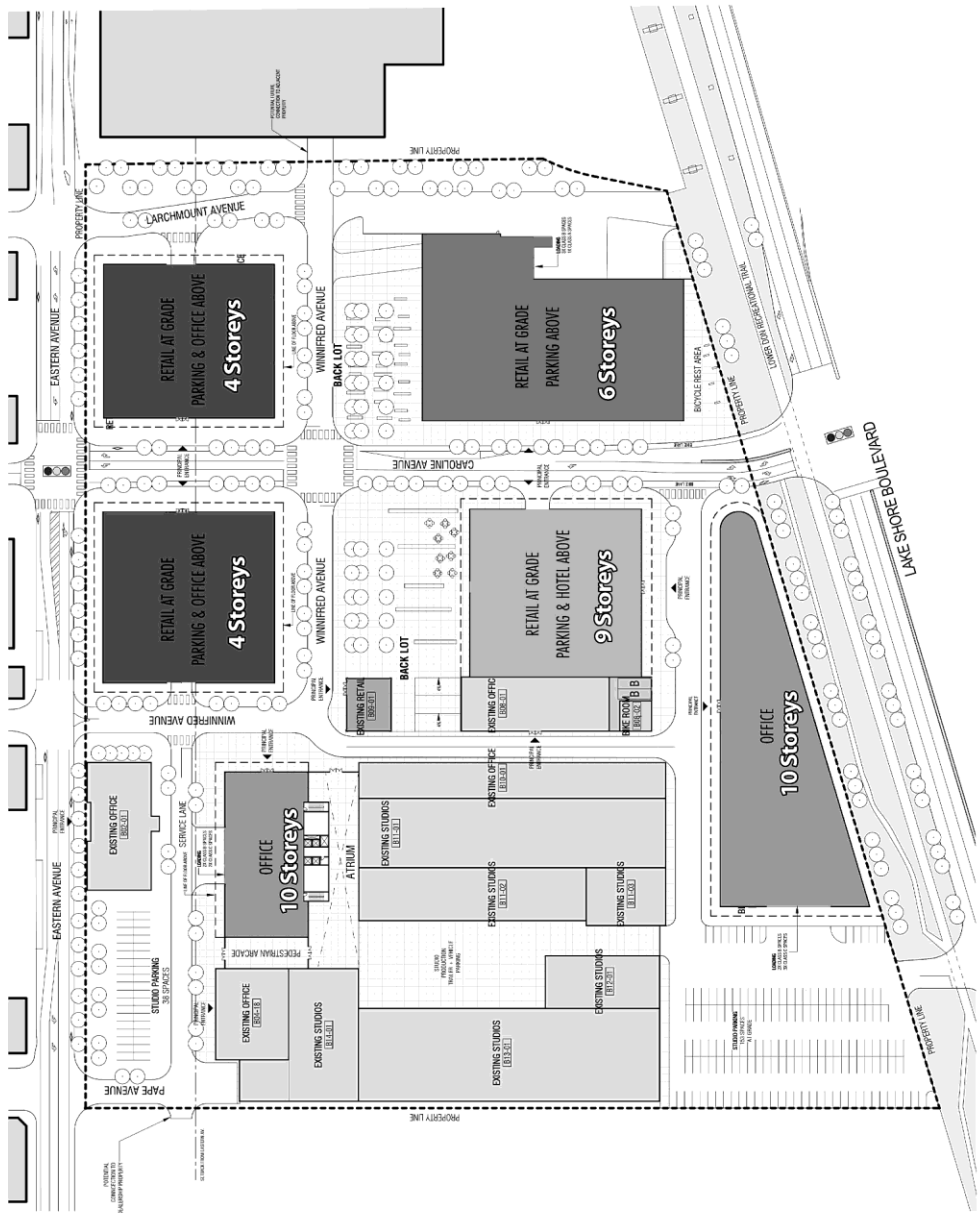
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Concept Plan
Attachment 2: Rendering
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Official Plan Amendment No. 231, Site and Area Specific Policy No. 427

Attachment 1: Concept Plan



629, 633 & 675 Eastern Avenue

Concept Plan
Applicant's Submitted Drawing
Not to Scale
09/22/2015

File # 13 195390 0Z

Attachment 2: Rendering



Aerial View Rendering

Applicant's Submitted Drawing

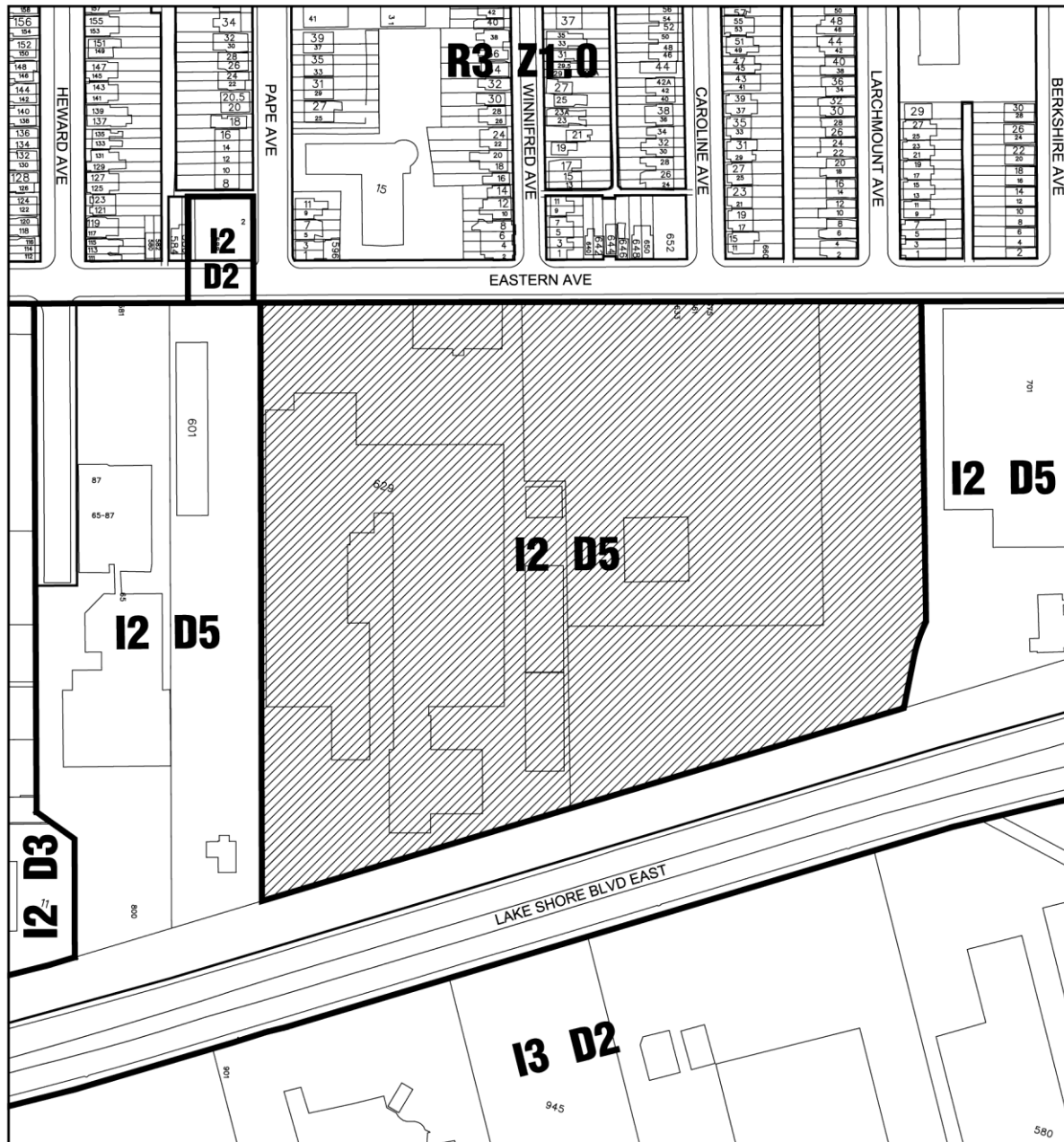
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09/16/2015



629, 633 & 675 Eastern Avenue

File # 13 195390 0Z

Attachment 3: Zoning



Toronto City Planning
Zoning

629, 633 & 675 Eastern Avenue

File # 13 195390 02

- R3 Residential District
- I2 Industrial District
- I3 Industrial District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 10/28/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 195390 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 27, 2013
Municipal Address:	629 EASTERN AVE		
Location Description:	PLAN D81 PT LOT 5 CON BF PT LOT 12 PT WATER LOT RP 66R19449 PARTS 1 4 AND 7 **GRID S3013		
Project Description:	The StudioCente redevelopment will maintain approximately 16, 535 square metres of space for film studio and production purposes and create approximately 75, 630 square metres of new office/flex space, 7,290 square metres of hotel space, 14, 060 square metres of retail space, 270 square metres of retail service space within existing and new buildings.		

Applicant:	Agent:	Architect:	Owner:
Studio Centre Developments Inc		Diamond and Schmitt	Eastern Avenue Developments Ltd

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	No
Zoning:	I2 D5	Historical Status:	No
Height Limit (m):	18 m; none	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	74800	Height:	Storeys:	10
Frontage (m):	315		Metres:	45.1
Depth (m):	184			
Total Ground Floor Area (sq. m):	34409			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	1406
Total Non-Residential GFA (sq. m):	113530		Loading Docks	23
Total GFA (sq. m):	113530			
Lot Coverage Ratio (%):	46			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	21358	0
1 Bedroom:	0	Office GFA (sq. m):	75632	0
2 Bedroom:	0	Industrial GFA (sq. m):	16540	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Angela Stea, Senior Planner
	TELEPHONE:	416-392-7215

Attachment 5: Draft Zoning By-law Amendment

Draft By-law Amendment will be available prior to the Toronto and East York
Community Council Meeting on October 6, 2015

**Attachment 6: Official Plan Amendment No. 231-
Site and Area Specific Policy No. 427**

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 427 for the lands known municipally in 2012 as 629, 633 and 675 Eastern Avenue, as follows:

"427. 629, 633 and 675 Eastern Avenue

- a) In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use designation, film and media training facilities that are intended to strengthen and reinforce the site's primary employment uses are also permitted. Secondary uses including recreation, entertainment, retail and service commercial are also permitted up to a maximum of 20% of the gross floor area through the enactment of a zoning by-law provided such uses are ancillary to and/or support the viability of the site's primary employment uses as well as provide amenities for the site's current and future employees.



- b) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- c) The above described secondary uses are permitted only subject to the following:
- i) the implementing zoning by-law implements a comprehensive plan for the site which provides for a mix of primary employment uses that are consistent with the objectives of the Official Plan's policies for *Employment Areas* and the City of Toronto's Economic Development Strategy;
 - ii) The implementing by-law will permit stand alone retail uses of less than 6,000 square metres only when such uses are intended to support the viability of the primary employment uses and provide amenities to current and future employees. Permitted retail uses are to be located with frontage onto and provide direct entrances from publicly accessible pedestrian spaces, the sidewalks of public streets, and/or the sidewalks of private driveways designed to City standards for new streets;

- iii) the City will secure phasing of development to ensure that development of the site's primary employment uses precedes or accompanies development of the other permitted secondary uses;
- iv) recreation and entertainment uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant that evaluates, to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment, how the potentially sensitive use would affect the ability of existing, planned and potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres to carry out normal business activities. The study will also evaluate whether the anticipated users will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that are discharged from existing, planned or potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres of the proposed new sensitive use; and
- v) the City, the Toronto and Region Conservation Authority and the Province will be satisfied that adequate flood mitigation and reduction measures have been provided."