

25 International Boulevard - Zoning By-law Amendment Application - Preliminary Report

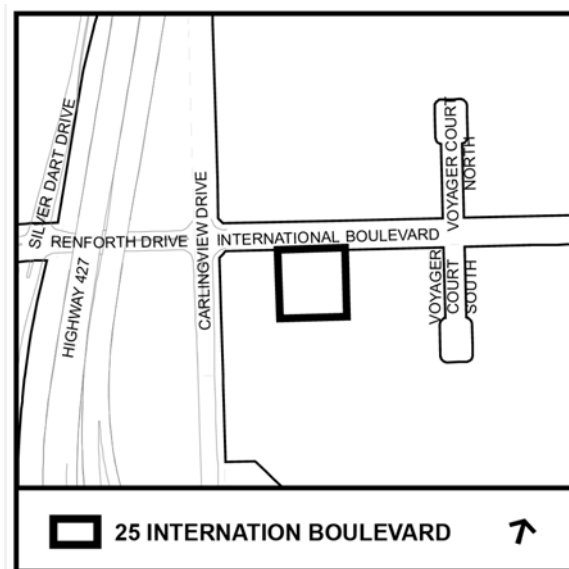
Date:	October 23, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	17 225532 WET 02 OZ

SUMMARY

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit the construction of a 7-storey hotel containing 110 rooms at 25 International Boulevard. The site is presently maintained as a parking lot. The hotel would have amenities for guests including a business centre, conference facilities, breakfast area, indoor pool and fitness centre.

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.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the first quarter of 2018. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider this application would be targeted for the third quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However it is anticipated that the statutory public meeting under the *Planning Act* will be held when Etobicoke York Community Council reconvenes after the election break.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 25 International Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In June 2012, the property at 1 International Boulevard was subject to a Committee of Adjustment consent application under file B28/12EYK to sever the property into two lots and to create a right-of-way for the purpose of vehicular access. The conveyed lot, now known municipally as 25 International Boulevard, contained a parking lot that was to be maintained and continue to be used by 1 International Boulevard. The proposed consent was reviewed by Transportation staff and they advised that the existing office building on the retained site (1 International Boulevard) required 42 parking spaces. The site plan submitted with the application showed the retained lot would provide a total of 43 parking spaces. No additional variances were required for the property.

Pre-Application Consultation

A pre-application consultation meeting was held on January 20, 2017 with the applicant to discuss complete application submission requirements. Issues discussed were the orientation of the building for direct pedestrian access, location of parking spaces, landscaping, minimizing hard surface impacts, building materials and applying the Toronto Green Standard to the development.

ISSUE BACKGROUND

Proposal

The application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit a 7-storey hotel containing 110 rooms on the site of a current parking lot (see Attachment 1: Site Plan). The development would have an overall non-residential gross floor area of 6,149 m² resulting in a Floor Space Index of 1.1. The building height would be 25.6 m to the tallest parapet. Direct pedestrian access to the public sidewalk would be provided on the north side of the building adjacent to International Boulevard. A total of 100 above grade parking spaces would be provided on the site.

Site and Surrounding Area

The site is located just east of Carlingview Drive on the south side of International Boulevard and is currently maintained as a parking lot. The site is approximately 0.5 ha in size and square in shape. It has a frontage of approximately 73m along International Boulevard and a depth of approximately 76m. The site is currently being used for a surface parking lot in conjunction with the office building at 1 International Boulevard.

Surrounding land uses are as follows:

North: 2 International Boulevard is currently the subject of a Site Plan Approval application under file No. 16 183374 WET 02 SA for the construction of a new 2 storey office building. The site currently contains a 2-storey office building.

South: A 1-storey office/warehouse building fronting Carlingview Drive.

East: A 1-storey office/industrial building with a number of individual units.

West: A 1-storey building containing a facilities for religious studies known municipally as 1 International Boulevard.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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

At its meeting of December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment 231 (OPA 231) to implement the results of the Official Plan and Municipal Comprehensive Review with respect to Economic Health Policies and the Policies, Designations and Mapping for Employment Areas. Among other matters, OPA 231 introduced policies to greater protect the City's finite supply of employment land.

OPA 231 was approved by the Minister of Municipal Affairs and Housing in July 2014. Portions of the amendment are under appeal at the Ontario Municipal Board (OMB).

On December 20th, 2016, the OMB issued an order partially approving OPA 231, including the *Core Employment Areas* and *General Employment Areas* land use designations. The lands in question are not subject to an appeal to OPA 231, therefore, the *Core Employment Areas* designation applies.

Section 4.6.1 of OPA 231 states : "*Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, **industrial trade schools, media, information and technology facilities**, and vertical agriculture." It is noted that the uses in bolded text remain under appeal.

Section 4.6.2 of OPA 231 states: "The following additional uses are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located: **hotels, parks**, small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks and copy shops. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted. The Zoning by-law will establish development standards for all these uses." Policies to permit hotels, parks, industrial trade schools, media, information and technology facilities within *Core Employment Areas* remain under appeal to the OMB.

Official Plan Policy 4.6.1 which continues to remain in effect designates the site *Employment Areas* which permits 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 ser

Official Plan Policy 4.6.6, which also continues to remain in effect, provides development criteria to guide new development so as to contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:

- a) Supporting the economic function of the *Employment Areas*, and the amenity of adjacent areas;
- b) Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- c) Avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas;
- d) Providing adequate parking and loading on-site; and
- e) Providing landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas.

Site and Area Specific Policy 29 – Lester B. Pearson International Airport (L.B.P.I.A.) Operating Area

Within the L.B.P.I.A. Operating Area, new development for residential and other sensitive uses is prohibited, unless permitted by existing zoning. Redevelopment for sensitive lands uses, other than residential, or infilling for sensitive land uses other than residential, may only be permitted by site specific zoning within the L.B.P.I.A. Operating Area if the proposed land use development is generally consistent with the Transport Canada's latest guidelines. In applying these guidelines, the 30 NEF/NEP noise contour will be considered to be the L.B.P.I.A. Operating Area. The application has been circulated to both the Greater Toronto Airport Authority and NavCan in order to provide comment.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. Both the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 continue to apply to the site while By-law No. 569-2013 is under appeal.

Under the City of Toronto Zoning By-law 569-2013, the property is zoned Employment Industrial (E 1.0)(see Attachment 3: Zoning). Uses permitted include offices, warehouses, recreation uses, cold storage and manufacturing uses.

Under the former City of Etobicoke Zoning Code, the property is zoned Industrial Class 2 (I.C2). Uses permitted include business uses, manufacturing uses, medical, commercial/recreational facilities and institutional uses.

Site Plan Control

The property is subject to Site Plan Control. An application for Site Plan Approval has been submitted under file No. 17 225532 WET 02 SA and is being reviewed concurrently with this application.

Tree Preservation

There are currently several protected private trees located along the east property line of the site. An Arborist Report and Landscape Plan have been submitted for review by Urban Forestry staff.

Reasons for the Application

An amendment to City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code is required to permit the proposed hotel use and to amend applicable performance standards to facilitate the proposed development such as building setbacks and parking. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Shadow Study
- Arborist Report
- Traffic Impact, Parking and Loading Report
- Geotechnical Investigation Report
- Stormwater Management and Functional Servicing Report
- Soil Chemical Analysis Letter
- Noise and Vibration Feasibility Study
- Public Consultation Plan
- Toronto Green Standard Checklist
- Draft Zoning By-Law Amendments

A Notification of Complete Application was issued on September 28, 2017.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- Conformity with the *Employment* policies of the Official Plan and OPA 231
- Design of building including orientation and building materials.
- Site circulation, parking, loading and garbage storage, including appropriate fire routes.
- On-site landscaping and streetscaping along streets and boulevards.
- Ensuring sufficient servicing infrastructure is available to support the development.
- Review of any easements and/or rights-of-way on the site for the purpose of vehicular and pedestrian access to the adjacent property to the west known as 1 International Boulevard.
- Review of any shared driveway and parking agreements with 1 International Boulevard.
- Review and analysis of potential noise impacts from the Lester B. Pearson International Airport and establishment of any noise mitigation measures, if required as a result of the review of potential noise impacts.
- Conformity to any height restriction policies in relation to Lester B. Pearson International Airport.

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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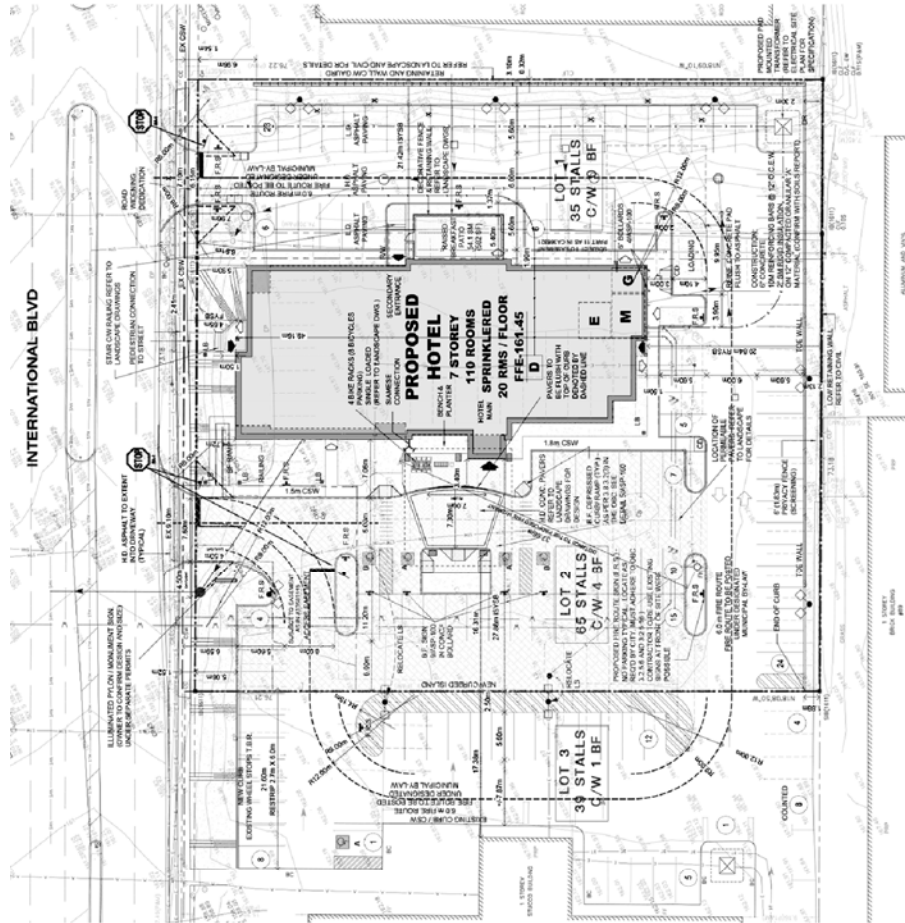
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: West Elevation (Building Front)
Attachment 2b: North and South Elevation
Attachment 2c: East Elevation
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan

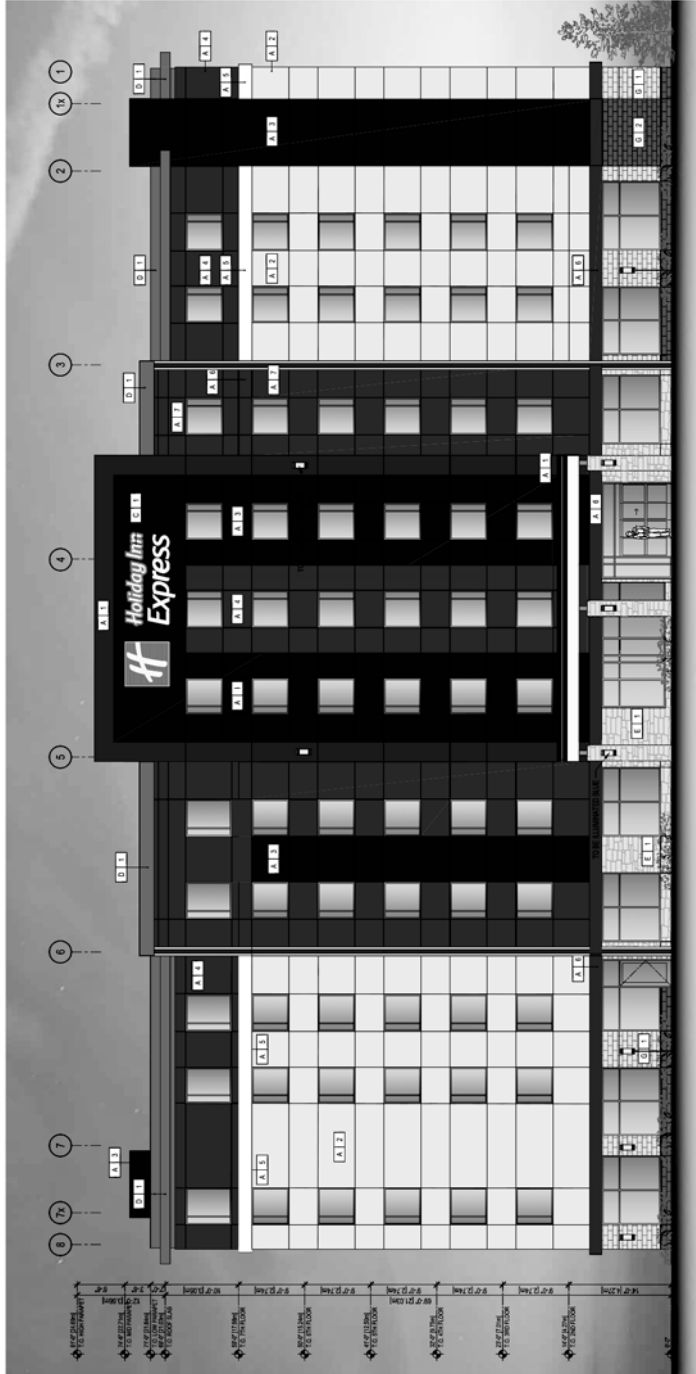


25 International Boulevard

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 10/10/2017

File # 17 255532 WET 02 0Z

Attachment 2a: West Elevation (Building Front)



West Elevation

25 International Boulevard

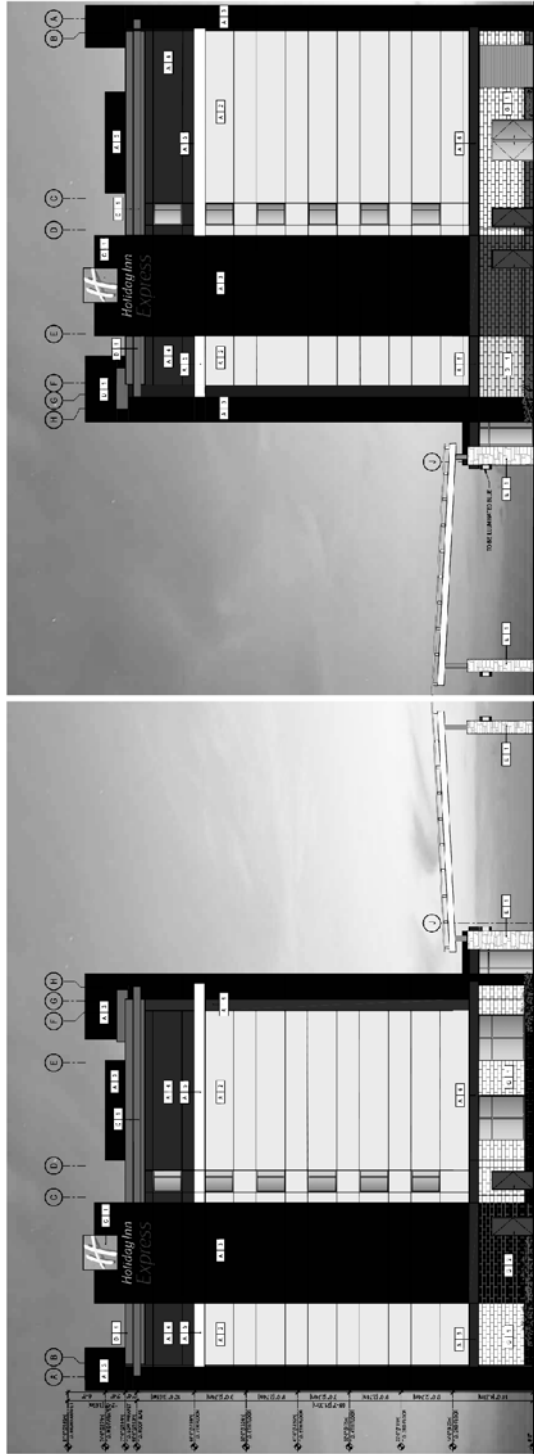
Elevations

Applicant's Submitted Drawing

Not to Scale
10/10/2017

File # 17 255532 WET 02 02

Attachment 2b: North and South Elevations



North South Elevations

25 International Boulevard

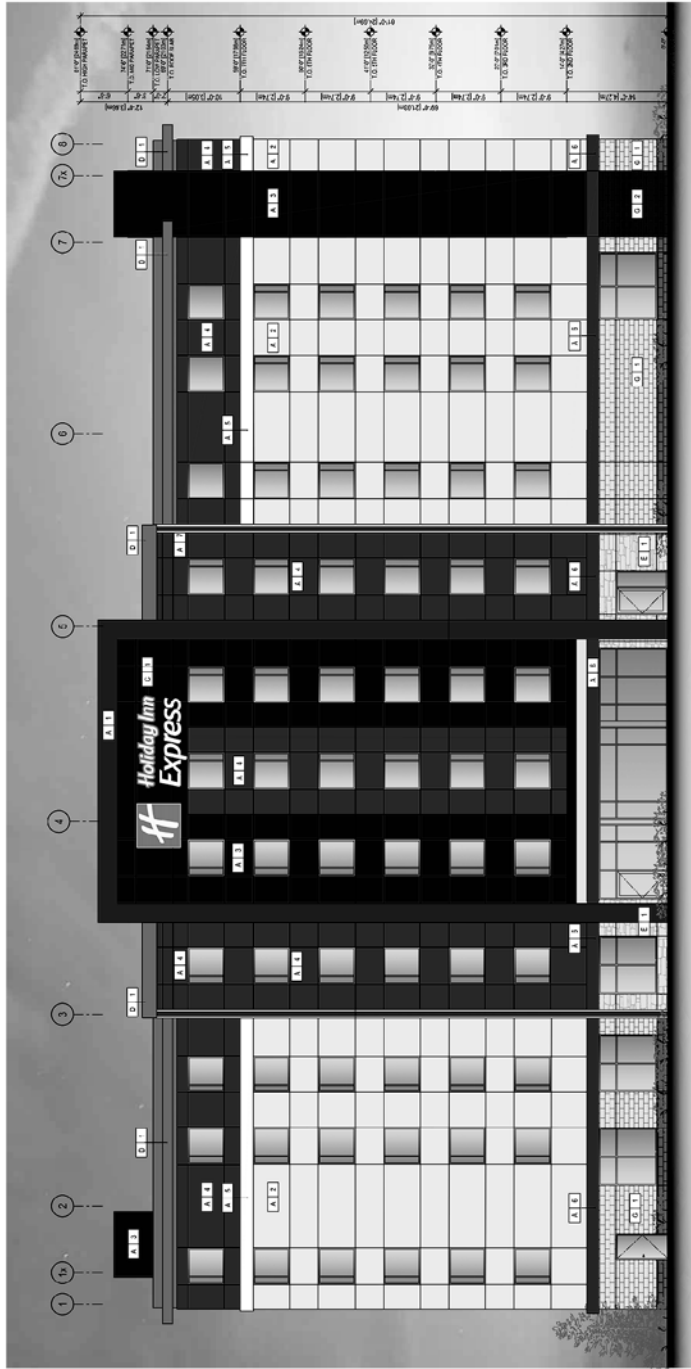
Elevations

Applicant's Submitted Drawing

Not to Scale
10/10/2017

File # 17 255532 WET 02 0Z

Attachment 2c: East Elevation



East Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
10/102017

25 International Boulevard

File # 17 255532 WET 02 0Z


Attachment 3 – Zoning



Zoning By-Law No. 569-2013

25 International Boulevard

File # 17 225532 WET 02 oz

 Location of Application



E Employment Industrial UT Utility and Transportation



Not to Scale
Extracted: 10/10/2017

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	17 225532 WET 02 OZ
Details	Rezoning, Standard	Application Date:	August 30, 2017

Municipal Address: 25 INTERNATIONAL BOULEVARD
 Location Description: ETOBICOKE CON 3 PT LOT 19 RP 66R26383 PARTS 4 TO 13 **GRID W0206
 Project Description: Proposed amendments to former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit a 7-storey, 110 room hotel.

Applicant:	Agent:	Architect:	Owner:
CRISTY WILSON			2530498 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N/A
Zoning:	I.C2 and E1.0	Historical Status:	N/A
Height Limit (storeys):	5 (Etobicoke Zoning Code)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	5,575	Height:	Storeys:	7	
Frontage (m):	73.18		Metres:	25	
Depth (m):	76.20				
Total Ground Floor Area (sq. m):	970				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	100	
Total Non-Residential GFA (sq. m):	6,149		Loading Docks	1	
Total GFA (sq. m):	6,149				
Lot Coverage Ratio (%):	17.3				
Floor Space Index:	1.1				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	6,149	0
Total Units:	0			

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