

**101 Gordon Baker Road - Zoning Amendment
Application - Preliminary Report**

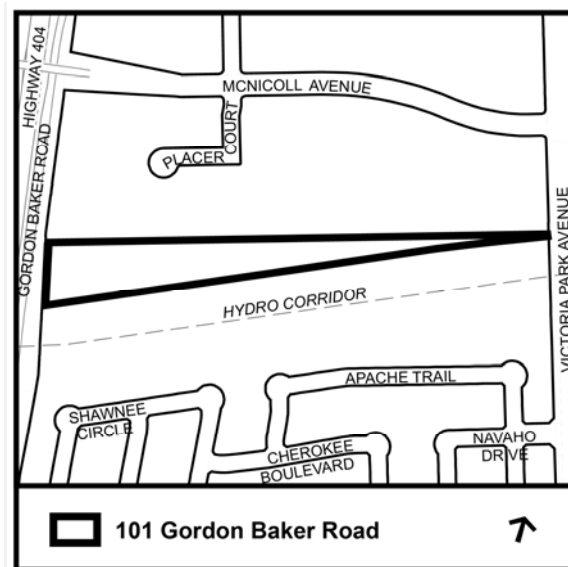
Date:	October 25, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	17 226908 NNY 24 OZ

SUMMARY

This application proposes to amend the Zoning By-law applicable to the lands at 101 Gordon Baker Road to permit the construction of six self-storage buildings. The proposed buildings would range in height from one to four storeys and include a gross floor area of 12,597 square metres and a density of 0.41 times the area of the lot. The proposal would provide surface parking to serve the self-storage facility in addition to maintaining 278 leased parking spaces currently on site for the use of the office buildings to the north of the property (105-115 Gordon Baker Road). A small accessory office area (197 square metres) is proposed for the four-storey building fronting onto Gordon Baker Road.

This report provides preliminary information on the above-noted application and seeks Community Council's direction on further processing of the application and on the community consultation process.

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the ward councillor. A final report and a public meeting under the planning act will be scheduled following community consultation, and the resolution of outstanding issues.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 101 Gordon Baker Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with City Planning staff and the applicant on February 2, 2017, to discuss the proposal and complete application submission requirements. City Planning staff provided the applicant with feedback about the layout/orientation of the buildings.

ISSUE BACKGROUND

Proposal

The application proposes to develop the lands at 101 Gordon Baker Road with six self-storage buildings (Buildings A to F), including an associated office in Building A, a surface parking lot for the self-storage use and a surface parking lot leased to the office buildings to the north of the site. The total self-storage gross floor area would be 12,597 square metres, resulting in a density of 0.41 times the area of the lot. The proposal occupies two-thirds of the site (30,839 square metres), as the easterly third of the triangular lot is too narrow to effectively utilize.

The main vehicular access to the site is proposed in the existing location, at the northwest corner of the site off of Gordon Baker Road. The existing secondary access along the northern edge of the site, from the property to the north, is also proposed to remain open.

Buildings A and B are proposed to be located closest to the Gordon Baker Road frontage and would be oriented north-south, running parallel to Gordon Baker Road. The remaining four buildings (C to F) would be oriented east-west as the site narrows to the east. The 76 surface parking spots provided for the self-storage use are proposed to be generally located around the periphery of the site to the rear of Building B, with the 285 leased parking spaces being located along the most northerly and easterly portions of the site. No parking spaces would have frontage along Gordon Baker Road.

Building A is proposed to be located at the front of the site along Gordon Baker Road and have a height of 16 metres and four storeys. The building is proposed to contain 197 square metres of office space and 7,092 square metres of self-storage space. One row of storage units would have exterior access at the east side of the ground floor and the remaining storage units would be accessed internally within the four storey building. Building B is proposed to be located behind Building A, have a height of 9.1 metres in two storeys and contain 1,542 square metres of self-storage space. The ground floor level of self storage units would be accessed externally from the west side of the building, with the second level of units being externally accessed from the east side of the building, due to the grade change on the site. Buildings C, D, E and F are proposed to be one-storey in height (4.6 metres). The four buildings are proposed to contain self-storage space ranging from 926 square metres to 969 square metres, and all of the storage units in these buildings would have external access.

The existing sidewalk and boulevard along Gordon Baker Road in front of the subject site would be maintained. Two rows of deciduous trees are proposed to be planted in front of Building A adjacent to Gordon Baker Road. Additional trees and landscaping are also proposed along the periphery of the site.

Site and Surrounding Area

The subject site is located on the east side of Gordon Baker Road, south of McNicoll Avenue and north of Finch Avenue East. It has a lot area of 38,662 square metres (9.56 acres) and is an elongated triangular shape, with 87.5 metres of frontage along Gordon Baker Road, narrowing towards the east to 2.6 metres of frontage along Victoria Park Avenue. The site is generally flat with a gentle slope rising from Gordon Baker Road towards Victoria Park Avenue. The site is currently partially occupied with a surface parking lot that is leased to the adjacent office buildings to the north. The remainder of the site is landscaped with grass and a few trees.

Land uses surrounding the subject site are as follows:

- North: To the north of the site are three office buildings ranging in height from eight to nine storeys which are connected by a two-storey base building. To the east of those office buildings is a five storey office building, a place of worship and a number of one and two storey office industrial warehouse buildings, which are located between the site and McNicoll Avenue. Further east of that is the Victoria Park Transfer Station, at the corner of McNicoll Avenue and Victoria Park Avenue.
- South: South of the site is a hydro corridor, beyond which is a neighbourhood of detached and semi-detached dwellings.
- East: To the east, directly across Victoria Park Avenue is a five storey office building at the southeast corner of McNicoll Avenue and Victoria Park Avenue that has a one-storey commercial building fronting onto Victoria Park Avenue, and a surface parking lot to the south and east.

West: West of the site across Gordon Baker Road is Highway 404; beyond the Highway is a neighbourhood of detached and semi-detached dwellings.

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 types and affordable 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 (GGH) 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 City 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

The Toronto Official Plan is the City's most important vehicle for implementing the policies of the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. It sets out the land use policy directions for long-term growth and development in the City of Toronto.

The Official Plan identifies the subject lands as being designated *General Employment Areas* (See Attachment 3). *Employment Areas* are stable environments that are suitable for a variety of employment uses, including those which are more intense and that may require separation or buffering. These areas cultivate the City's tax and employment base through the promotion of investment and the creation of jobs. Although these areas are intended to serve an economic function, support uses, such as small-scale service, retail, and restaurant establishments are required to serve the day-to-day needs of the area businesses and their employees. These uses, however, mustn't detract from the underlying economic function of the lands.

The Official Plan provides criteria to review development proposed within *Employment Areas* (Section 4.6). The objective is to ensure that proposed developments:

- will contribute to the creation of competitive, attractive, highly functional employment areas;
- avoid excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas;
- provide adequate parking and loading on-site, sharing driveways and parking areas wherever possible;
- mitigate certain effects (i.e., noise, dust, odours, etc.) that will be detrimental to other businesses or the amenity of the neighbouring areas; and
- provide landscaping on the front and flanking yards to create an attractive streetscape.

In addition to being designated *General Employment Areas*, the subject property is also identified as *Employment Areas* on Map 2 - Urban Structure of the Official Plan (Section

2.2). This section of the Official Plan speaks to shaping Toronto, in terms of growth, rebuilding, reurbanizing, and regenerating within an existing urban structure. The policies set out under section 2.2.4, state that *Employment Areas* are to be protected and promoted exclusively for economic activity and are to be enhanced to ensure they are attractive and function well.

The Official Plan Map 3 Right-of-Way Widths Associated with Existing Major Street shows this section of Gordon Baker Road requiring a 45 metre right-of-way. The requirement of this right-of-way width is being reviewed by staff.

Official Plan Amendment 231

Official Plan Amendment 231 (OPA 231) was adopted by Council in December 2013, approved by the Minister of Municipal Affairs and Housing in July 2014 and portions of the amendment are under appeal at the Ontario Municipal Board.

On December 20, 2016, the Ontario Municipal Board issued an Order approving additional portions of non-policy text, policies and mapping of OPA 231. Among other matters, the approval brought into effect both the *Core Employment Areas* and *General Employment Areas* land use designations and mapping. The Board Order can be found at:

[www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-Dec%2020%202016%20\(May%204%20version\).pdf](http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/SIPA/Files/pdf/O/OPA%20231%20sections%20appealed-Dec%2020%202016%20(May%204%20version).pdf)

The subject lands are designated *General Employment Areas* and are not subject to a site or area specific appeal to OPA 231.

Section 4.6 of the Official Plan states that "*Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects". The uses permitted in *General Employment Areas* by Policy 4.6.1 include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, office, research and development facilities, utilities, waste management systems and vertical agriculture. In addition to the above uses that are also permitted in *Core Employment Areas*, Policy 4.6.2, permits restaurant and services uses in a *General Employment Area*. The *General Employment Areas* policy permitting all types of retail and major retail remains under appeal and is not currently in effect. However as these policies were adopted by Council as part of OPA 231, they provide policy direction regarding proposed development of retail and major retail uses in *General Employment Areas*.

Zoning

The site is subject to the former City of North York Zoning By-law 7625 and is zoned "Industrial-Office Business Park Zone" MO(2) (see Attachment 4). The MO(2) zone limits the permitted uses on the site to business offices, professional offices, hotel, accessory uses of the hotel, clubs, fitness centres, laundry and dry cleaning collecting establishments, personal service shops, restaurants and retail stores. The zone also has a number of other site-specific provisions including setbacks, gross floor area, height, parking and landscaping.

The site is not subject to the City-wide Zoning By-law 569-2013 (see Attachment 5). However it is anticipated that any potential zoning amendments based on this application would be incorporated into By-law 569-2013.

Site Plan Control

A Site Plan Control application has not been submitted. Site Plan Approval will be required prior to issuance of any building permits for the proposal.

Tree Preservation

There are 36 trees on or within the vicinity of the site. Of these trees, two are protected under the City Tree Protection By-law as having a diameter greater than 30cm, measured at breast height. Urban Forestry staff is reviewing the arborist report submitted with the application to determine the impact on the existing trees.

Reasons for the Application

An application for Zoning By-law Amendment has been submitted to permit the self-storage facility and surface parking lot and create an appropriate list of site-specific development standards to accommodate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Transportation Impact Study
- Environmental Impact Study
- Geotechnical Study
- Toronto Green Standard Checklist
- Draft Zoning By-laws
- Public Consultation Plan.

A Notification of Incomplete Application letter was issued on September 29, 2017. The letter identified the outstanding material required for a complete application submission was an Arborist Report. An Arborist Report was subsequently submitted on October 6, 2017 and a Notification of Complete Application letter was issued on October 19, 2017.

Toronto Green Standard

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

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

Issues to be Resolved

The following issues with the proposal have been identified on a preliminary basis:

- appropriateness of the built form and site organization, to promote safe use, legibility and appropriate building edges to both Gordon Baker Road and Hydro corridor;
- assessment of the landscaping treatments and the provision of adequate soft surface areas;
- review of the parking supply and loading;
- appropriateness of the proposed vehicular and pedestrian access and site circulation;
- appropriate lighting and landscaping throughout the site, including the parking area for the adjacent office building;
- potential right-of-way widening requirement on Gordon Baker Road; and
- adequacy of the proposed site servicing.

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

CONTACT

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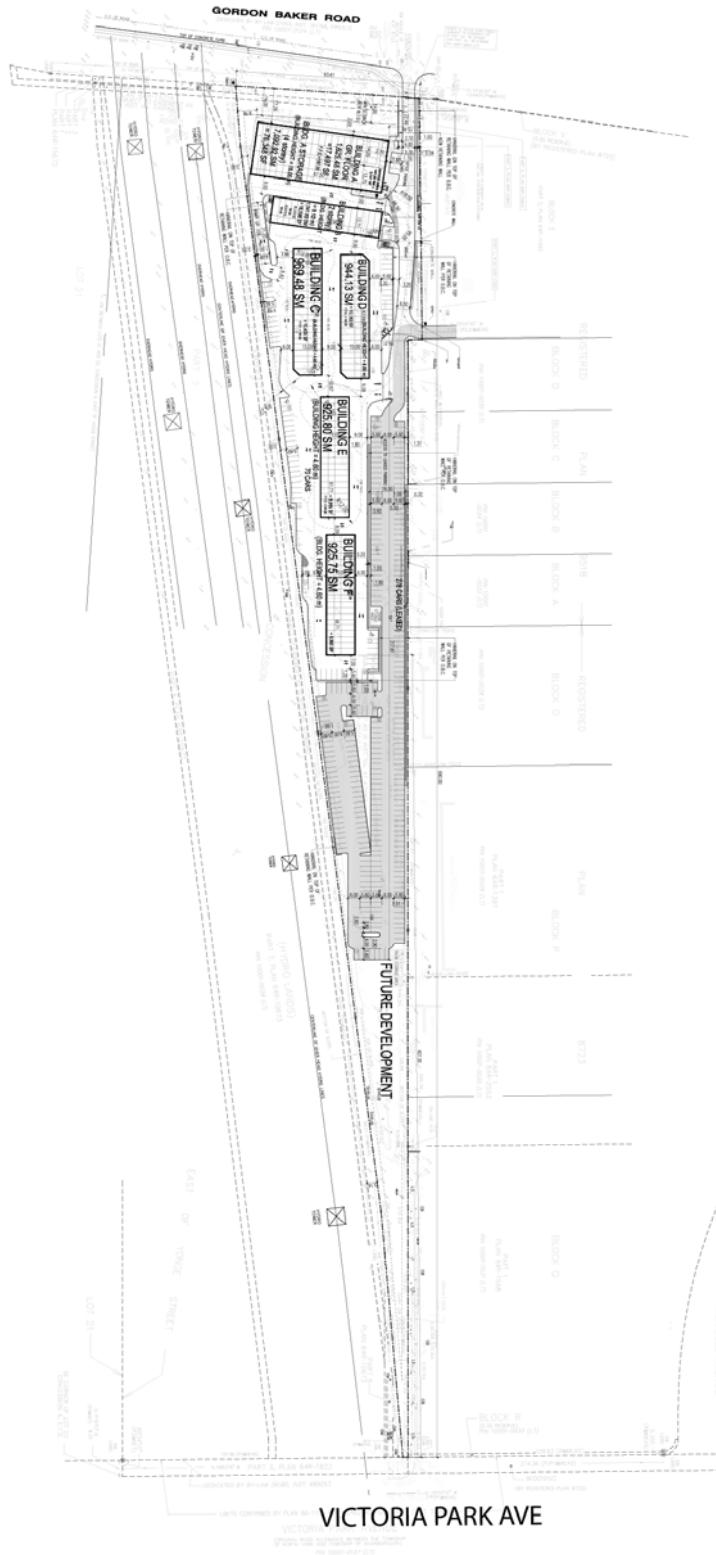
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1a: Full Site Plan
Attachment 1b: Enlarged Partial Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning By-law 7625
Attachment 5: Zoning By-law 569-2013
Attachment 6: Application Data Sheet

Attachment 1a: Full Site Plan



Site Plan

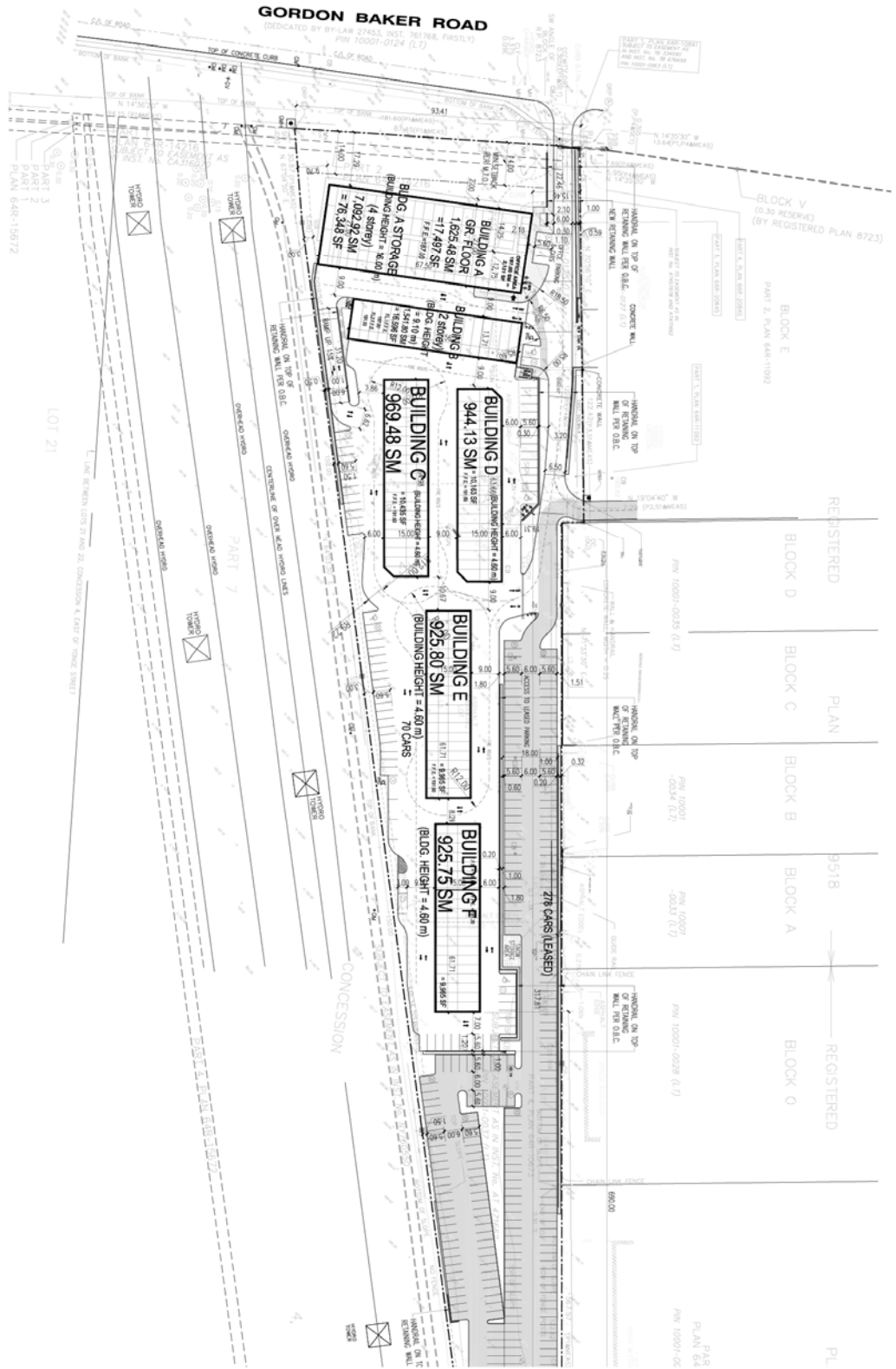
Applicant's Submitted Drawing

Not to Scale
10/12/2017

101 Gordon Baker Road

File # 17 226908 NNY 24 0Z

Attachment 1b: Enlarged Partial Site Plan



Site Plan

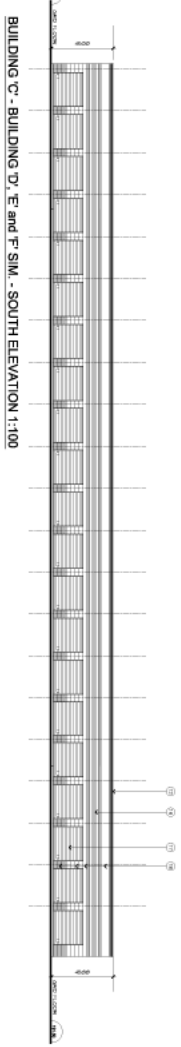
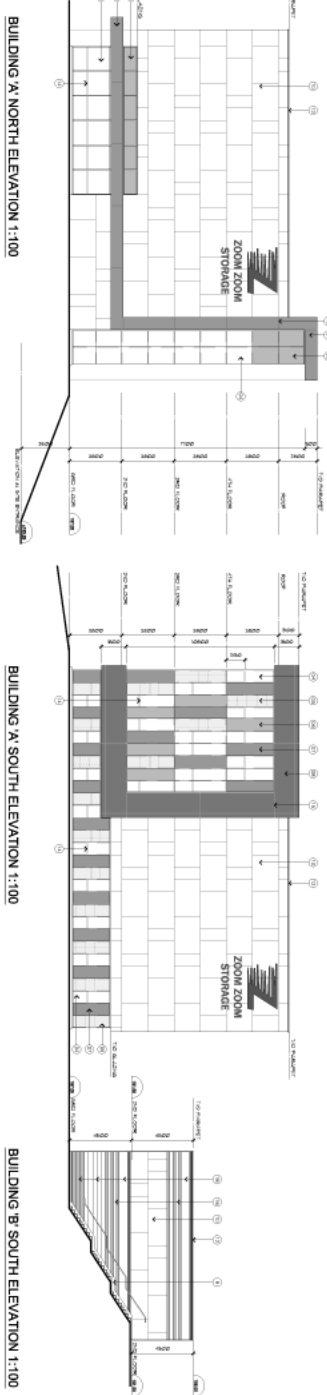
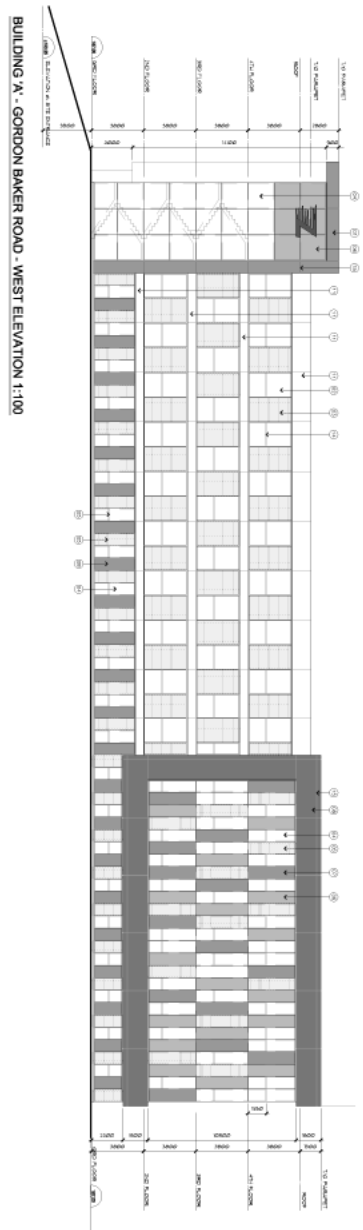
Applicant's Submitted Drawing

Not to Scale
10/12/2017

101 Gordon Baker Road

File # 17 226908 NWY 24 0Z

Attachment 2: Elevations



Elevations

Applicant's Submitted Drawing

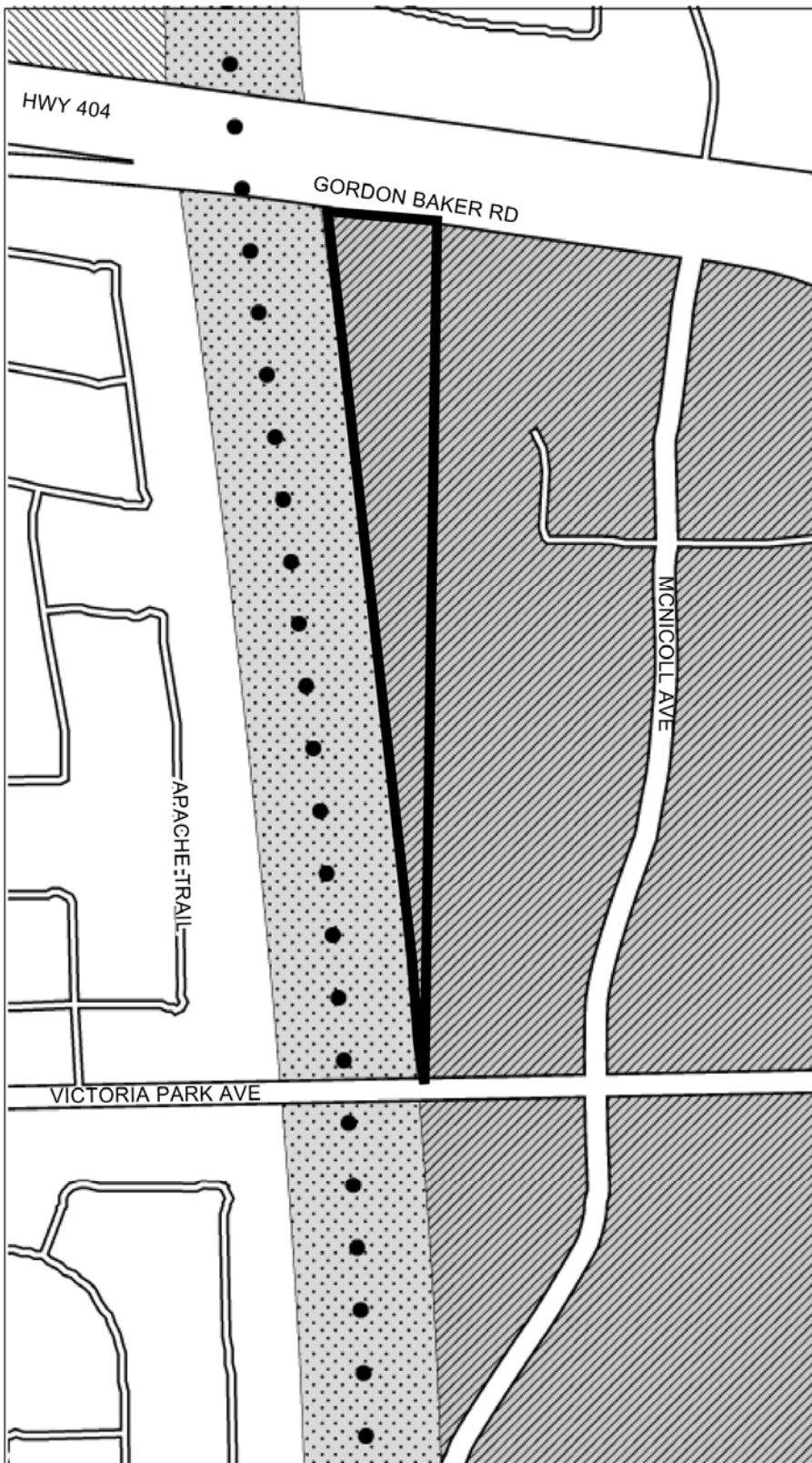
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101 Gordon Baker Road

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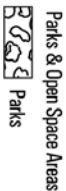
Attachment 3: Official Plan

TORONTO
 Extract from Official Plan



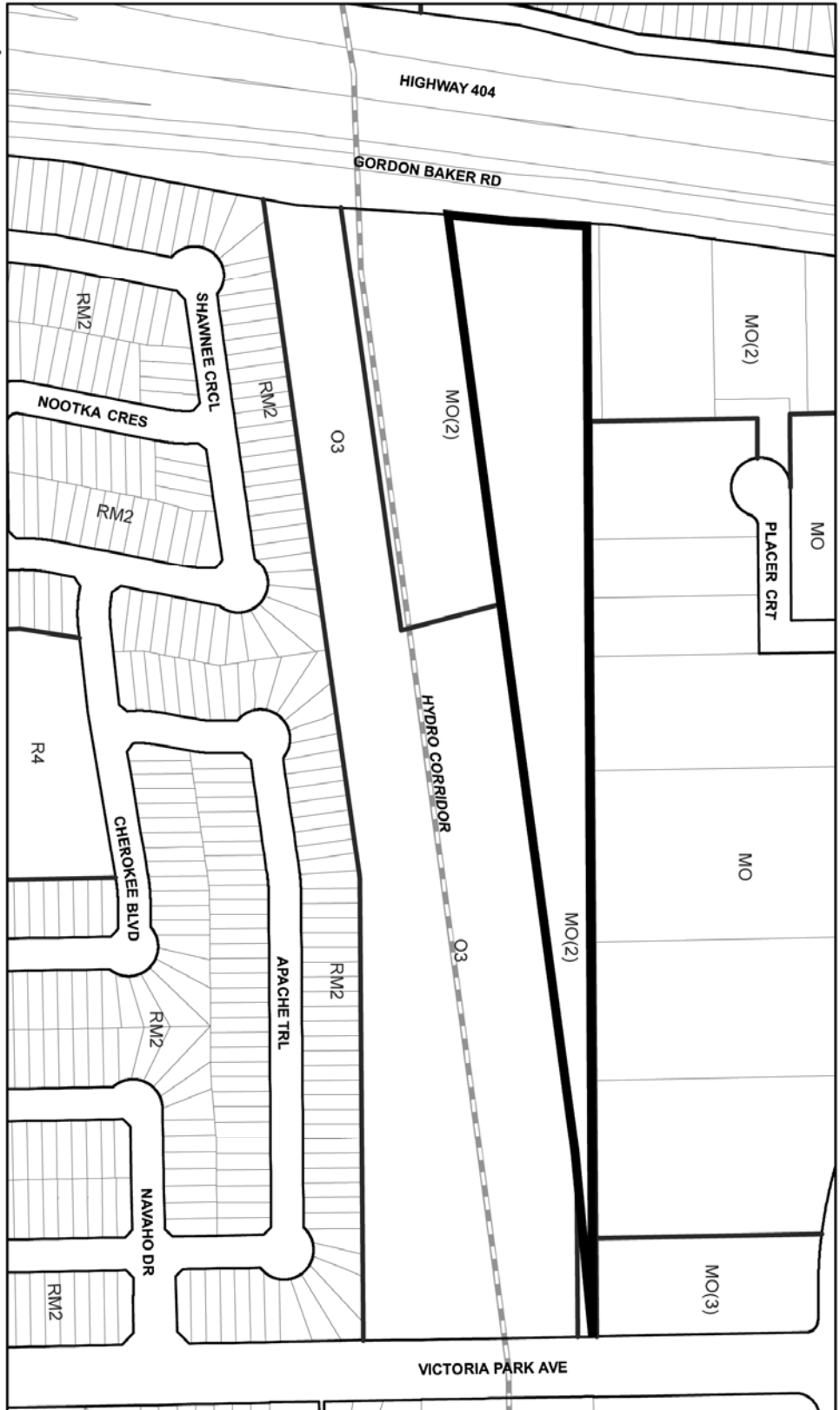
101 Gordon Baker Road

File # 17 226908 MWY 24 02



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Attachment 4: Zoning By-law 7625



Zoning By-Law No. 7625

101 Gordon Baker Road

File # 17 226908 NNY 24 02

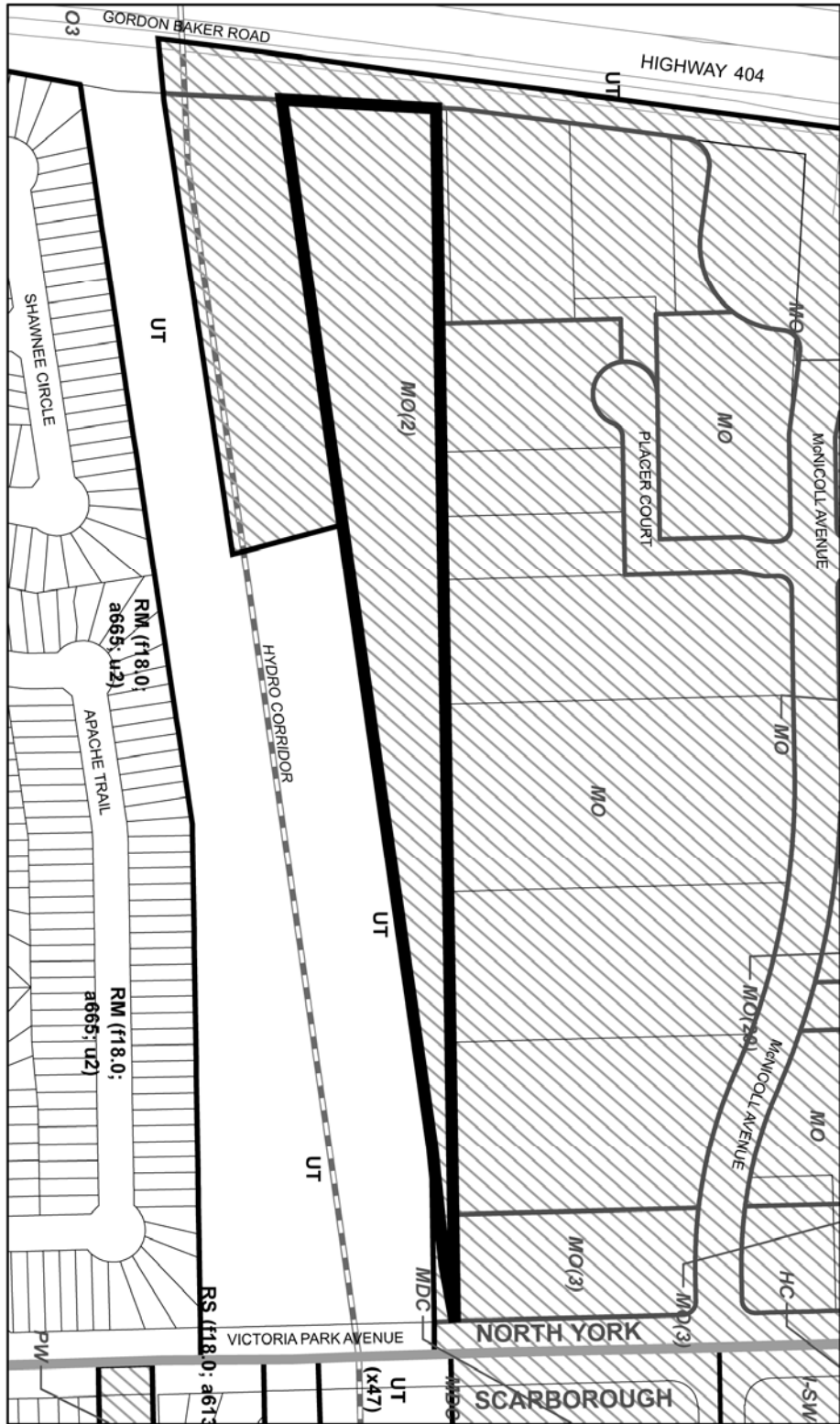
Location of Application

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- MO Industrial-Office Business Park Zone
- O1 Open Space Zone



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Attachment 5: Zoning By-law 569-2013



Toronto

Zoning By-Law No. 569-2013

101 Gordon Baker Road
File # 17 226908 NNY 24 02

Location of Application

RS Residential Semi-Detached

RM Residential Multiple
Utility and Transportation

See Former City of North York By-Law No. 7625

MO Industrial-Office Business Park Zone

See Former City of Scarborough L'Amoreaux Community By-Law No. 12466

PW Place(s) of Worship

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Extracted: 10/12/2017



Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	17 226908 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	September 1, 2017
Municipal Address:	101 GORDON BAKER RD		
Location Description:	NORTH YORK CON 4 EYS PT LOT 22 PLAN 9518 PT BLK E RP 64R9889 PARTS 1 AND 2 RP 64R11092 PART 1 **GRID N2404		
Project Description:	Rezoning application to permit six buildings ranging in height from 1 to 4 storeys. The proposal includes surface parking to serve the self-storage facility in addition to maintaining 278 leased parking spaces currently on site for the use of the commercial buildings to the north.		

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 Church Street, Suite 200 Toronto, ON M5E 1M2		Petroff Partnership Architects 260 Town Centre Blvd, Suite 300 Markham, ON L3R 8H8	STORAGE FIRST MANAGEMENT INC. 800 Rodick Road Markham, ON L6G 1E4

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N
Zoning:	MO(2)	Historical Status:	N
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	30,849.16	Height:	Storeys:	4
Frontage (m):	93.41		Metres:	18
Depth (m):	690			
Total Ground Floor Area (sq. m):	6,358.54			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	76(self-storage) 278 (leased)
Total Non-Residential GFA (sq. m):	12,596.88		Loading Docks	0
Total GFA (sq. m):	12,596.88			
Lot Coverage Ratio (%):	20.6			
Floor Space Index:	0.41			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	197
2 Bedroom:	0	Industrial GFA (sq. m):	12,399.88
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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