

101 Gordon Baker Road – Zoning Amendment Application – Final Report

Date: May 3, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 17 - Don Valley North

Planning Application 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 five storeys and include a gross floor area of 14,383 square metres and a density of 0.47 times the area of the lot including an accessory office of 669 square metres within the self-storage building fronting onto Gordon Baker Road. 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).

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The proposed land use and built form are compatible with adjacent and nearby land uses.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former North York Zoning By-law 7625, for the lands at 101 Gordon Baker Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5a to this report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 101 Gordon Baker Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5b to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary bills to City Council for enactment, outstanding engineering issues outlined in the memo dated January 16, 2019 from Engineering and Construction Services as they relate to the zoning by-law amendment are to be addressed to the satisfaction of the Executive Director and Chief Engineer, Engineering and Construction Services.
5. Before introducing the necessary bills to City Council for enactment, Official Plan Amendment 447 (which proposes a reduction of the planned right-of-way width of Gordon Baker Road) must be adopted by City Council and be in full force and effect.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

PROPOSAL

The application proposes to develop the lands at 101 Gordon Baker Road with six self-storage buildings (Buildings A to F), including an accessory 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 at 105-115 Gordon Baker Road (See Attachment 6: Site Plan). The total self-storage gross floor area would be 14,383 square metres, resulting in a density of 0.47 times the area of the lot. The accessory office within the self-storage warehouse has an area of 669 square metres. The proposal occupies two-thirds of the site (total site area 30,821 square metres), as the easterly third of the triangular lot is too narrow to effectively utilize for building.

The main vehicular access to the site is proposed to be maintained in the existing location at the northwest corner of the site from 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.

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 78 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 278 leased parking spaces being located along the most northerly and easterly portions

of the site (see Attachment 6B: Site Plan Enlarged). No parking spaces would be located abutting the Gordon Baker Road frontage.

Building A is proposed to be located fronting along Gordon Baker Road and have a height of 22.5 metres and five storeys. The building is proposed to contain 669 square metres of office space and 8,396 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 five storey building. Building B is proposed to be located behind Building A, have a height of 9.0 metres, be two storeys in height and contain 1,553 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 at grade 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 (Buildings C, D and E are 4.12 metres and Building F is 4.9 metres in height). The four buildings are proposed to contain self-storage space ranging from 925 square metres to 970 square metres, and all of the storage units in these buildings would have external access at grade (See Attachments 7a-c: Elevations).

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 throughout the site and along the periphery of the site.

Refer to Attachment No. 1 for project data.

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 (See Attachment 2: Location Map). The depth of the lot is approximately 690 metres. 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 with heights of eight, nine and ten 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 subject site and McNicoll Avenue. Further east of that is the Victoria Park Transfer Station, at the southwest corner of McNicoll Avenue and Victoria Park Avenue.

South: Immediately south of the site is a hydro corridor and beyond that is a neighbourhood of detached and semi-detached dwellings.

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

Reasons for Application

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

APPLICATION BACKGROUND

A pre-application meeting was held on February 2, 2017. The current application was submitted on September 1, 2017. A Notification of Incomplete Application letter was issued on September 29, 2017. The letter identified that 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.

A Preliminary Report on the application was adopted by North York Community Council on November 14, 2017 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community consultation is summarized in the Comments section of this Report.

The decision of North York Community Council and the Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY26.14>

Application Submission Requirements

The following reports/studies were submitted with the application:

- Planning Rationale
- Transportation Impact Study
- Environmental Site Assessment (Phase 1 & 2)
- Functional Servicing & Stormwater Management Report

- Geotechnical Study
- Hydrogeological Report
- Archaeological Assessment
- Arborist Report
- Toronto Green Standard Checklist
- Draft Zoning By-laws
- Public Consultation Plan.

All submitted reports/studies for the application are available at the Application Information Centre (AIC)

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4238955&isCofASearch=false&isTlabSearch=false>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards and conditions of Site Plan Control approval.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Growth Plan for the Greater Golden Horseshoe (2017)

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Official Plan Amendment No. 231

Official Plan Amendment No. 231 (OPA 231) contains new economic policies and new policies and designations for Employment Areas as part of the Official Plan and Municipal Comprehensive Reviews. The Minister approved OPA 231 in July 2014 with minor modifications and this decision was appealed by roughly 175 parties to the Ontario Municipal Board (OMB), the predecessor of the Local Planning Appeal Tribunal (LPAT). Commencing in June 2015, the OMB/LPAT has issued a number of Orders to grant partial approvals of OPA 231, including amongst other matters the Core Employment Areas and General Employment Areas designations and the permitted land uses in each designation, except for retail uses in General Employment Areas that

remain subject to appeal. The approved OPA 231 citywide policies are in force for all lands except for properties subject to site-specific appeals to OPA 231. Regarding the subject lands, there is no site-specific appeal to OPA 231.

OPA 231 hearing matters regarding citywide policies that remain outstanding include Employment Area conversion and population forecasting, retail policies and office replacement. The LPAT has scheduled the hearing of the conversion/forecasting matter to commence in September 2019, and the hearing of retail policies to commence in May 2020. The hearing phase regarding site-specific appeals has not been scheduled by the LPAT and will follow the hearing of citywide policy matters.

Chapter 2 - Shaping the City

The subject lands are 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.

Chapter 3 - Building a Successful City

The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. New development in Toronto will be located and organized to fit within its existing and/or planned context. It will do this by generally locating buildings parallel to the street or along the edge of a park or open space, have a consistent front yard setback, acknowledge the prominence of corner sites, locate entrances so they are clearly visible and provide ground floor uses that have views into and access from the streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces, and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

In addition to the policies identified above, new development will also be massed to define the edge of streets, parks and open spaces to ensure adequate access to sky views for the proposed and future uses. New development will provide public amenity, and enhance the public realm through improvements to adjacent boulevards and sidewalks through tree plantings.

Policy 3.5.1.1 of the Official Plan states that Toronto's economy will be nurtured and expanded to provide for the future employment needs of Toronto through actions including maintaining a strong and diverse economic base, contributing a broad range of employment opportunities for all Torontonians, and maintaining a healthy tax base for the City.

Chapter 4- Land Use Designations

The subject lands are designated General Employment Areas on Map 19 of the Official Plan as amended by OPA 231 (See Attachment 3a: Official Plan Land Use Map and Attachment 3b: Official Plan Amendment 231 Land Use Map).

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". Policy 4.6.3 states that General Employment Areas are places for business and economic activities generally located on the peripheries of employment areas. In addition to the uses permitted in Core Employment Areas in Policies 4.6.1 and 4.6.2, General Employment Areas permit restaurants, all types of retail and service uses. The permission for retail uses remains under appeal before the Local Planning Appeal Tribunal and is not in force and effect.

The uses permitted in Core Employment Areas by Policy 4.6.1 include 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. Policy 4.6.2 permits the following additional uses provided they are ancillary to and intended to serve the Core Employment Area in which they are located: 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.

Site and Area Specific Policy 394

Site and Area Specific Policy 394 applies to the site. The Site and Area Specific Policy prohibits new major retail developments with 6,000 square metres or more of retail floor area and permits restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services when these uses are located on lower level floors of multi-storey buildings that include Core Employment Area uses, particularly office uses.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of the Report.

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 4a). 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 building specific setbacks, gross floor area, height, parking and landscaping. The MO(2) zone does not permit a warehouse, public self-storage warehouse or parking lot uses as are proposed by the application.

The site is not subject to the City-wide Zoning By-law 569-2013 (see Attachment 4b). The application submitted includes an amendment to incorporate the subject property into By-law 569-2013 and provide appropriate development standards for the proposed development.

Site Plan Control

A Site Plan Control Application was submitted on June 14, 2018 (File No. 18 178197 NNY 24 SA) and is being reviewed concurrently with the zoning by-law amendment application.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against the policies of the Growth Plan as described in the Policy Considerations section of the Report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

The PPS (2014) requires that Planning Authorities promote economic development and competitiveness by providing for an appropriate mix and range of employment and institutional uses to meet long-term needs and 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.

The Growth Plan (2017) states that Economic development and competitiveness in the GGH will be promoted by making more efficient use of existing employment areas and vacant and underutilized employment lands.

The subject site is located within an employment area and is currently utilized for surface parking to service the office buildings to the north. This function will be maintained, along with adding the proposed self-storage warehouse use. The site is

located to the north of a hydro/utility corridor which forms the boundary between an employment area and a residential area.

This proposal is consistent with the PPS and conforms to the Growth Plan for the Greater Golden Horseshoe as it proposes an employment use on lands designated for employment purposes. The proposal utilizes a site which is presently underutilized by introducing the new self-storage facilities while maintaining the existing parking for the uses to the north.

Land Use

This application has been reviewed against the official plan policies described in this report as well as the policies of the Toronto Official Plan as a whole. The proposed land use complies with the Official Plan and is a permitted use on the site. Site and Area Specific Policy 394 which applies to the site does not apply to restrict any of the proposed uses. The draft Zoning By-law Amendments attached to this report to permit the public self-storage use and the site specific performance standards conform with the Official Plan. Given the surrounding land uses, the proposed new self-storage warehouse and maintenance of the existing surface parking for the adjacent office uses is appropriate for the subject lands and is supported by staff.

Density, Height, Massing

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of the Report.

The applicant is proposing a density of 0.47 times the lot area. This density is appropriate given the proposed uses, and the irregular shape of the site. The site is currently being utilized to provide parking for the adjacent office buildings. This function will be maintained in a redesigned parking area, along with the addition of the six buildings for the self-storage warehouse use on the western portion of the site. The eastern portion of the site will remain landscaped space as it is too narrow to facilitate any other use.

The proposed self-storage buildings provide an appropriate height transition between the subject lands and the existing eight storey office buildings to the north and the low density residential area south of the hydro corridor. The proposed height of the tallest self storage building (5 storeys) is lower than the existing adjacent office building (8 storeys).

The proposal masses the largest of the six self-storage buildings, the five storey Building A along the Gordon Baker Road frontage with a 14.5 metre setback to the street at the south corner of the building and a 17.7 metre setback to the street at the north corner of the building following the required road widening. This setback is similar to the adjacent office building to the north which is setback approximately 20 metres. A two storey building (Building B) provides a transition between the western part of the

site and the eastern part of the site where four one-storey self-storage warehouse buildings (Buildings C, D, E & F) are proposed to be located.

The Gordon Baker Road elevation of the building has been designed to incorporate an enclosed glass staircase at the northwest corner of the building. The uses at the ground floor are flexible work space office uses and boardrooms with windows facing the street. On floors 2-5 of Building A, access hallways with exterior glass windows have been located along the Gordon Baker Road elevation to animate this public street.

The proposed density, height and massing of the proposal are appropriate for the site.

Community Consultation

A community consultation meeting was held on February 7, 2018 at Hillmount Public School. The meeting was attended by City Planning Staff, local Councillor's office staff, the Applicant and three members of the public. The public in attendance did not raise any concerns with the application, however there was some interest in making sure the views of the proposed buildings were limited from the existing neighbourhood south of the Hydro Corridor by having a planted edge along the southern property line. The applicant has revised their plans to provide additional landscape plantings along the southern property boundary which will be secured through the site plan approval process.

Site Plan

City staff are reviewing design details as part of the site plan approval process. Outstanding issues include: the heights and locations of retaining walls; safe pedestrian walkways; the amount of hard surface cover and greening of the parking areas; landscape buffering along site boundaries; building exterior materials; and, the location and details of canopies above pedestrian entrance doors. The details of these aspects of the site layout and building design will be finalized and secured through the site plan approval process and may result in the reduction of on site surplus parking spaces for the adjacent office building and the public self-storage uses.

Access, Parking, Loading

Access:

The existing site is served by an all-moves driveway with Gordon Baker Road that will remain. The proposed south curb radius is greater than the City standard. The applicant will be required to revise the proposed curb radii at the site driveway to be a maximum of 8 metres through the site plan review process.

Parking:

According to the site statistics, a total of 78 parking spaces will be provided on site for the proposed self-storage facility. These spaces will be located at-grade. Seven bicycle parking spaces are proposed to be provided on site for the proposed self-storage facility. The number of bicycle parking spaces proposed exceeds the minimum requirement of By-law 569-2013.

The parking requirements for the project are governed by the applicable parking provisions contained in the former City of North York general Zoning By-law No. 7625. As such, the minimum parking requirement for the proposed site is 83 spaces (1 space / 150 square metres). However, Zoning By-law No. 569-2013 was recently developed by City staff in order to update the parking requirements for developments.

Using Zoning By-law 569-2013, the proposed self-storage warehouse use requires a minimum of 86 spaces (0.6 spaces / 100 square metres). The applicant has submitted a parking study letter (dated November 13, 2018 by R.J. Burnside & Associates Ltd) as an addendum to their Transportation Impact Study. The letter assesses two proxy self-storage facilities in Markham of comparable size and function. Parking demand surveys were undertaken on October 12 and 19, 2018, and October 13 and 20, 2018 from 9am to 5pm. The observed peak parking demand was seen to be 0.40 spaces per 100 square metres of GFA. In general, the parking supply at both proxy sites was found to be generally underused when compared to the required rate of 0.6 spaces / 100 square metres of GFA.

To remain as consistent as possible with the City's by-law requirements, while acknowledging this submitted parking information, Transportation Services recommends a parking by-law rate of 0.54 space per 100 square metres. Based on this the 78 parking spaces proposed for the self-storage warehouse is acceptable.

The existing 278 parking spaces are proposed to be reconfigured on-site and will continue to be leased to the adjacent commercial properties to the north. This use is permitted as a Public Parking Lot by By-law 569-2013 and a Parking Lot in the proposed amendment to By-law 7625.

Loading:

There are no "traditional" proposed dedicated loading spaces on the site. There is a loading room with direct access to the elevators to the upper floors provided for Building A. This room has direct vehicle access from the internal driveway, but does not meet the standard sizes of loading spaces within the By-law. This area provides the function of a loading space for the public self-storage units without direct vehicle access in Building A. The location of this loading room will be secured through the site plan approval process.

As per Zoning By-law No. 7625, the site is required to provide a minimum of three (3) loading spaces for the development. Similarly, the new City of Toronto Zoning By-law 569-2013 requires a total of three (3) Type A loading spaces for warehouse uses.

Transportation Services acknowledges the functional loading needs of the site based on the applicant's submitted Transportation Impact Study and comment response letters/addendums. The proposed site and driveway configuration, provides ample paved surface for loading vehicles adjacent to the proposed storage units. As such, no dedicated loading spaces are required for the self-storage warehouse use.

Road Widening

A City Initiated Official Plan Amendment has been prepared to review the right-of-way requirement for Gordon Baker Road shown on Map 3 of the Official Plan. The Official Plan identifies the portion of Gordon Baker Road between Finch Avenue East and Harold Evans Crescent as requiring a right-of-way width of "45 metres and over". Staff are recommending that the right-of-way between Harold Evans Crescent in the north and the North York Hydro Corridor located to the south of 101 Gordon Baker Road be reduced in width from "45 metres and over" to 27 metres which is consistent with the right-of-way requirement shown on Map 3 for Gordon Baker Road north of Harold Evans Crescent, and which has been determined by staff to be sufficient to meet the City's needs and to minimize property impacts in this area. A separate report on this Official Plan Amendment will be submitted to Council for consideration prior to consideration of this report as the amended right-of-way requirement must be approved prior to consideration of the site-specific Zoning By-law amendment. As such, staff have included a recommendation as part of this report that before introducing the necessary bills to City Council for enactment, Official Plan Amendment 447 must be adopted by City Council and be in full force and effect.

In order to create a 27 metre right-of-way for this segment of Gordon Baker Road a triangular road widening dedication with a maximum width of approximately 2.2 metres at the north property boundary of the subject site narrowing in width as the dedication moves south along the Gordon Baker Road frontage of the subject site is required and is proposed to be conveyed to the City through the site plan approval process.

Solid Waste

The City of Toronto does not provide service to large non-residential, industrial, commercial and institutional developments. Therefore this development is ineligible for City of Toronto waste collection services and as such all garbage and recyclables must be collected privately. Garbage and other waste materials are not to be placed on public property. Proper loading/storage facilities located on private property are required and must meet all applicable by-laws and legislation including Chapter 841 of the Municipal Code.

A garbage room with direct access from the internal driveways is proposed on the ground floor of Building A to service the site. Garbage will be stored in this location prior to private collection occurring. The location of this facility will be secured as part of the site plan approval process.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Study, and a Hydrogeological Report in support of the development application. Engineering and Construction Services Staff have reviewed the Functional Servicing and Stormwater Management report dated November 30, 2018 and advised that the owner is required to submit a revised Functional Servicing Report and Stormwater Management report and address outstanding issues as per the comments dated January 16, 2019 prior to the approval of the proposed Zoning By-law Amendment.

The main outstanding issue at this time is the Fire Underwriters Survey (FUS) calculation. A broken water valve has been identified proximate to the site which potentially resulted in the low flow identified in the hydrant flow test. Toronto Water has scheduled a replacement of this valve and a new hydrant flow test following this. Staff have included a recommendation as part of this report that the outstanding engineering concerns are addressed by the applicant before introducing bills to City Council.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of 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 0.79 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 Chapter 415, Article III, of the Toronto Municipal Code.

The self-storage facility is exempt from the parkland dedication requirement. As specified under the Toronto Municipal Code Chapter 415, Article III, Section 415-30. A. (8), Industrial Uses are not subject to parkland dedication requirements.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement for the reconfigured commercial parking lot through cash-in-lieu of parkland. The non-residential nature of the redeveloped parking lot is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first building permit.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources. The subject site is identified on the City's map of properties which have archaeological resource potential. The applicant has submitted a Stage 1 and Stage 2 Archaeological Assessment which concluded there were no further archeological concerns and that there is no potential for resources to be identified. Heritage Preservation Services staff have reviewed the report and concur with the applicant's report findings that no further Archaeological Assessment is required to be conducted on the site.

Tree Preservation

There are no private trees that qualify for protection under the Private Tree by-law located on the site.

The applicant's Arborist Report identifies one City tree in poor structural condition in conflict with the proposed new public sidewalk. An Application to Injure or Remove Trees will be required for permission to remove this tree. The applicant is to submit a tree planting deposit to ensure the planting and survival of the 10 new City trees proposed along Gordon Baker Road. These requirements will be secured through the site plan approval process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-law Amendments, on site plan drawings and through a site plan agreement or registered plan of subdivision.

The applicant is required to meet Tier 1 of the TGS. Tier 1 TGS measures proposed include the provision of bicycle parking, electrical charging stations for automobiles, and Urban Heat Island Reduction requirements. Performance measures for the Tier 1 development features will be secured through the site plan agreement and zoning by-law as appropriate.

Conclusion

The proposal for six public self-storage buildings has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal conforms with the Toronto Official Plan, particularly as it relates to protecting employment areas and ensuring they are attractive and function well. Staff recommend Council approve the application. Before introducing the necessary bills to City Council for enactment, Official Plan Amendment 447 (which proposes a reduction of the planned right-of-way width of Gordon Baker Road) must be adopted by City Council and be in full force and effect.

CONTACT

Stephen Gardiner, Planner, Tel. No.416-392-5460, E-mail:
Stephen.Gardiner@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3a: Official Plan Land Use Map

Attachment 3b: Official Plan Amendment 231 Land Use Map

Attachment 4a: Existing Zoning By-law Map - By-law 7625

Attachment 4b: Existing Zoning By-law Map - By-law 569-2013

Attachment 5a: Draft Zoning By-law Amendment - By-law 7625

Attachment 5b: Draft Zoning By-law Amendment - By-law 569-2013

Applicant Submitted Drawings

Attachment 6a: Site Plan

Attachment 6b: Site Plan Enlarged

Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 101 GORDON BAKER RD Date Received: September 1, 2017
Application Number: 17 226908 NNY 24 OZ
Application Type: OPA / Rezoning, Rezoning

Project Description: Rezoning application to permit six buildings ranging in height from 1 to 5 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 ST 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

EXISTING PLANNING CONTROLS

Official Plan Designation:	General Employment Areas	Site Specific Provision:	SASP 394
Zoning:	MO(2)	Heritage Designation:	N
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 30,822 Frontage (m): 93 Depth (m): 690

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			6,320	6,320
Residential GFA (sq m):				
Non-Residential GFA (sq m):			14,383	14,383
Total GFA (sq m):			14,383	14,383

Height - Storeys: 5 5
Height - Metres: 23 23

Lot Coverage Ratio 20.5 Floor Space Index: 0.47
(%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA: 14,383

Institutional/Other GFA:

Parking and Loading

Parking Spaces: 356 Bicycle Parking Spaces: 7 Loading Docks: 0

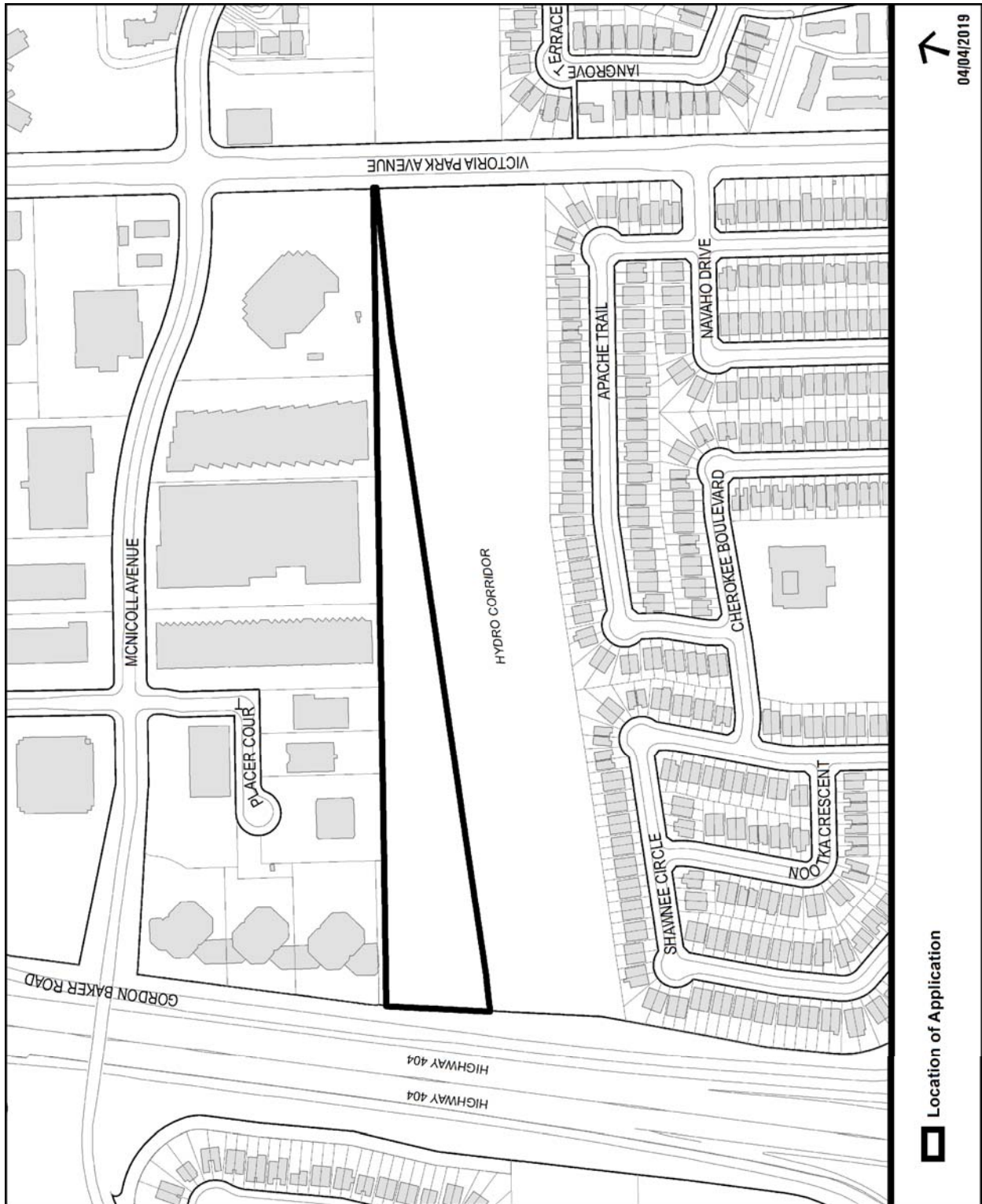
CONTACT:

Stephen Gardiner, Planner

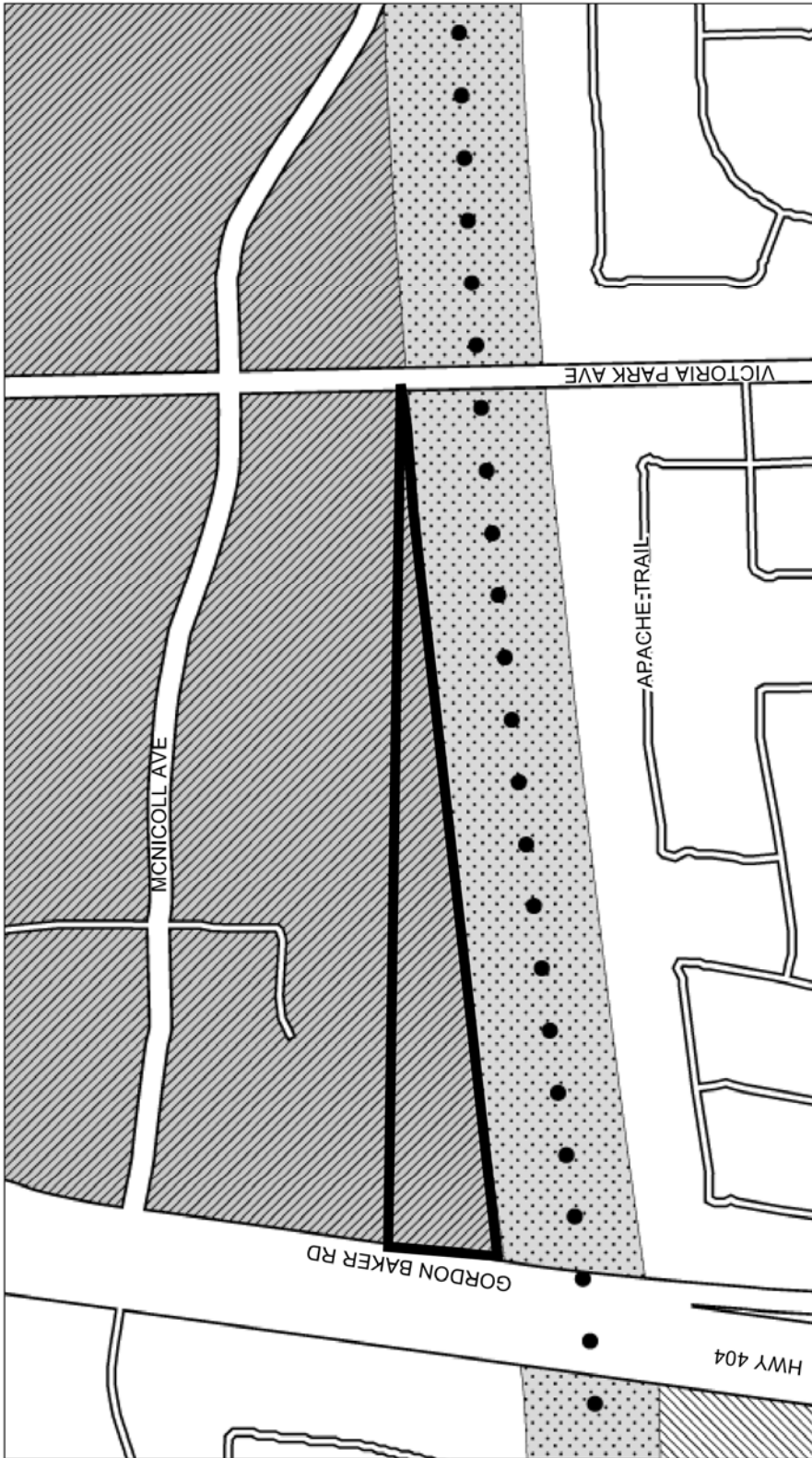
(416) 392-5460

Stephen.Gardiner@toronto.ca

Attachment 2: Location Map



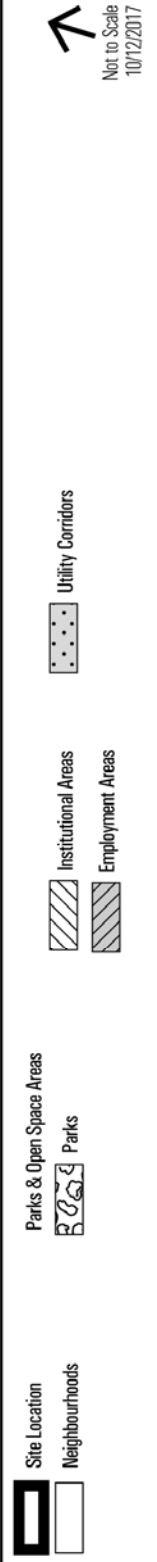
Attachment 3a: Official Plan Land Use Map



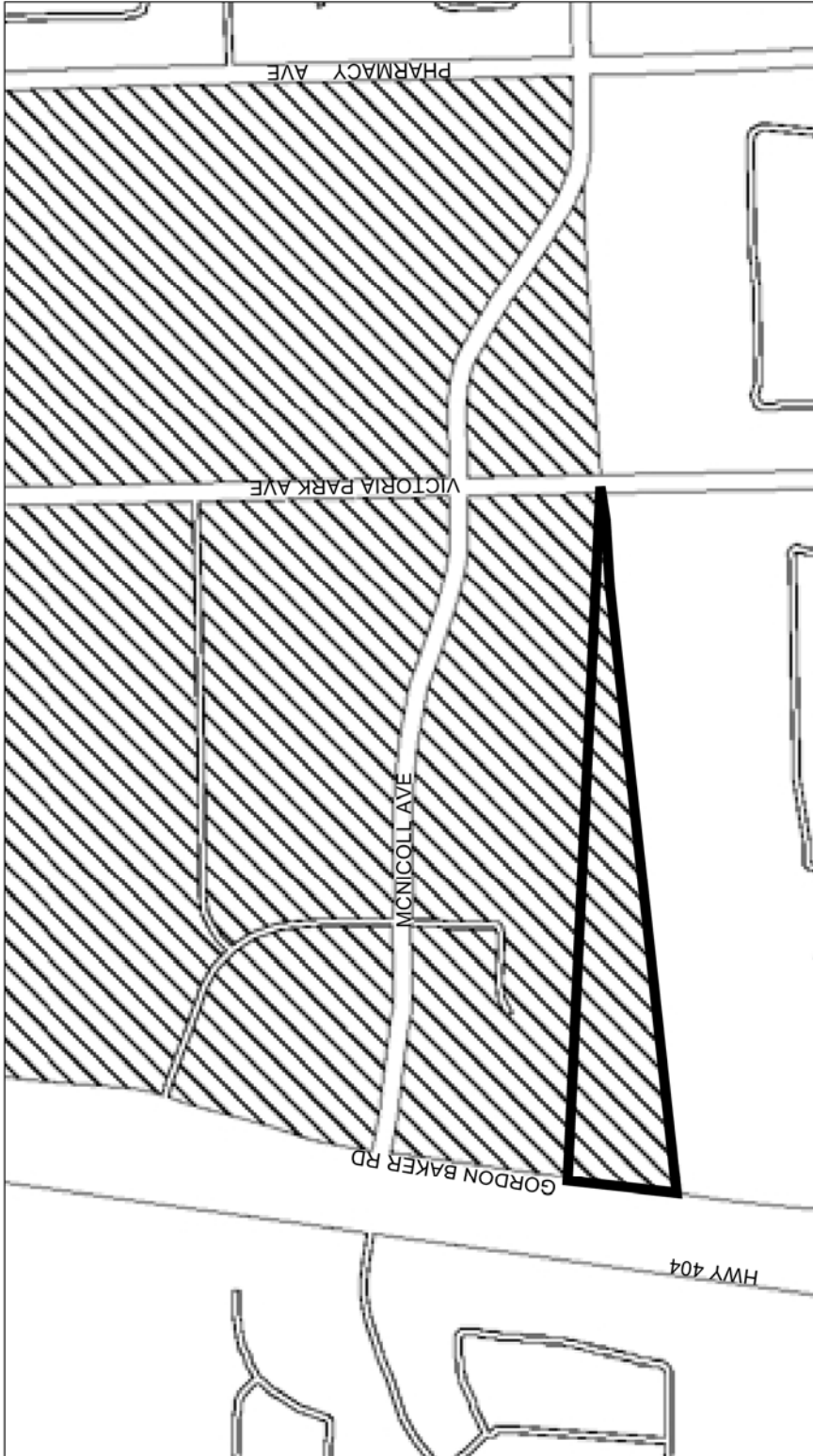
101 Gordon Baker Road

Toronto
Extract from Official Plan

File # 17 226908 NMY 24 0Z



Attachment 3b: Official Plan Amendment 231 Land Use Map



101 Gordon Baker Road



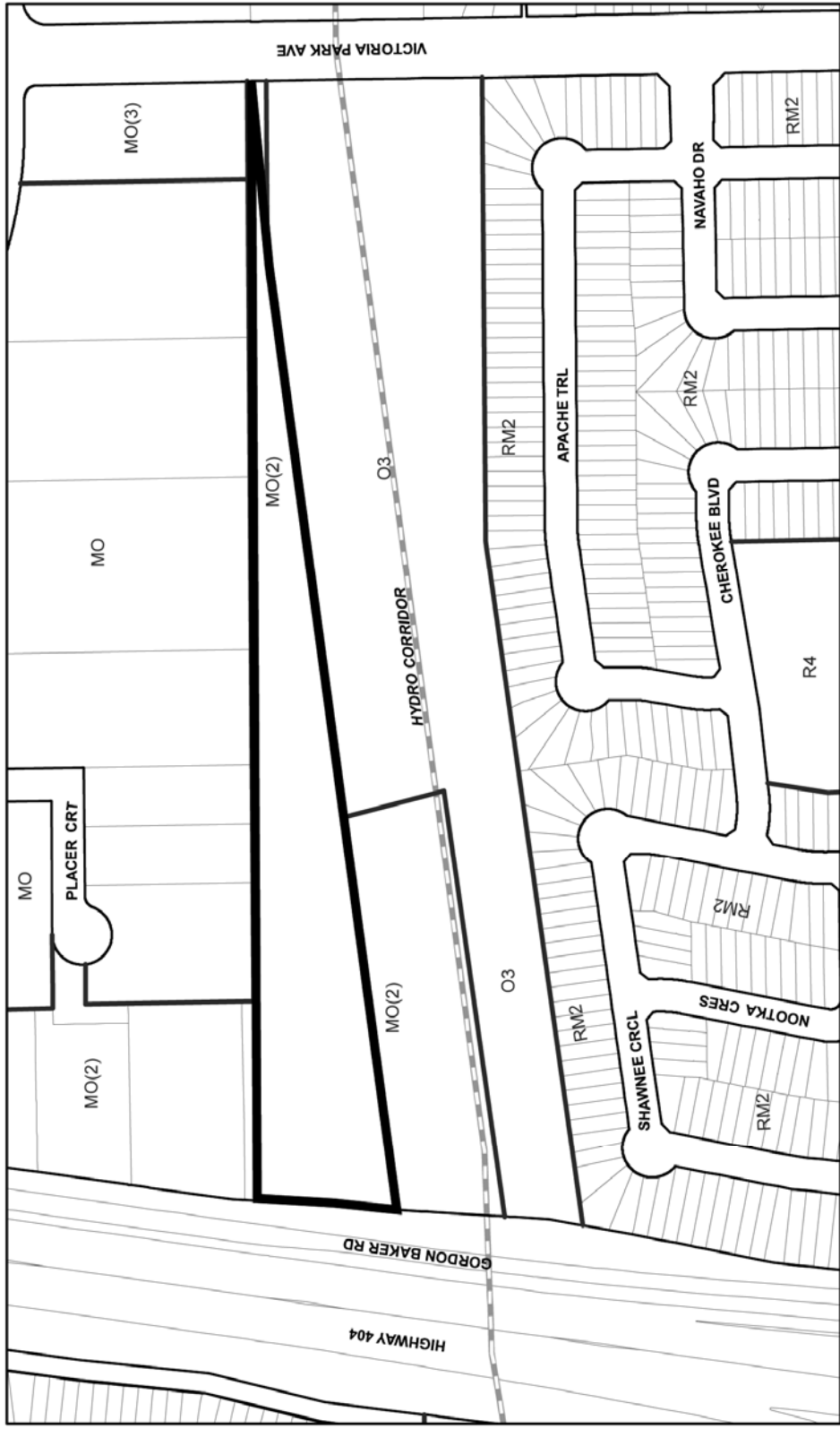
Extract from Official Plan Amendment 231 Land Use Map

File # 17-226908 NNY 24 0Z


- Site Location
- Neighbourhoods
- General Employment Areas

Not to Scale
05/01/2018

Attachment 4a: Existing Zoning By-law Map - By-law 7625



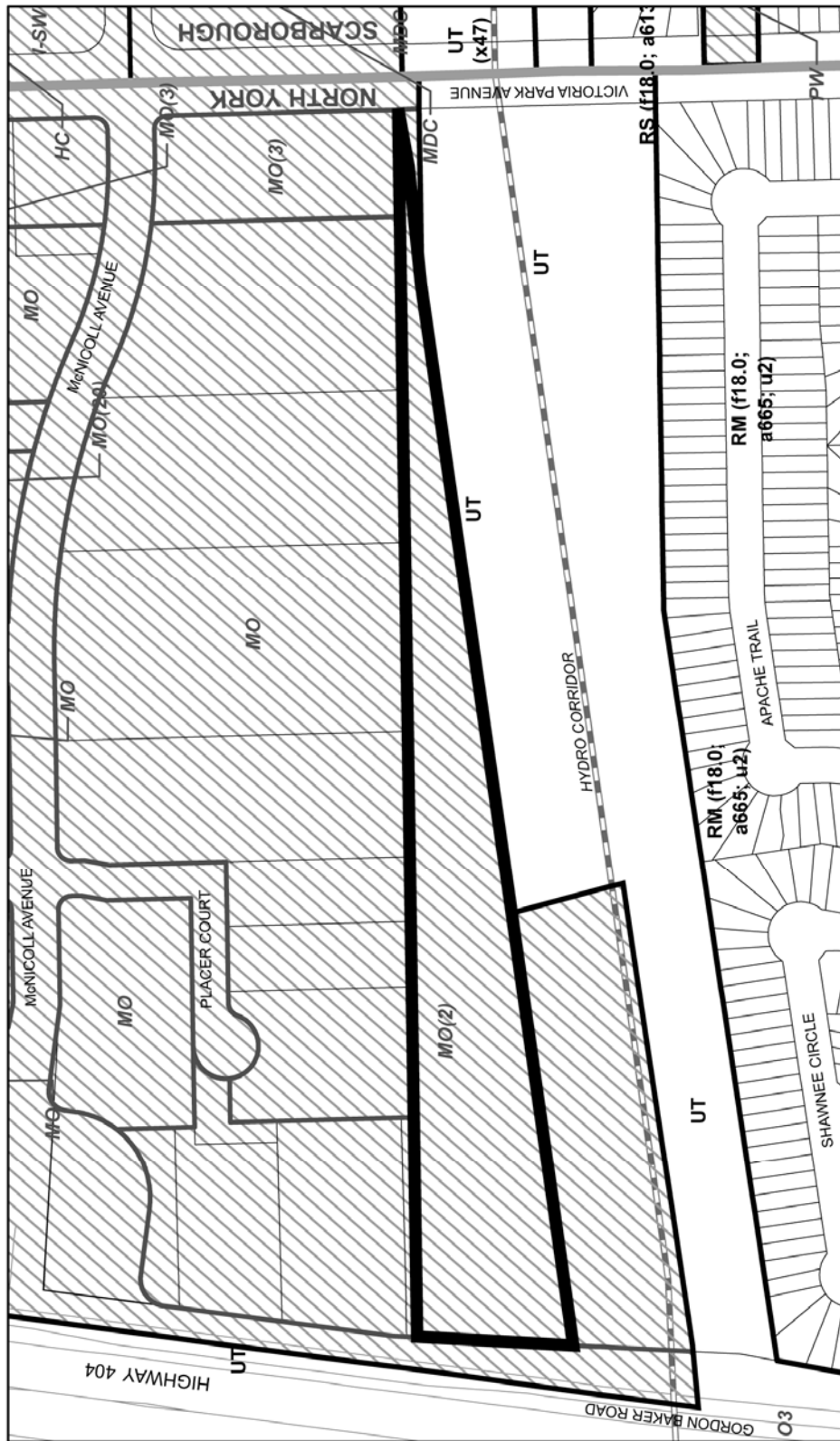
Toronto
Zoning By-Law No. 7625
 101 Gordon Baker Road
 File # 17 226908 NNY 24 0Z

-  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



Not to Scale
 Extracted: 10/12/2017

Attachment 4b: Existing Zoning By-law Map - By-law 569-2013



Toronto
 101 Gordon Baker Road

File # 17 226908 NNY 24 0Z

Toronto
 Zoning By-Law No. 569-2013

-  Location of Application
-  See Former City of North York By-Law No. 7625
MO Industrial Office Business Park Zone
-  RS Residential Semi-Detached
-  RM Residential Multiple
-  UT Utility and Transportation
-  PW Places of Worship



Not to Scale
 Extracted: 10/12/2017

Attachment 5a: Draft Zoning By-law Amendment - By-law 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2019

Enacted by Council: ~, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW xxx-2019

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 101 Gordon Baker Road.

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this by-law by deleting the existing Industrial Office Business Park Zone - MO(2) as it applies to the subject lands and replacing it with the Industrial Office Business Park Zone - MO(52).
2. Section 64.34, Exceptions to the MO Zone, is amended by adding the following Exception No. 64.34(52) to the lands outlined on the attached Schedule 1:

64.34(52) MO(52)

PERMITTED USES

a) In addition to the uses permitted in the MO zone and permitted on Parcel 1 of the MO(2) exception, the following uses are permitted subject to the Regulations below:

- i. Warehouse, Public Self Storage; and
- ii. Parking Lot.

EXCEPTION REGULATIONS

Gross Floor Area

b) The maximum gross floor area for the warehouse, public self storage use shall be 14,500m².

Setbacks

c) The minimum yard setbacks shall be as shown on Schedule MO(52).

Parking

d) The maximum number of surface parking spaces on the property permitted is 356 spaces, of which a minimum of 78 spaces are required for the warehouse, public self storage use.

Loading

e) No loading space is required.

Height

f) For the purpose of the exception, the established grade is a Canadian Geodetic Datum of 187.00 metres.

g) The maximum building height shall be 25 metres.

3. Section 64.34(52) of By-law No. 7625 is amended by adding Schedule MO(52) attached to this By-law.

4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

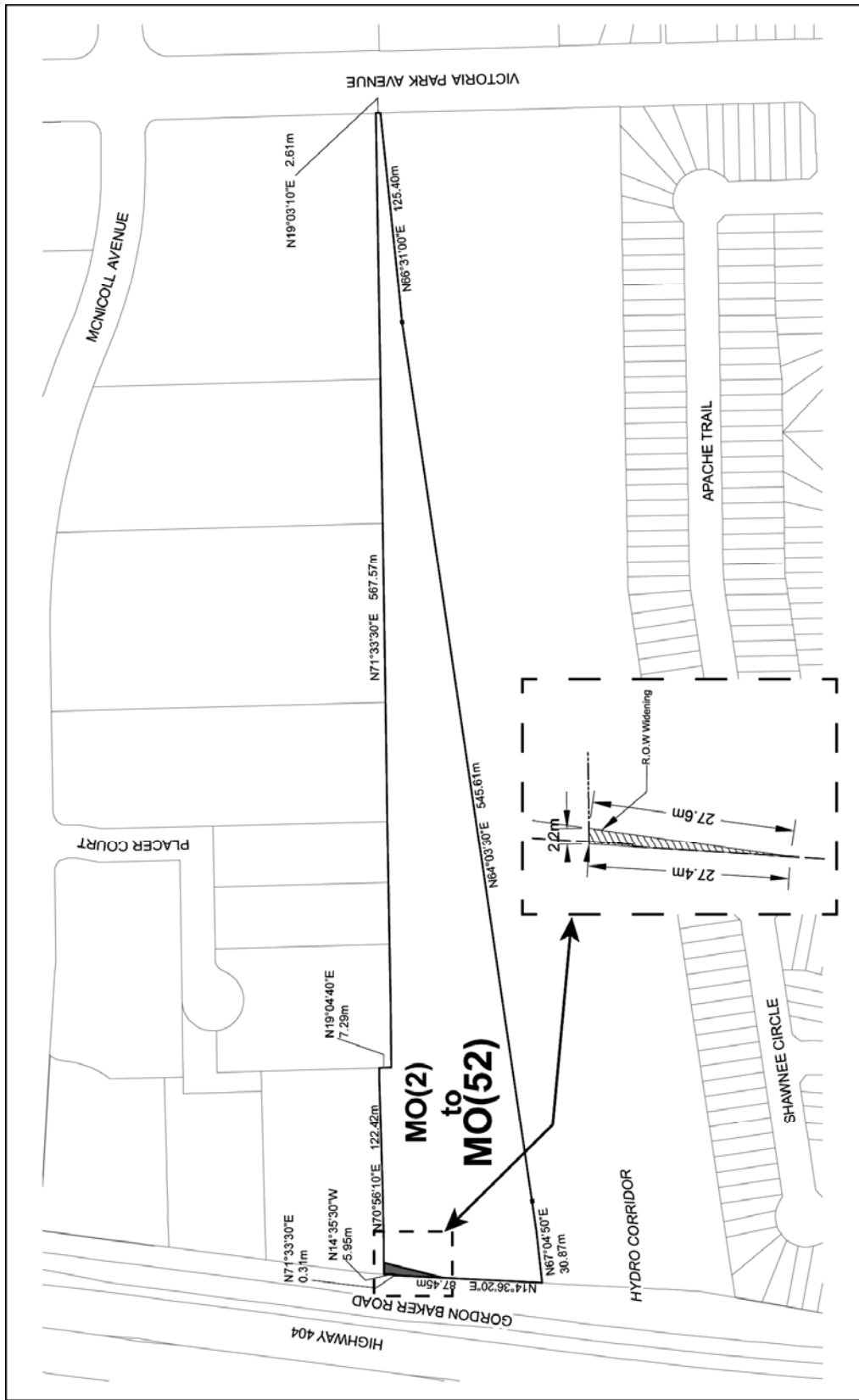
(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

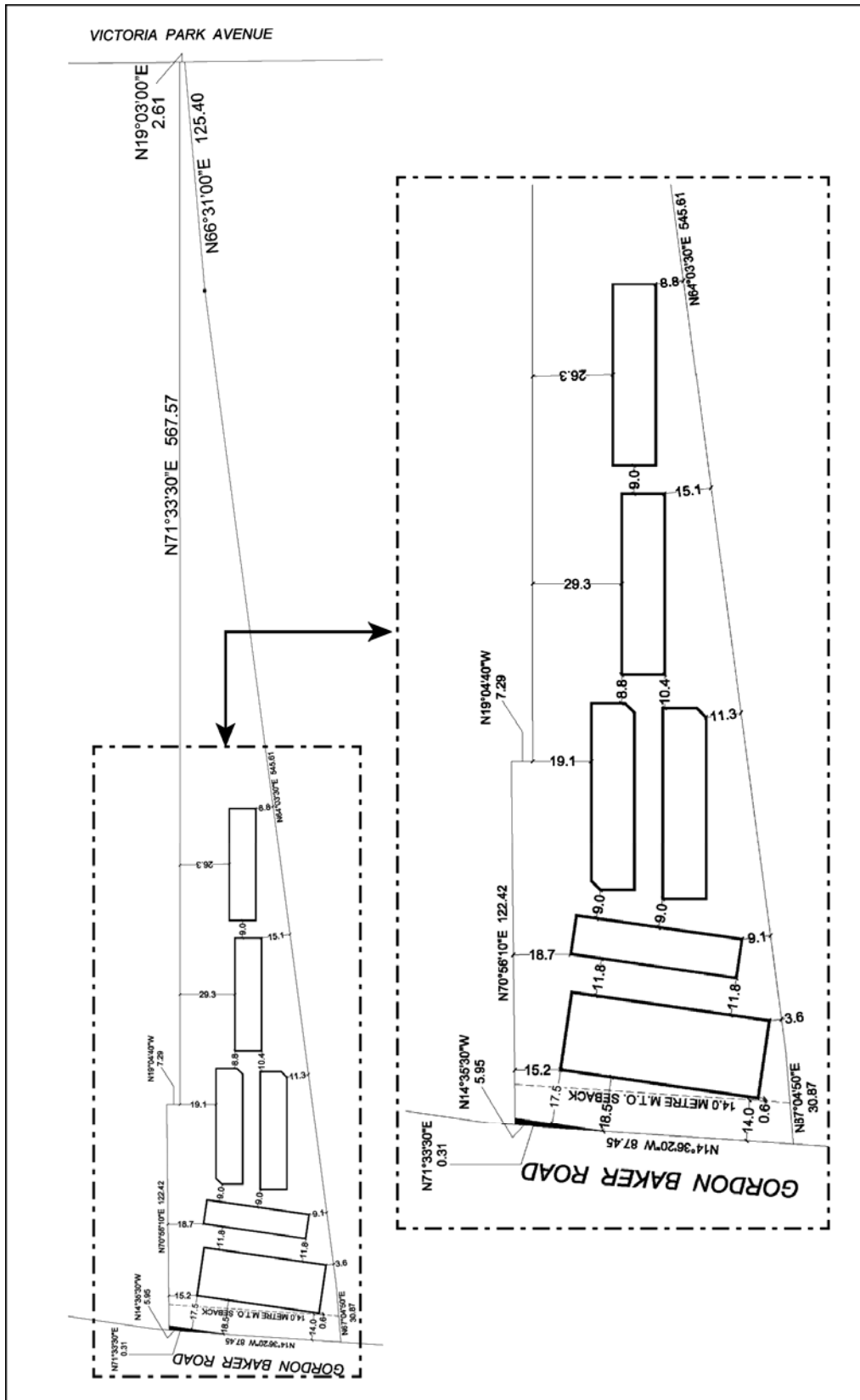
File # 17 226908 NNY 24 0Z

From Applicant's Drawing



Date: 01/22/2019
 Approved by: S. G.

Not to Scale



Schedule M0(52)

File # 17 226908 NNY 24 0Z

From Applicant's Drawing



Date: 01/22/2019
 Approved by: S. G.

Not to Scale

Attachment 5b: Draft Zoning By-law Amendment By-law 569-2013

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~
BY-LAW [XXXX- 2019]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 101 Gordon Baker Road.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EO 0.5 (e0.5; o0.1) (x10) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands outlined in heavy black lines on Diagram 3 to the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1; and to the Rooming House Overlay Map in Section 995.40.1; and
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 10 so that it reads:

Exception EO 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The permitted maximum **gross floor area** for the **self-storage warehouse** is 14,500.00 square metres;

(B) Despite Regulation 60.40.40.10 (1) the permitted maximum **building** height for a **self-storage warehouse** is 25 metres;

(C) Despite Regulation 60.40.40.70(2)(A), the required minimum **building setback** from the south **side lot line** is 3.6 metres for a self-storage warehouse;

(D) Despite Clause 200.5.10.1, the permitted maximum number of surface **parking spaces** is 356, of which a minimum of 78 **parking spaces** are required for a **self-storage warehouse**;

(E) Despite Clause 220.5.10.1, no **loading space** is required for a **self-storage warehouse**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

Francis Nunziata
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



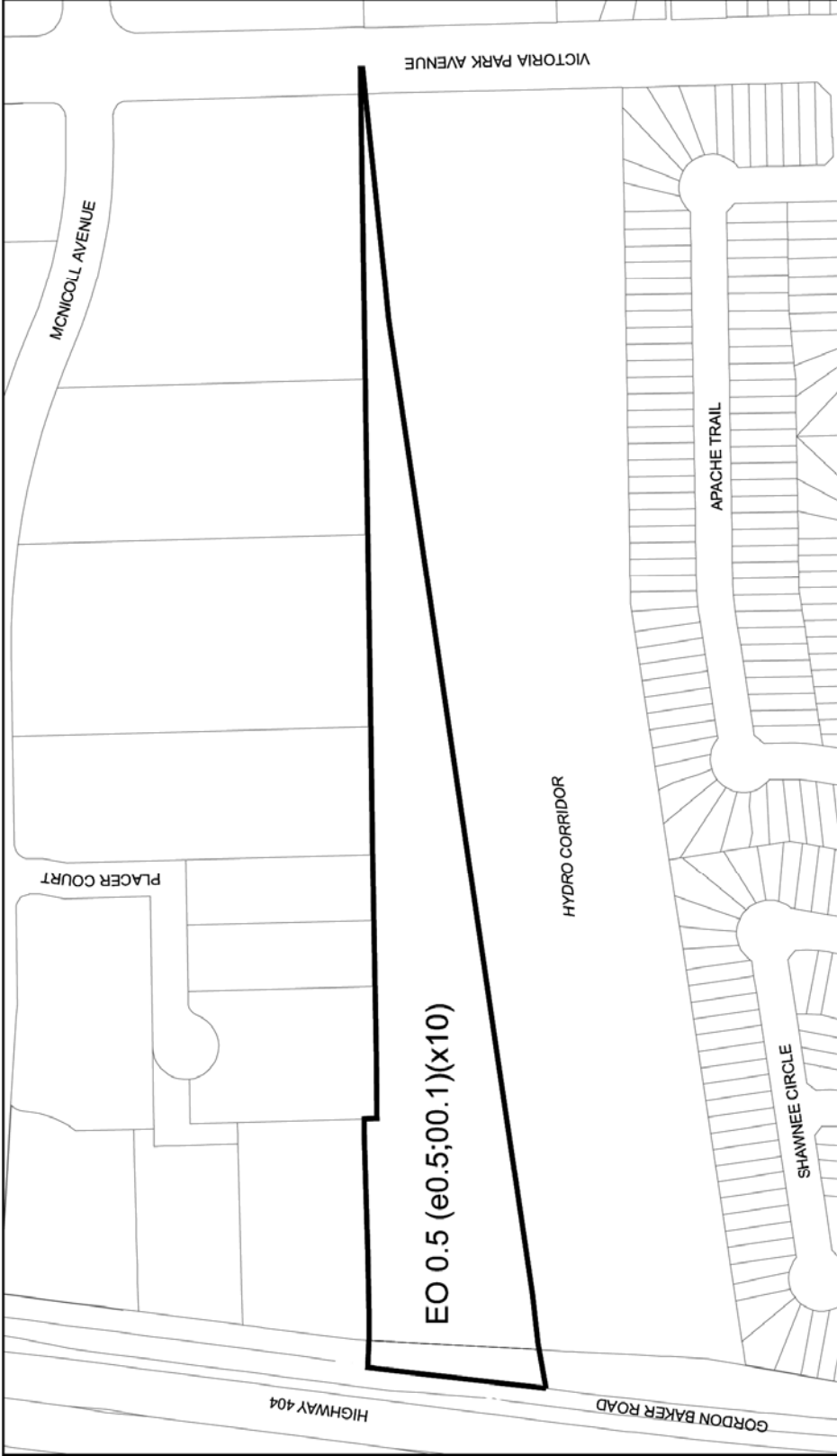
Toronto
Diagram 1

101 Gordon Baker Road

File # 17 226908 NNY 24 0Z



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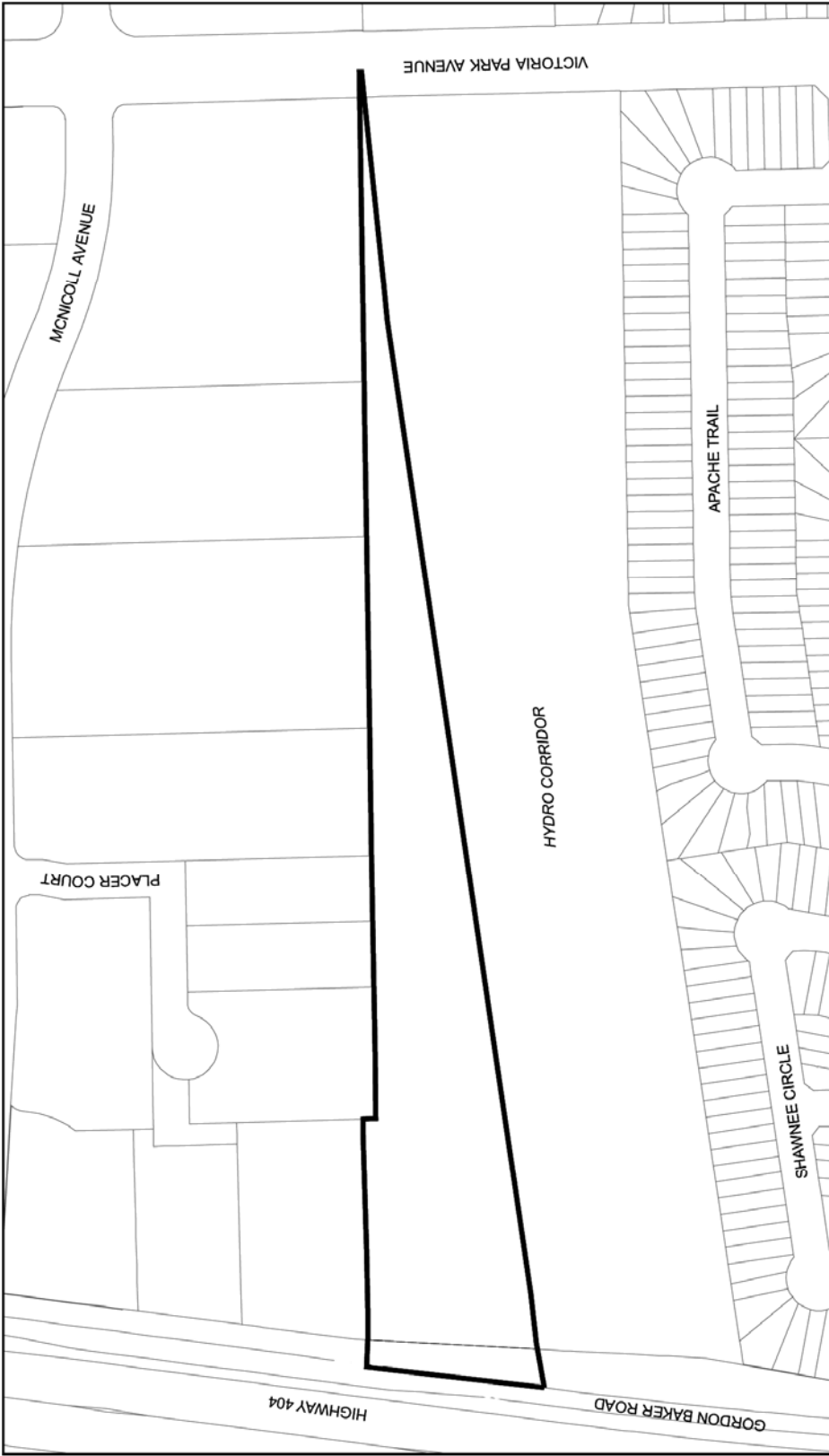
Toronto
Diagram 2

101 Gordon Baker Road

File # 17 226908 NNY 24 0Z



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Toronto
Diagram 3

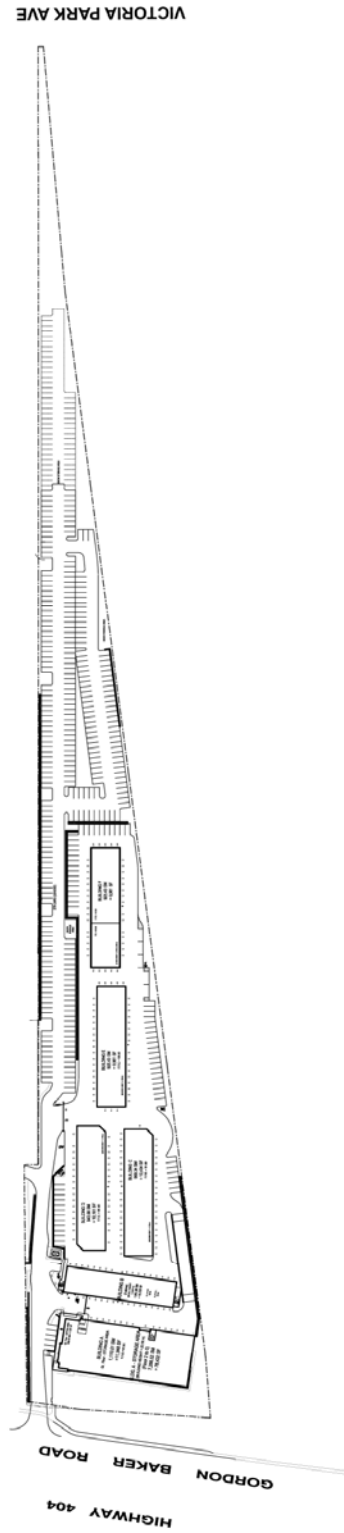
101 Gordon Baker Road

File # 17 226908 NNY 24 0Z



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Attachment 6: Site Plan



101 Gordon Baker Road

File # 17 226908 NNY 24 0Z

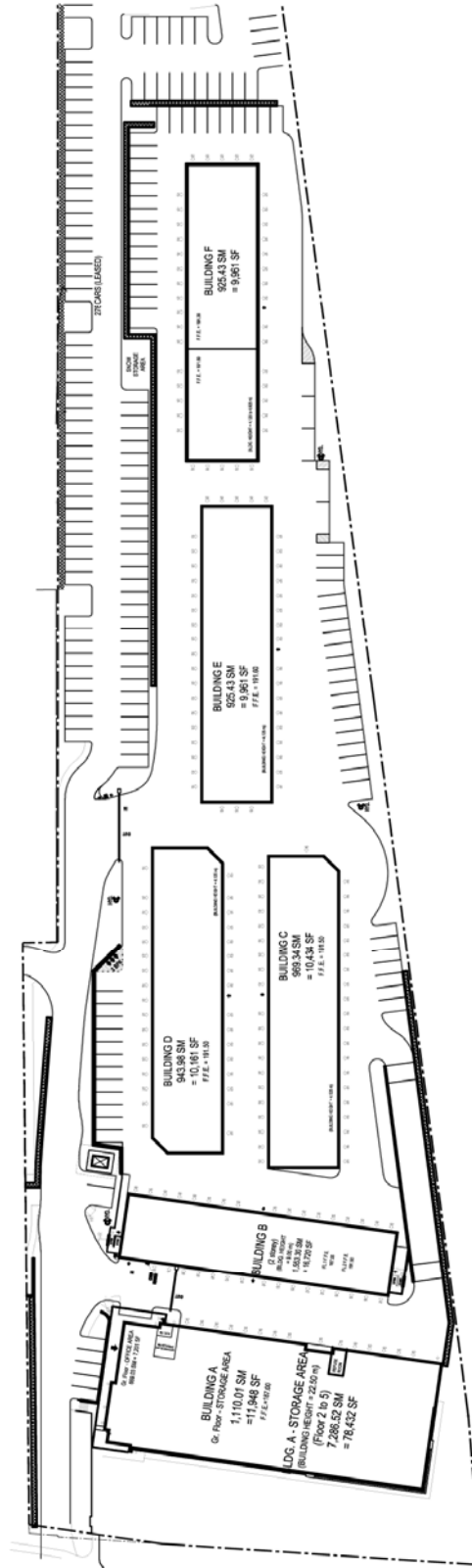
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/07/2019



Attachment 6b: Site Plan Enlarged



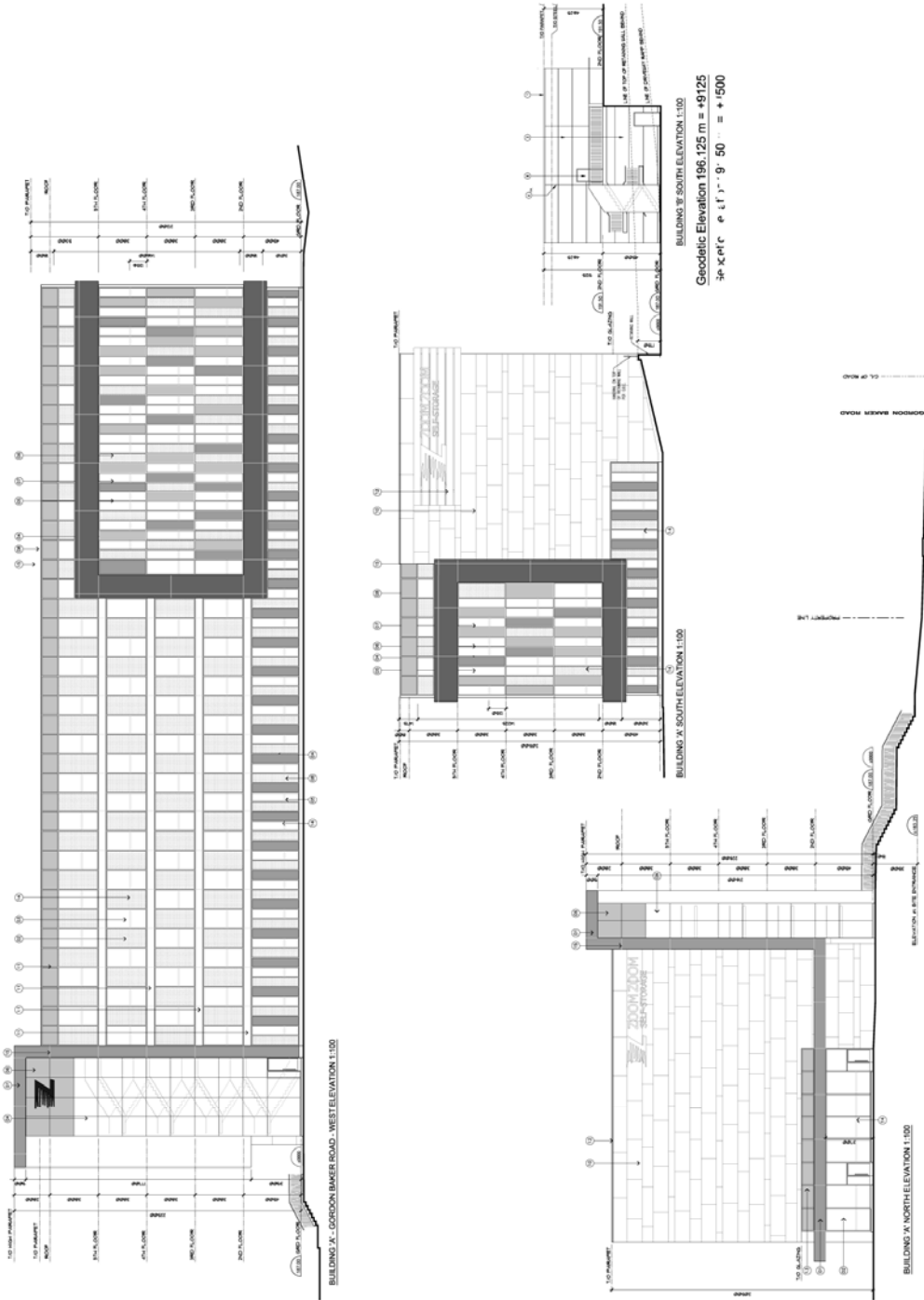
101 Gordon Baker Road

Site Plan Close Up
 Applicant's Submitted Drawing

Not to Scale
 03/07/2019

File # 17 226908 NNY 24 0Z

Attachment 7a: Elevations - Buildings A and B

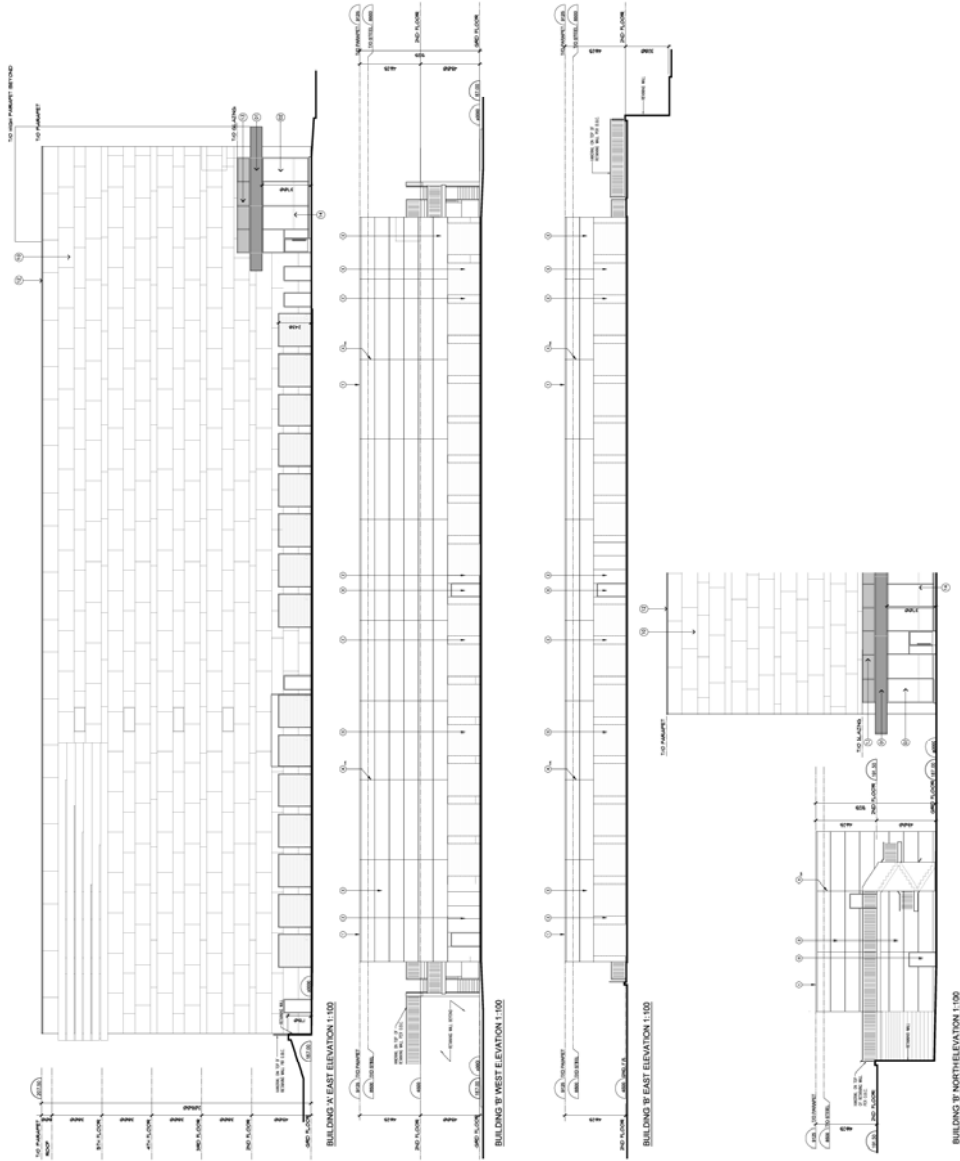


101 Gordon Baker Road

Elevations A
 Applicant's Submitted Drawing
 Not to Scale
 03/07/2019

File # 17 226908 NNY 24 0Z

Attachment 7b: Elevations - Buildings A & B



Elevations B

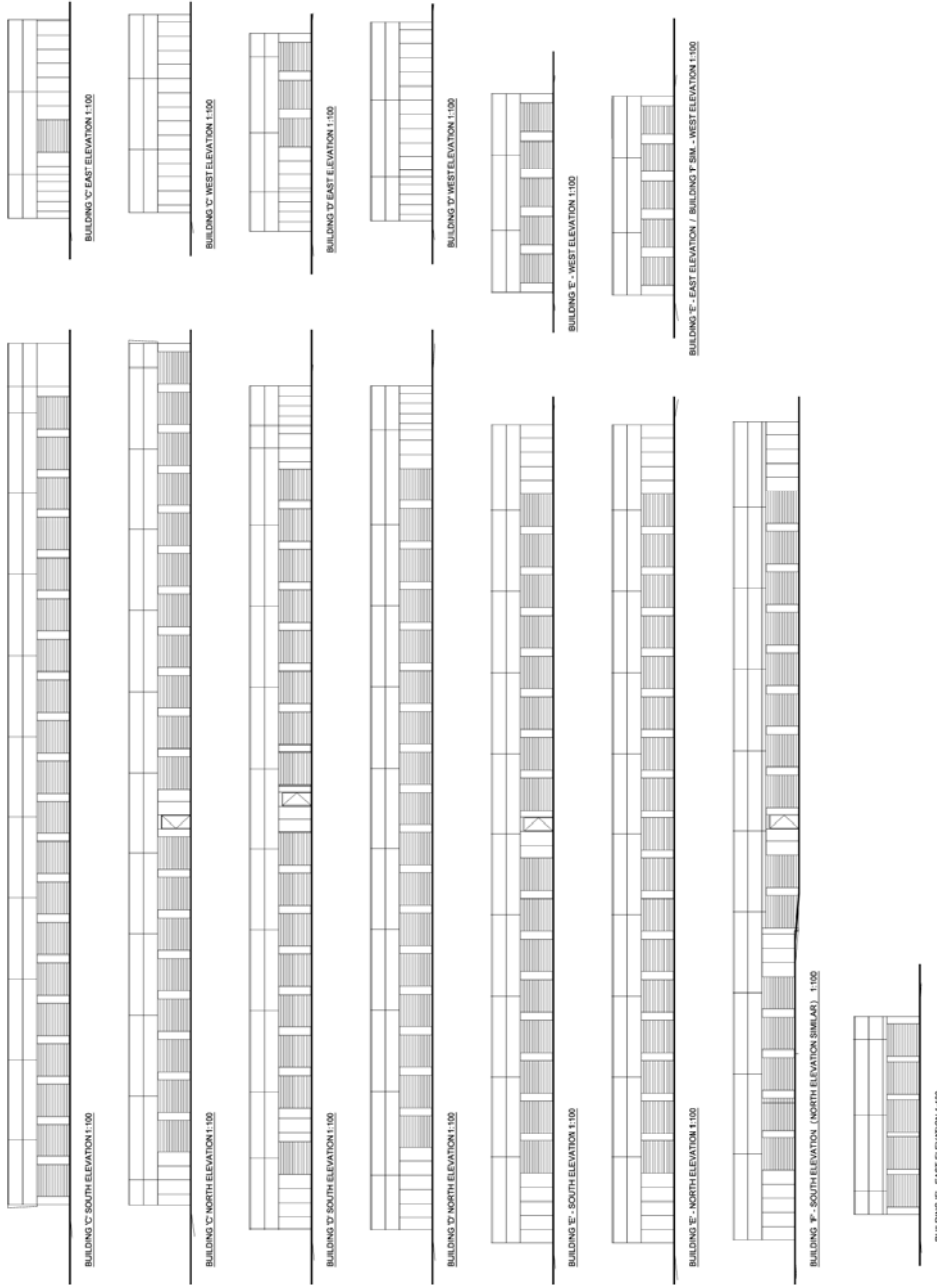
Applicant's Submitted Drawing

Not to Scale
03/07/2019

101 Gordon Baker Road

File # 17 226908 NNY 24 0Z

Attachment 7c: Elevations - Buildings C, D, E and F



101 Gordon Baker Road

Elevations C

Applicant's Submitted Drawing

Not to Scale
03/07/2019

File # 17 226908 NNY 24 0Z