STAFF REPORT
ACTION REQUIRED

243-255 Consumers Road – Zoning By-law Amendment Application – Preliminary Report

<table>
<thead>
<tr>
<th>Date:</th>
<th>December 12, 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>To:</td>
<td>North York Community Council</td>
</tr>
<tr>
<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<tr>
<td>Wards:</td>
<td>Ward 33 – Don Valley East</td>
</tr>
<tr>
<td>Reference Number:</td>
<td>14 208830 NNY 33 OZ</td>
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SUMMARY

This application proposes to amend the Zoning By-law to permit a two-storey plus mezzanine, 5800 square metre Porsche motor vehicle dealership on a site located in the south-west portion of the Consumers Road employment area.

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.

The report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in the second quarter of 2015.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a
community consultation meeting for the lands a 243-255 Consumers 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.

DECISION HISTORY
The site was recently the subject of a rezoning application (file no. 11 323979 NNY 33 OZ to permit a motor vehicle dealership on a portion of the site to the west of the current proposal (identified as Block 8 on Attachment 2 – Context Plan and now known as 175 Yorkland Boulevard). On June 12, 13 and 14, 2013 City Council enacted By-law 802-2013 which amended the zoning by-law to permit the development however a nearby property owner appealed the by-law to the Ontario Municipal Board (OMB). The OMB subsequently upheld the approved by-law. This project is now under construction.

A portion of the site to the east of the subject application (identified as Block 5C on Attachment 2 – Context Plan) is currently subject to a Site Plan Control application (file no. 13 282269 NNY 33 SA). The Block 5C application is for a seven storey parking structure with retail uses on the ground floor and is still under review.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND
Proposal
The proposed development is a two-storey plus mezzanine, 5800 square metre motor vehicle dealership for Porsche (see Attachment 1 – Site Plan). The proposed dealership would consist of a showroom/sales area, ancillary office space and vehicle service and repair area. The proposed gross floor area would result in a Floor Space Index of 0.43 for the portion of the site on which the development is situated.

The basement level would primarily contain parking and storage areas as well as space for automotive detailing. The ground floor would have the showroom, workshop and some office and training rooms. The mezzanine level is proposed to also contain offices.
and training spaces as well as locker and shower rooms for employees. The second floor would contain more office space.

Parking and vehicle storage will be provided in the basement of the building and on a surface parking lot. A total of fifty-one parking/storage spaces are proposed in the basement and 171 spaces outdoors. Ninety-six parking spaces would be located around the building and an additional seventy-five would be provided in a triangular shaped lot in the south-west corner of the site. Vehicle display is proposed to be in the north-west corner of the site in front of the building.

**Site and Surrounding Area**

The site is situated within the Consumers Road employment area which is bounded by Sheppard Avenue East to the north, Victoria Park Avenue to the east, Highway 401 to the south and Highway 404 to the west. The business park is comprised primarily of office buildings, ranging in height from 1 to 18 storeys, surrounded by large surface parking lots.

The site is part of a larger landholding to the immediate east collectively referred to as “Parkway Place” at 243-245 Consumers Road identified as Blocks 4, 5A, 5B, 5C, 6, 7 and 8 on Attachment 2 – Context Plan. The site is identified as Block 7 and part of Block 4. The subject site is developed with surface parking and two thirteen storey office buildings. The office complex has a number of tenants including the corporate head office of Shoppers Drug Mart.

The development site is located northeast of the Highway 401 and Highway 404 interchange. It is an irregular shaped parcel of land with an area of approximately 1.3 hectares (3.3 acres) and a frontage of 130 metres on Yorkland Boulevard. The site currently contains a 270 space surface parking lot that fronts a private shared easement driveway for Parkway Place. This shared easement driveway, formerly a municipal right-of-way, connects the west end of Yorkland Boulevard to a signalized intersection at Consumers Road.

Surrounding land uses include:

- North: Yorkland Boulevard, beyond which is a two-storey office building;
- South: Highway 401 and Highway 404 interchange;
- West: A six storey motor vehicle dealership under construction (file no. 11 323979 NNY 33 OZ); and
- East: Surface parking that serves the Parkway Place office complex and two office buildings.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy
foundation for regulating the development and use of land. The key objectives include: building strong healthy communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

The Official Plan designates these lands as *Employment Areas* as shown on Land Use Map 19. The Urban Structure Map of the Official Plan also identifies these lands as *Employment District*. These designations are intended to protect and enhance employment uses.

The *Employment Areas* designation permits a broad range of business and economic activity including offices, manufacturing, warehousing and distribution, research and development facilities, hotels, restaurants, and small-scale stores and services serving area businesses and workers. In addition, places of worship, recreation and entertainment facilities, business and trade schools and branches of colleges and universities are permitted on major streets such as Sheppard Avenue East and Yorkland Boulevard, while large scale, stand alone retail stores and power centres are permitted by rezoning where they front onto major streets that form the boundary of an *Employment Area*.

The Official Plan also establishes development criteria in *Employment Areas* for these areas to function well and be attractive. These criteria include: avoiding excessive car and truck traffic on the road network, creating an attractive streetscape and screening of parking, loading and service areas.

**Zoning**

The site is subject to site specific By-law 802-2013 which was approved by the OMB. By-law 802-2013 amends former City of North York Zoning By-law 7625 to permit a motor vehicle dealership on the north-west portion of the lands, now known as 175 Yorkland Boulevard. The by-law does not permit a motor vehicle dealership anywhere else on the lands. The by-law also contains site specific requirements for setbacks, landscaping and limitations on the amount of retail and service shops permitted on the entire lands.
By-law 802-2013 also contains a holding provision which requires that, prior to any development occurring on the portion of the lands subject to this application, the land owner shall convey lands to the City identified as a future public road in the by-law.

**Site Plan Control**

An application for Site Plan Control under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act* was filed in conjunction with this application (file no. 14 208837 NNY 33 SA).

**Planning Act/Five-Year Review**

In May 2011, the City Planning Division commenced the statutory Five-Year Review of the Official Plan, which includes a Municipal Comprehensive Review as set out in the Growth Plan.

On November 8, 2012, Planning and Growth Management Committee considered a Report from the Chief Planner which outlined proposed City-wide Employment Areas policy directions, including three new draft Employment Area designations: Core Employment Areas, General Employment Areas and Retail Employment Areas. Draft changes to the Official Plan mapping show this site as being designated Core Employment Areas.

On December 18, 2013 City Council approved Official Plan Amendment (OPA) 231 and forwarded it to the Minister of Municipal Affairs and Housing for approval. The Minister approved most of OPA 231 on July 9, 2014 subject to some revisions however the OPA has been appealed in its entirety. The Minister's decision can be found at: http://www.ebr.gov.on.ca/ERS-WEB-External/displaynoticecontent.do?noticeId=MTIxMzgw&statusId=MTg0MDIz

Amendment 231 contains new economic policies and new policies and designations for Employment Areas. The amendment designates the subject site as Core Employment which permits manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, industrial trade schools, media facilities, and vertical agriculture. There have been numerous appeals filed against the amendment and hearings are scheduled to begin in 2015.

**Reasons for the Application**

An application to amend Zoning By-law 802-2013 is required as a motor vehicle dealership is not permitted on this portion of the site. By-law 802-2013 limits motor vehicle dealerships to the north-west corner of the site.
COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale
- Draft zoning by-law amendment
- Toronto Green Standard Checklist
- Arborist Report
- Site Servicing Assessment and Stormwater Management Implementation Report
- Transportation Considerations Report

A Notification of Complete Application was issued on October 6, 2014.

Issues to be Resolved

Prior to presenting a Final Report to North York Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will be reviewed and evaluated:

- Whether the proposed use is appropriate;
- Whether the proposal complies with the holding provision of the by-law and whether the holding provision needs to be removed;
- Site circulation;
- Organization of the site and the interconnectivity with other development and existing buildings on the remainder of the site;
- Assessment of the proposed driveway accesses to the site and vehicular circulation;
- Appropriateness of excluding certain undeveloped lands out of the proposed site plan application
- Assessment of the proposed public right-of-way;
- Design and massing of the building and site design matters including the location of the building and parking areas, pedestrian access including sidewalks and building entrances, location of servicing (garbage) and their relationship to the public street;
- The appropriateness of the number and location of parking spaces and compatibility with the City of Toronto Green Parking Lot Guidelines;
- Assessment of the parking supply for the existing office buildings at 243-255 Consumers Road;
- Traffic and parking impacts on local streets;
- Assessment of the loading, refuse and recycling operations of the proposed development;
- Assessment of the stormwater management and servicing of the proposed development; and
- Compliance with Tier 1 performance measures of the Toronto Green Standard

**CONTACT**
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Fax No. (416) 395-7155  
E-mail: gmatthe2@toronto.ca

**SIGNATURE**

_______________________________  
Allen Appleby, Director  
Community Planning, North York District

**ATTACHMENTS**
Attachment 1: Site Plan/Subdivision Plan  
Attachment 2: Context Plan  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet
Attachment 1: Site Plan
**Attachment 5: Application Data Sheet**

<table>
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<th>Application Type</th>
<th>Details</th>
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<tr>
<td>Rezoning</td>
<td>Rezoning, Standard</td>
<td>14 208830 NNY 33 OZ</td>
<td>August 19, 2014</td>
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**Municipal Address:** 243-255 CONSUMERS ROAD

**Location Description:** RP R4779 PARTS 2 TO 4 6 TO 8 11 TO 21 23 TO 31 PT PARTS 1 4 5 RP 66R8364 PARTS 1 3 TO 41 49 57 PT PART 58 RP 66R24194 PARTS 3 TO 10 RP **GRID N3306

**Project Description:** Rezoning and Site Plan application for a two-storey automotive dealership. Site Plan File Number 14 208837 NNY 33 SA

**Applicant:** BOUSFIELDS INC

**Agent:** PARKWAY PLACE HOLDINGS LTD

**Architect:**

**Owner:**

**PLANNING CONTROLS**

- **Official Plan Designation:** Employment Areas
- **Zoning:** MO (47) (H)
- **Height Limit (m):**
- **Site Specific Provision:**
- **Historical Status:**
- **Site Plan Control Area:** Y

**PROJECT INFORMATION**

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<tr>
<td>Total GFA (sq. m):</td>
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**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

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<td>Total Units:</td>
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**CONTACT:**

- **PLANNER NAME:** Guy Matthew, Planner
- **TELEPHONE:** (416) 395-7102