

## **25 International Boulevard – Zoning By-law Amendment Application – Final Report**

Date: June 14, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Ward: Ward 2

**Planning Application Number:** 17 225532 WET 02 OZ

### **SUMMARY**

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This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit the construction of a 7-storey hotel containing 120 rooms at 25 International Boulevard. The site is presently used as a parking lot for the adjacent building at 1 International Boulevard. The hotel would have amenities for guests including a business centre, conference facilities, breakfast area, indoor pool and fitness centre.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017). The proposal conforms to the policies of the Official Plan, in particular the policies of Section 4.6 *Employment Areas*.

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

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, for the lands at 25 International Boulevard substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 25 International Boulevard substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorize 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, City Council require the owner to:
  - i. Submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a Functional Servicing Report to determine the stormwater runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.
  - ii. Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.
  - iii. Provide space within the development for the installation of maintenance access holes and sampling ports on the private side, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the Sewers By-law Chapter 681-10.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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In June 2012, the property at 1 International Boulevard was subject to a Committee of Adjustment consent application under file No. B28/12 EYK to sever the property into two lots and to create a right-of-way for the purpose of vehicular access. The conveyed lot, now known as 25 International Boulevard, contains a parking lot that is maintained and continues to be used by 1 International Boulevard.

The existing office building on the retained lot requires 42 parking spaces. The retained lot provides 43 parking spaces.

A pre-application meeting was held in January 2017. The current application was submitted on August 30, 2017 and deemed complete on September 25, 2017. A Preliminary Report on the application was adopted by Etobicoke York Community Council on November 14, 2017 authorizing staff to conduct a community consultation with an expanded notification area. The report can be found at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/ey/bgrd/backgroundfile-108228.pdf>

## **ISSUE BACKGROUND**

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### **Proposal**

The application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit a 7-storey hotel containing 120 rooms on the site of a current parking lot (see Attachment 7: Figure 5: Site Plan). The development would have an overall non-residential gross floor area of 6,195 m<sup>2</sup> resulting in a Floor Space Index of 1.1 times the area of the lot. The building would have a maximum height of 24 metres. Direct pedestrian access to the public sidewalk would be provided on the north side of the building adjacent to International Boulevard. A total of 100 at-grade parking spaces would be provided on the site.

### **Site and Surrounding Area**

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

Surrounding land uses are as follows:

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

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

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

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

## **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 "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 City 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 City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

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".

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 City 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 City Council shall also conform with the Growth Plan.

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. City 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 City 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 City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

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 this report.

### **Toronto Official Plan**

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

#### **Chapter 2 - Shaping the City**

##### **Section 2.2 - Structuring Growth in the City: Integrating Land Use and Transportation**

The Official Plan states that future growth within Toronto will be steered to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes.

#### **Chapter 3 - Building a Successful City**

In Section 3.1.2 Built Form, 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 with 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.

## Chapter 4 - Land Use Designations

### OPA 231

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

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

On December 20<sup>th</sup>, 2016, the LPAT/OMB issued an order partially approving OPA 231, including the *Core Employment Areas* and *General Employment Areas* land use designations that are now in force and effect. The subject property is designated *Core Employment Areas* and is not subject to a site or area specific appeal to OPA 231.

Section 4.6 of the Official Plan states "*Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects". Uses permitted in *Core Employment Areas* are set out in Policy 4.6.1 and 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 and vertical agriculture.

Additional uses including small-scale restaurants, catering facilities, courier services, banks and copy shops are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted.

Permissions for hotels and several other uses within *Core Employment Areas* remain under appeal to the LPAT are not in force and will be heard in July 2018. As a result, the hotel permission within *Employment Areas* Policy 4.6.1 prior to the adoption of OPA 231 currently remains in force and effect.

On March 26, 2018, City Council accepted a settlement offer from Mondelez Canada Inc. regarding their OPA 231 appeal and directed that City staff present modifications to OPA 231 to the LPAT and request approval. This matter is scheduled to be heard by the LPAT in July 2018. City Council's approved modifications remove permissions for hotels in *Core Employment Areas* and *General Employment Areas* and introduce Site and Area Specific Policy (SASP) No. 531 to permit hotels within the Rexdale Employment Area in proximity to Pearson International Airport. The subject lands are located within this SASP where hotels would be permitted by the Council approved modification.

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

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

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

### **Site and Area Specific Policy No. 29 – Lester B. Pearson International Airport (L.B.P.I.A.) Operating Area**

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

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



## **Zoning**

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

Under the former City of Etobicoke Zoning Code, the property is zoned Industrial Class 2 (I.C2)(see Attachment 3). Uses permitted include business uses, manufacturing uses, medical, commercial/recreational facilities and institutional uses.

Under City of Toronto Zoning By-law No. 569-2013, the property is zoned Employment Industrial (E 1.0)(see Attachment 4). Uses permitted include offices, warehouses, recreation uses, cold storage and manufacturing uses.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. An application for Site Plan Approval has been submitted under Application No. 17 225537 WET 02 SA and is being reviewed concurrently with the rezoning application.

## **Reasons for the Application**

The Zoning By-law Amendment application is required to address aspects of the development in both City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code as a hotel use is not permitted. Amendments are also needed address applicable performance standards for building height and parking.

## **Application Submission**

The following reports/studies were submitted in support of the application:

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

## **Agency Circulation**

The application, together with the applicable reports noted above, has 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.

## **Community Consultation**

A community consultation meeting was held on January 23, 2018. The meeting was held to provide local businesses with an opportunity to review and comment on the application. No members of the public attended the meeting and no other comments were received.

## **COMMENTS**

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### **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 Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the proposal is consistent with the PPS (2014) and conforms with the Growth Plan as follows:

Section 1.3 of the PPS (2014) contains a number of policies related to economic development and competitiveness. Policy 1.2.1 and 1.3.2 require Planning authorities to provide an appropriate mix and range of employment uses to meet long-term needs and protect and preserve employment areas for current and future uses and in proximity to major goods movement facilities. The site is located in close proximity to Toronto Pearson International Airport and the proposed hotel use expands the range of uses permitted on the site.

Policy 1.6.7.4 of the PPS (2014) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a built form that supports an efficient use of land and existing transit infrastructure, and expands the employment base.

Policy 1.7.1.d of the PPS (2014) states that "long-term economic prosperity should be supported by promoting opportunities for economic development and community investment- readiness, providing opportunities for sustainable tourism development and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes." The proposed hotel supports the tourism industry and economic function of the area due to the site's proximity to the airport and other employment uses.

The Growth Plan (2017) contains policies related to economic development and competitiveness in the Greater Golden Horseshoe by promoting more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities, ensuring the availability of sufficient land, in appropriate locations, for a variety of employment uses to accommodate forecasted employment growth and integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment (Section 2.2.5.1). The proposal provides for an additional use and promotes the continued viability of the site.

### **Land Use**

This application has been reviewed against the Official Plan policies described in the Issue Background Section of this report as well as the policies of the Toronto Official Plan as a whole.

The applicant proposes a 7-storey, 120 room hotel in an area designated as *Core Employment Areas* in the Official Plan. *Core Employment Areas* are places of business and economic activity, and uses which support these functions consist of offices, manufacturing, warehousing, ancillary retail outlets and small scale services. *Employment Areas Policy* 4.6.1 prior to the adoption of OPA 231 provides permission for hotels on the subject property. As well, the proposed modifications to OPA 231 recently adopted by City Council would also continue to provide permission for hotels on the subject property.

### **Site Plan and Landscaping**

The Official Plan requires new development to comply with criteria pertaining to the creation of competitive, attractive highly functional *Employment Areas*. These criteria include providing adequate parking and loading on-site, providing landscaping on the front and any flanking yard and adjacent to any public parks to create an attractive streetscape and screening parking, loading and service areas.

The main entrance to the hotel would be located on the west side of the building having access from the parking area. A second entrance would also be located on the north side of the building having access off International Boulevard. Landscaping would be provided along the frontage on International Boulevard, within the parking area and around the perimeter of the site. The landscaping includes trees, shrubs, ornamental grasses and decorative paving. The landscaping provides for an attractive second entrance off International Boulevard. The details of this landscaping will be secured through the Site Plan review process.

## **Lester B. Pearson International Airport (L.B.P.I.A.) Operating Area**

The application has been reviewed by both the Greater Toronto Airport Authority and NavCan. Both agencies find the proposed hotel height to be acceptable as submitted.

### **Traffic Impact and Parking**

A Traffic Impact, Parking and Loading Study dated May 26, 2017 and March, 2018 was submitted for the development assessing the traffic impacts of the proposal. The study estimates that the proposed development would generate approximately 32 two-way trips during the AM peak hours, 24 two-way trips during the PM hours and 38 two-way trips during the Saturday peak hour. Given this estimate, the study concluded that the proposed development could be accommodated by the existing road system with minimal impact. This finding is acceptable to Transportation Services staff.

A total of 100 parking spaces are proposed for the site. The parking requirement for the site according to City-wide Zoning By-law 569-2013 would be 127, which would make the proposal deficient by 27 parking spaces.

The applicant's transportation engineering consultant conducted parking demand surveys at four other comparable sites. The consultant estimated the average parking demand would be 0.84 spaces per room. In the Planning and Urban Design Rationale Report dated August 2017, submitted by the applicant, it was estimated that the average parking high peak demand rate would range from 0.88 to 0.98 parking spaces per room.

Based on these findings, it is Transportation Services staff opinion that the estimated peak parking demand for the proposed development be a minimum rate of 0.88 parking spaces per room resulting in a parking requirement of 105 spaces. The proposed parking supply is 100 parking spaces, therefore the proposed hotel would have a shortfall of 5 spaces. In order to address this deficiency, Transportation Services staff, recommend that the applicant either obtain Payment-in-Lieu for the number of deficient parking spaces or arrange for off-site parking on properties located within 300 metres of the site.

Planning staff are of the opinion in this instance, that a parking rate of 0.84 spaces per room is appropriate for this development. It is not anticipated that the potential shortfall of 5 parking spaces would lead to significant parking issues in this area. As well, this rate would allow the hotel to meet its parking requirement without having to provide Payment-in-Lieu or make off-site parking arrangements for 5 spaces.

## **Road Widening**

In order to satisfy the Official Plan requirement of a 30 metre right-of-way for this segment of International Boulevard, a 1.9 metre road widening dedication along the International Boulevard frontage of the subject site is required and is proposed to be conveyed to the City through the Site Plan review process.

## **Servicing**

The applicant submitted a Functional Servicing Report in support of this application. The report outlined how the development would impact the local sanitary system and watermains in the vicinity of the proposed development.

The Functional Servicing Report submitted for this application has been reviewed by Engineering and Construction Services staff and they advise that the report needs to be revised in order to update the information provided in the Storm Sewer section of the report. It is therefore recommended that prior to introducing the necessary Bills to City Council for enactment, the applicant be required to submit to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services, a Functional Servicing Report to determine the stormwater runoff, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. Further, the applicant must also make satisfactory arrangements with Engineering and Construction Services staff for the design and construction of any improvements to municipal infrastructure required to service the proposed development.

## **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 less than 300 people. The site is not in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The value of the cash-in-lieu of parkland will be appraised by Real Estate Services staff. Payment will be required prior to the issuance of the first above grade building permit.

## **Tree Preservation**

An Arborist Report and Tree Inventory and Preservation Plan June, 2017 was submitted for the development outlining what trees would remain on site and which trees are to be removed. The development proposed to protect 1 City tree

and remove 2 City owned trees and 7 privately owned trees. The development would provide 7 new City trees and 36 new private trees.

Details with respect to the provision and location of City trees and private trees will be reviewed and secured through the Site Plan review process for this development.

### **Toronto Green Standard**

City 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 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. Performance measures for the Tier 1 development features will be secured through the Site Plan review process.

### **Conclusion**

The proposal 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 is in keeping with the intent of the Toronto Official Plan, in particular the policies of Section 4.6 *Employment Areas*. Staff worked with the applicant to address and resolve the following key concerns: building orientation, site circulation, parking supply and building materials. Staff recommend that City Council approve the application to amend the Zoning By-laws.

### **CONTACT**

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### **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Figure 1: Application Data Sheet

Attachment 2: Figure 2: Location Map

Attachment 3: Figure 3: Existing Zoning By-law Map (Former City of Etobicoke Zoning Code)

Attachment 4: Figure 4: Existing Zoning By-law Map (City of Toronto Zoning By-law No. 569-2013)

Attachment 5: Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)

Attachment 6: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

### **Applicant Submitted Drawings**

Attachment 7: Figure 5: Site Plan

Attachment 8: Figure 6: Elevations

## Attachment 1: Figure 1: Application Data Sheet

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

Municipal Address:	25 INTERNATIONAL BOULEVARD
Location Description:	ETOBICOKE CON 3 PT LOT 19 RP 66R26383 PARTS 4 TO 13 **GRID W0206
Project Description:	Proposed amendments to former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 to permit a 7-storey, 120 room hotel.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
CRISTY WILSON			2530498 ONTARIO INC. 1595 16 <sup>th</sup> Avenue, #301 Richmond Hill, ON

### PLANNING CONTROLS

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

### PROJECT INFORMATION

Site Area (sq. m):	5,575	Height:	Storeys:	7
Frontage (m):	73.18		Metres:	24
Depth (m):	76.20			
Total Ground Floor Area (sq. m):	970			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	100
Total Non-Residential GFA (sq. m):	6,195		Loading Docks	1
Total GFA (sq. m):	6,195			
Lot Coverage Ratio (%):	17.8			
Floor Space Index:	1.1			

### DWELLING UNITS

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	6,195	0
Total Units:	0			

### FLOOR AREA BREAKDOWN (upon project completion)

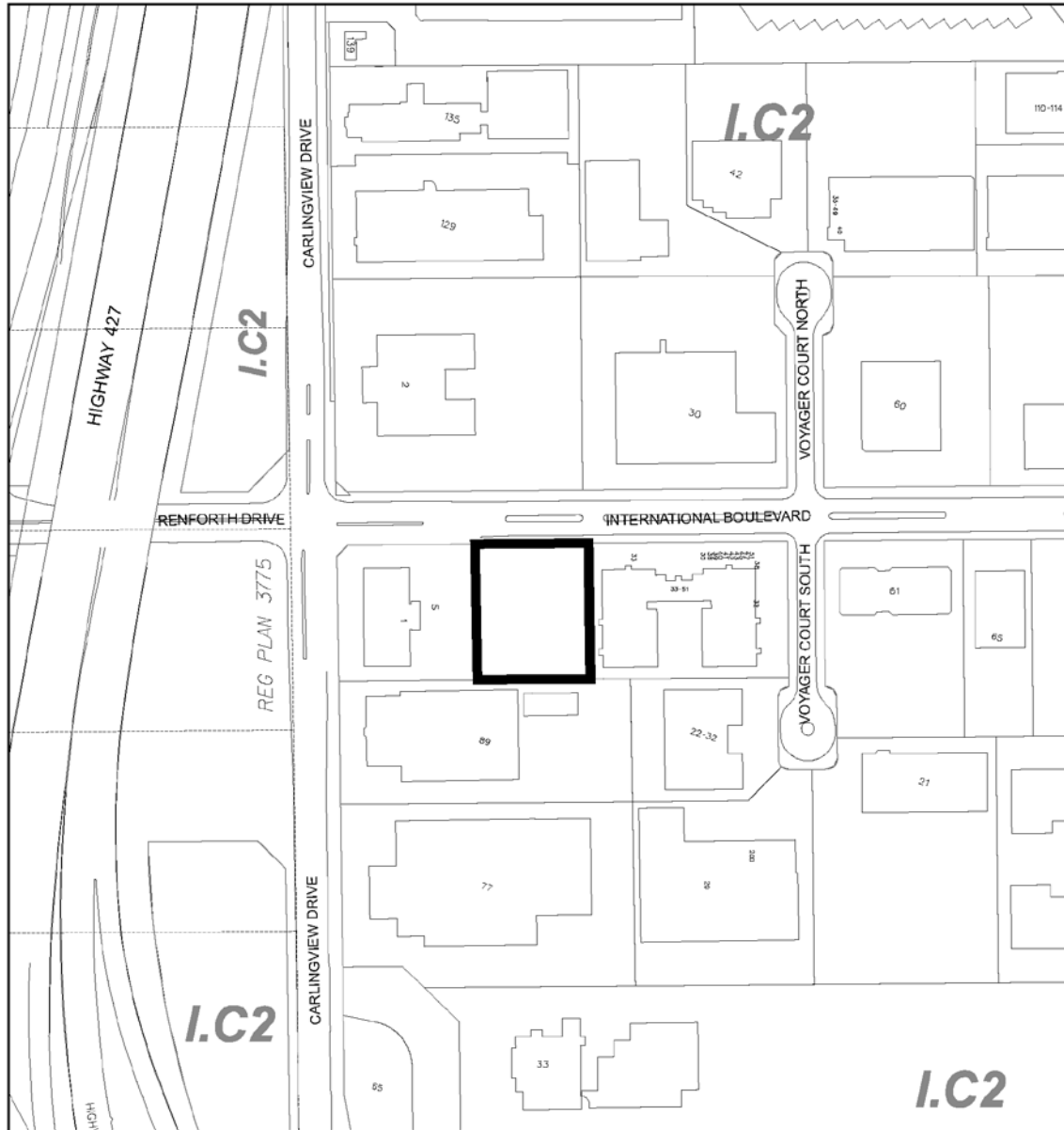
<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Ellen Standret, Planner</b>
	<b>TELEPHONE:</b>	<b>416-394-8223</b>



Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Existing Zoning By-law Map (Former City of Etobicoke Zoning Code)



**Etobicoke Zoning By-Law No. 11,737**

**25 International Boulevard**

File # 17 225532 WET 02 02



Location of Application

**I.C2** Industrial Class 2



Not to Scale  
Extracted: 11/06/2018

Attachment 4: Figure 4: Existing Zoning By-law Map (City of Toronto Zoning By-law No. 569-2013)



**Zoning By-Law No. 569-2013**

**25 International Boulevard**

File # 17 225532 WET 02 oz



Location of Application



**E** Employment Industrial    **UT** Utility and Transportation



Not to Scale  
Extracted: 10/10/2017

Attachment 5: Draft Zoning By-law Amendment (former City of Etobicoke Zoning Code)

Authority: Etobicoke York Community Council Item as adopted by City of  
Toronto Council on  
Enacted by Council:

**CITY OF TORONTO**  
**Bill No.**  
**BY-LAW No. -2018**

**To amend the former City of Etobicoke Zoning Code with respect to lands municipally known as 25 International Boulevard**

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*;

The Council of the City of Toronto enacts:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to the Township of Etobicoke By-law 11,737, be and the same is amended, by affirming the classification of the lands located in the former Township of Etobicoke as describe in Schedule 'A' annexed hereto as Class 2 Industrial Zone (IC2) provided the following provisions shall apply to the development of the lands identified in Schedule 'A'.
2. Notwithstanding Sections 304 and 320 of the former City of Etobicoke Zoning Code, the following development standards shall also apply to the IC2 lands described in Schedule 'A'.
3. Notwithstanding Section 304-36.B.(1) of the former City of Etobicoke Zoning Code, the required minimum front yard setback is 4 metres.
4. Notwithstanding Section 304-36.E.(2) of the former City of Etobicoke Zoning Code, the permitted maximum height of a hotel is 25 metres and 7 storeys.
5.
  - a) Notwithstanding Section 320-18.C.(3)(e) of the former City of Etobicoke Zoning Code, vehicle parking shall be provided at a minimum rate of 0.84 parking spaces per guestroom or suite.
  - b) If the calculation of the number of required parking spaces in subsection 5(a) of this By-law results in a number with a fraction,

the number is rounded down to the nearest whole number, but there may not be less than one parking space.

6. Notwithstanding Section 320-19.B.(1) of the former City of Etobicoke Zoning Code, a minimum of 5 accessible parking spaces shall be provided.
7. For the purpose of this By-law the following words shall have the meanings assigned thereto:
  - (a) **"Established Grade"** shall mean 163.001 metres above Canadian Geodetic Datum for the building.
  - (b) **"Height"** shall mean the distance measured from the Established Grade to the highest point of the roof including mechanical equipment, mechanical penthouses and elevator shafts.
  - (c) **"Lands"** shall mean the lands described in Schedule 'A' attached hereto.
8. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall apply.
9. Notwithstanding any conveyance, severance, partition or division of *lands*, the provisions of this By-law shall apply to the whole of the *lands* as if no severance, partition or division occurred.
10. In addition to the uses permitted under the By-law, a sales centre/trailer and/or construction trailer is permitted without the restriction during the development of the *lands*.
11. Chapter 324, Site Specifics, of the Zoning Code is amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws:

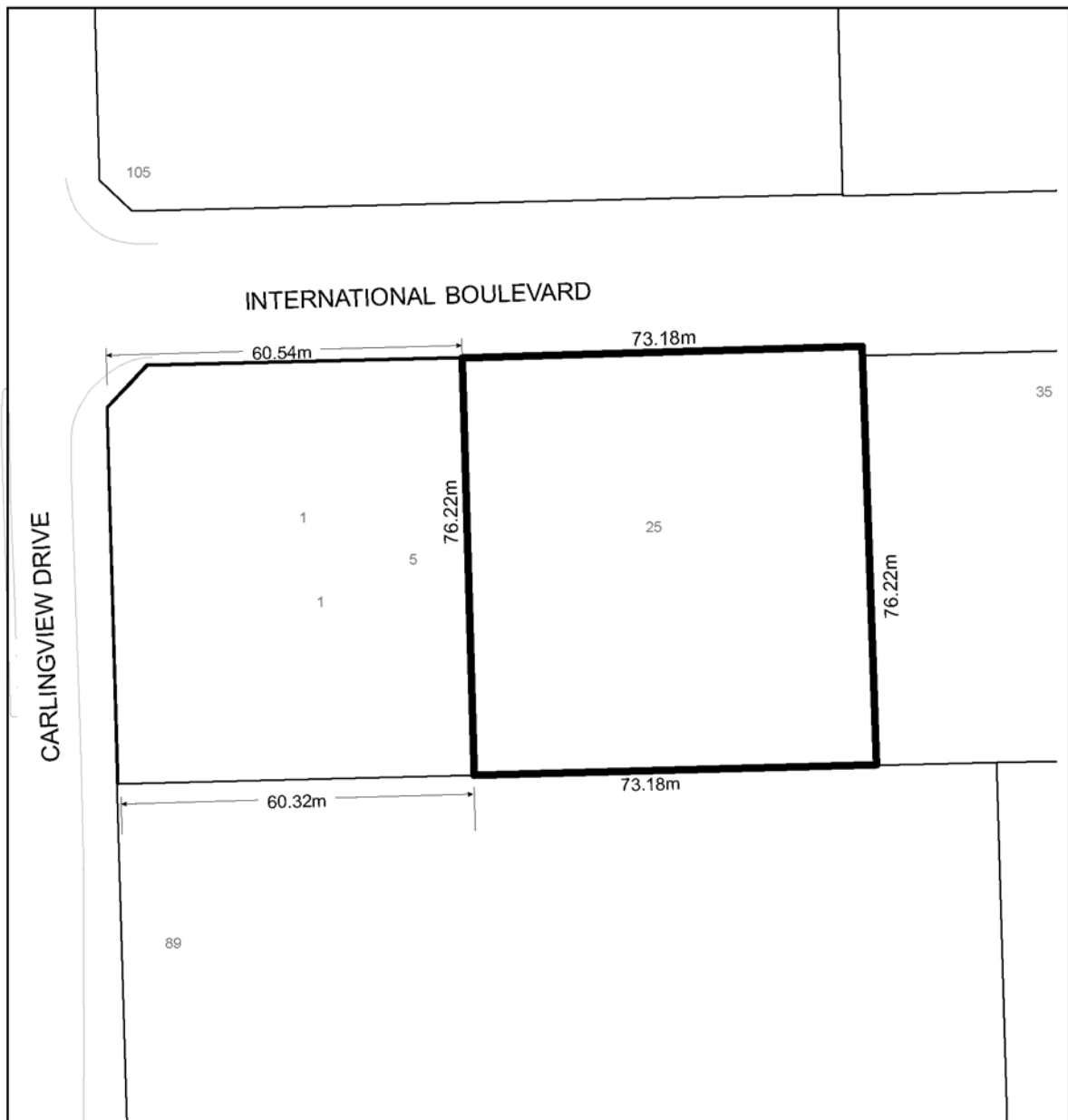
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
-2018 , 2018	Lands known as 25 International Boulevard	To permit the development of a 7-storey, 120 room hotel.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2018.

Frances Nunziata, Speaker  
City Clerk

ULLI S. WATKISS,

(Seal of the City)



**Toronto**  
Schedule A

**25 International Boulevard**

File # 17 225532 WET 02 SA

Former City of Etobicoke By-Law 11,737  
Not to Scale  
5/15/2018

Attachment 6: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

Authority: Etobicoke York Community Council Item as adopted by City of Toronto Council on

**CITY OF TORONTO**

**Bill No.**

**BY-LAW No. -2018**

**To amend Zoning By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2018 as 25 International Boulevard**

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

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 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 569-2013, Chapter 800 definitions, or as provided in this By-law;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E (XX), as shown on Diagram 2 attached to this By-law ###;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number XX so that it reads:

**Exception E XX**

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) Despite regulation 60.20.20.10 a **hotel** is permitted;
- (B) Despite regulation 200.5.10.1(1) a minimum of 0.84 parking spaces shall be required for each guest room in a **hotel**;
- (C) The permitted maximum height of a **hotel** is 24 metres and the permitted maximum number of storeys is 7;
- (D) Despite regulation 200.15.10(1) a minimum of 5 accessible **parking spaces** are required;
- (E) Despite regulations 220.5.10.1(6) a minimum of 1 Type B **loading space** is required.

Prevailing By-laws and Prevailing Section (None Apply)

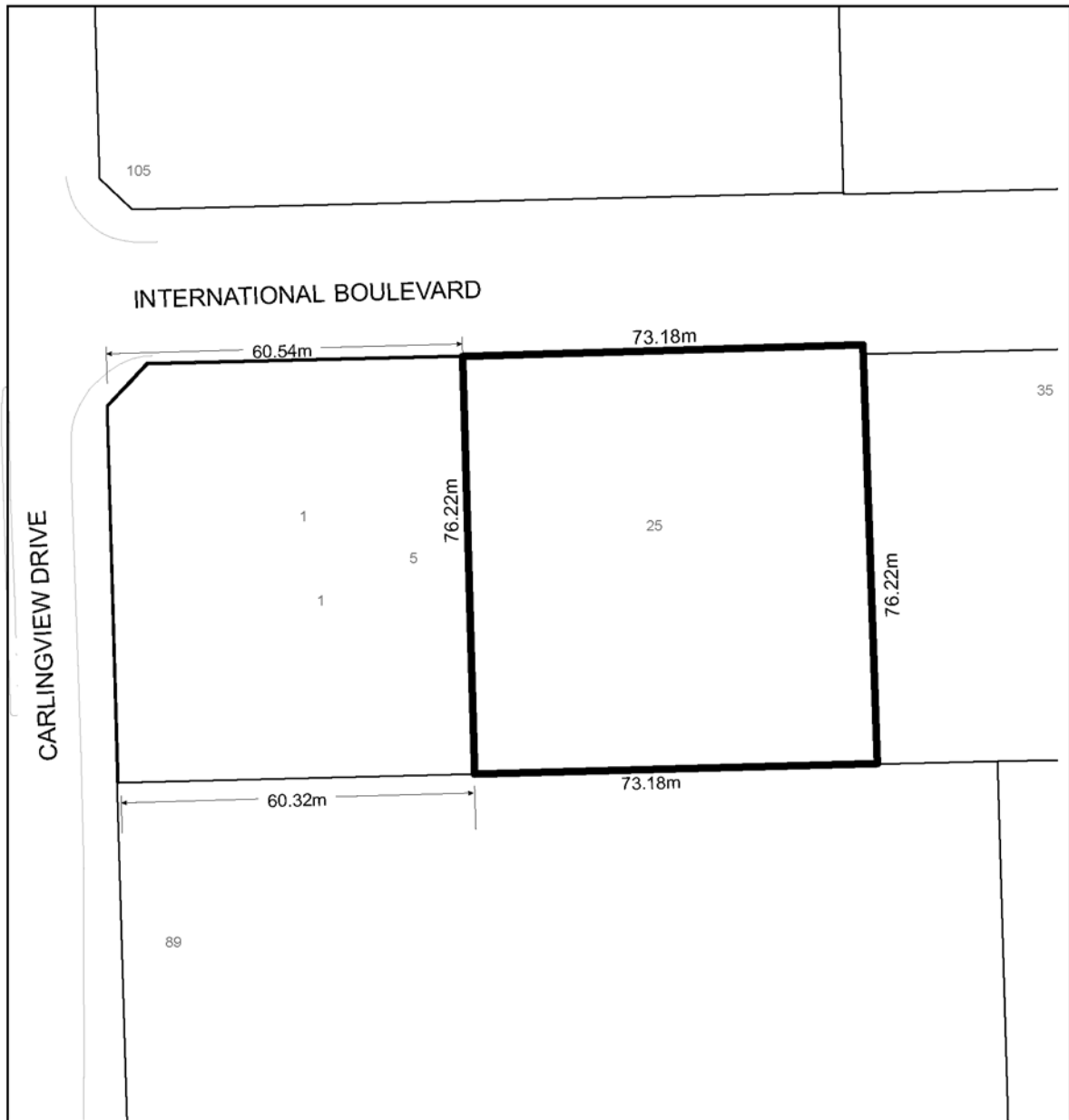
ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2018.

Frances Nunziata, Speaker  
Clerk

Ulli S. Watkiss, City

(Seal of the City)



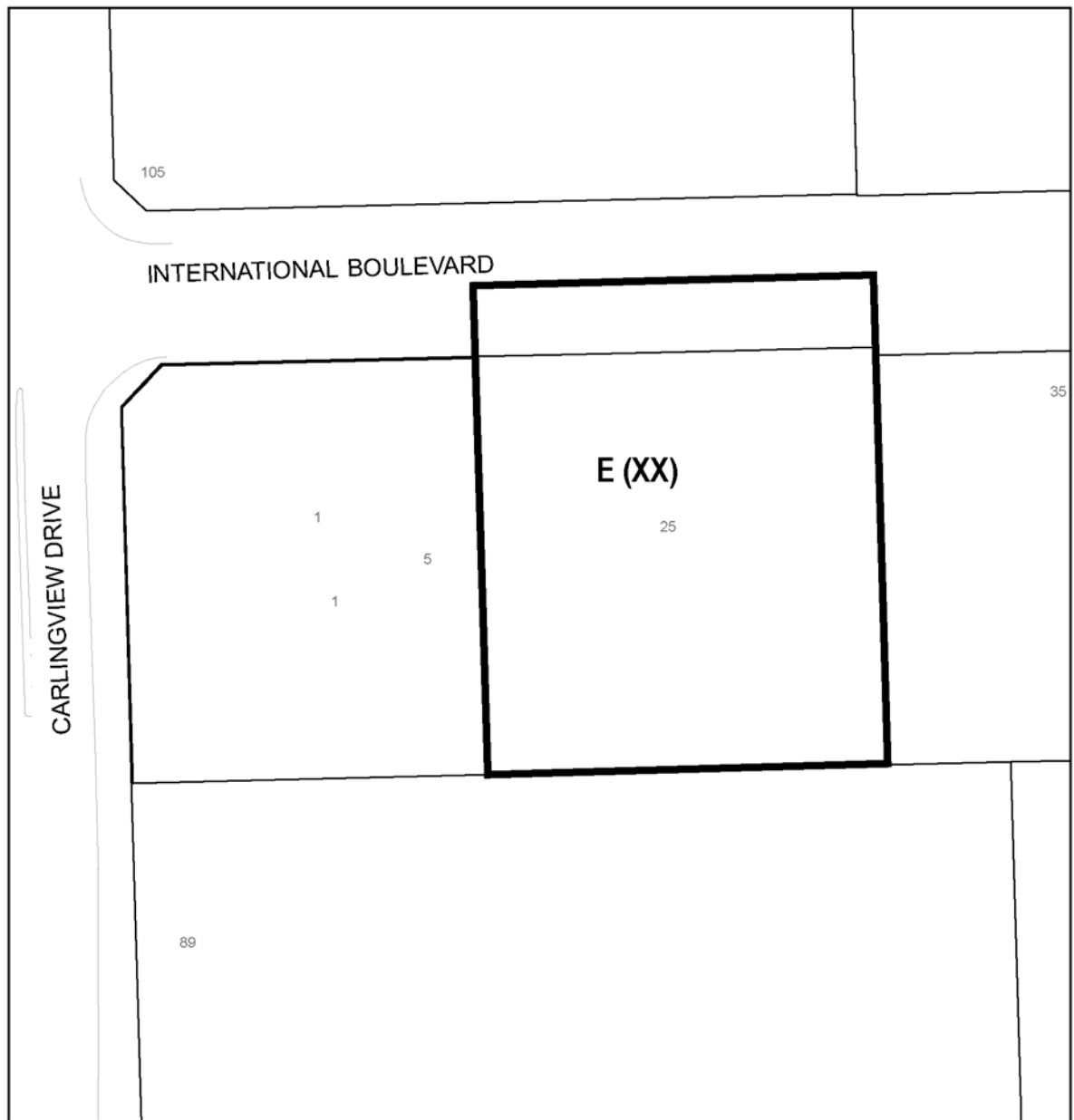


**Toronto**  
Diagram 1

25 International Boulevard

File # 17 225532 WET 02 SA

City of Toronto By-Law 569-2013  
Not to Scale  
5/15/2018



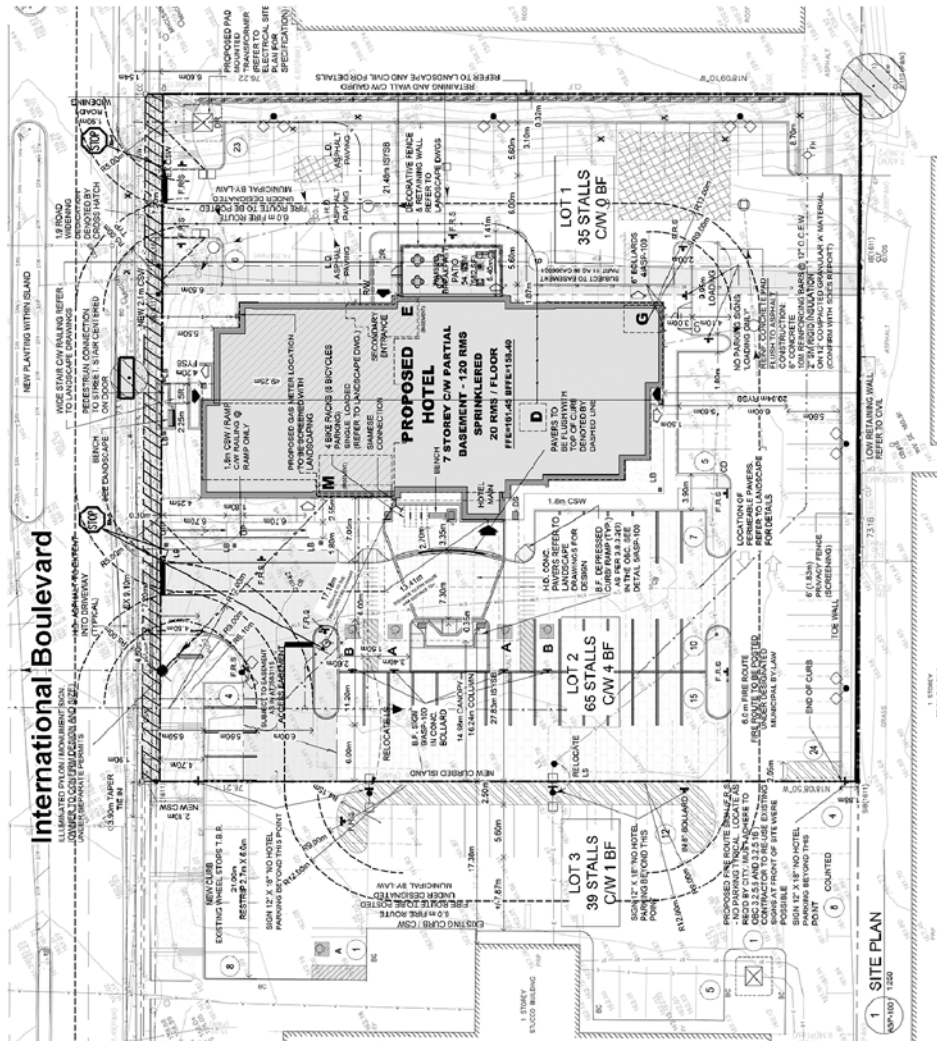
**Toronto**  
Diagram 2

25 International Boulevard

File # 17 225532 WET 02 SA

City of Toronto By-Law 569-2013  
Not to Scale  
5/15/2018

# Attachment 7: Figure 5: Site Plan



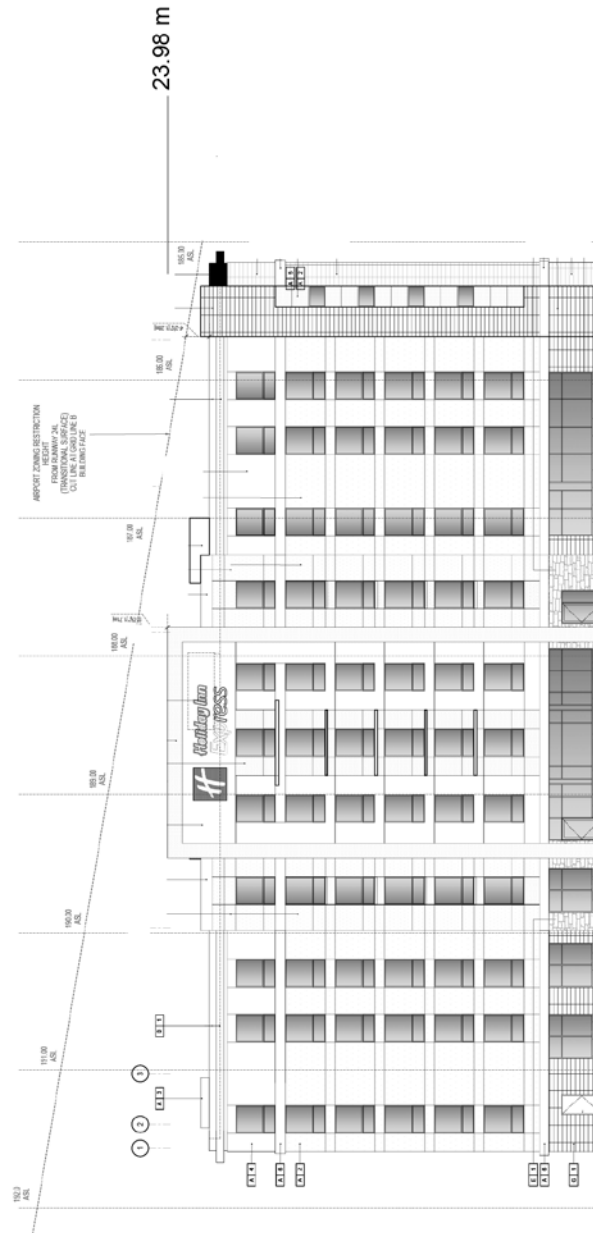
25 International Boulevard

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
05/14/2018

File # 17 255532 WET 02 0Z

Attachment 8: Figure 6: Elevations



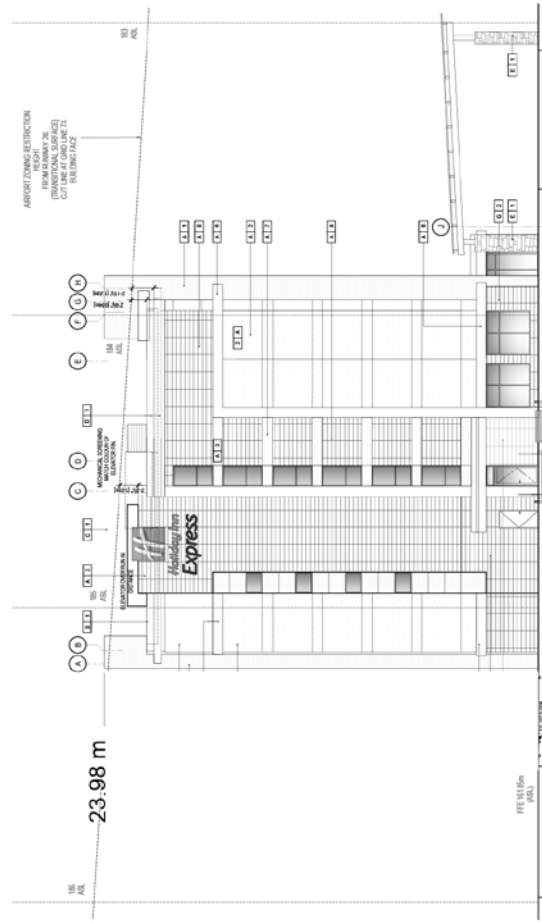
**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
05/14/2018

**25 International Boulevard**

File # 17 255532 WET 02 02



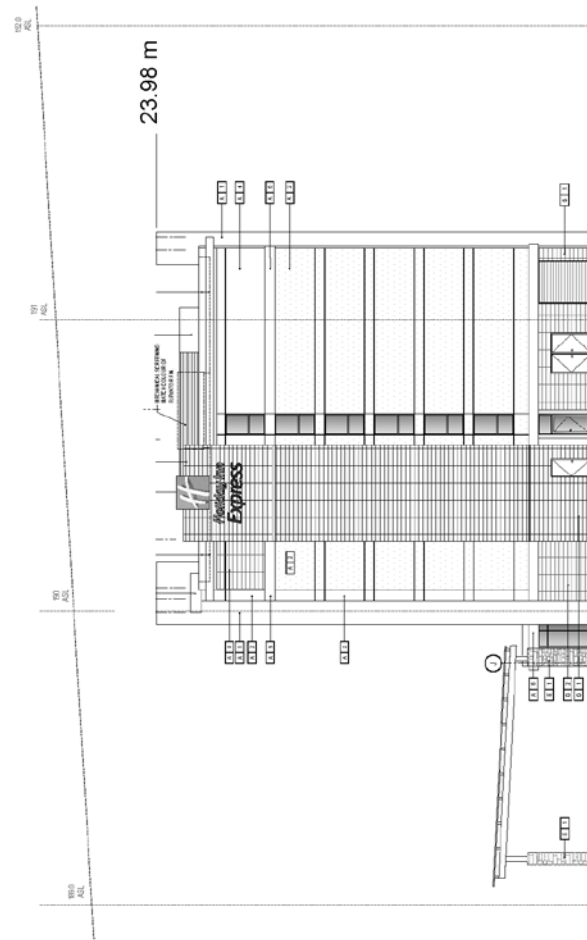
## North Elevation

Applicant's Submitted Drawing

Not to Scale  
05/14/2018

## 25 International Boulevard

File # 17 255532 WET 02 0Z



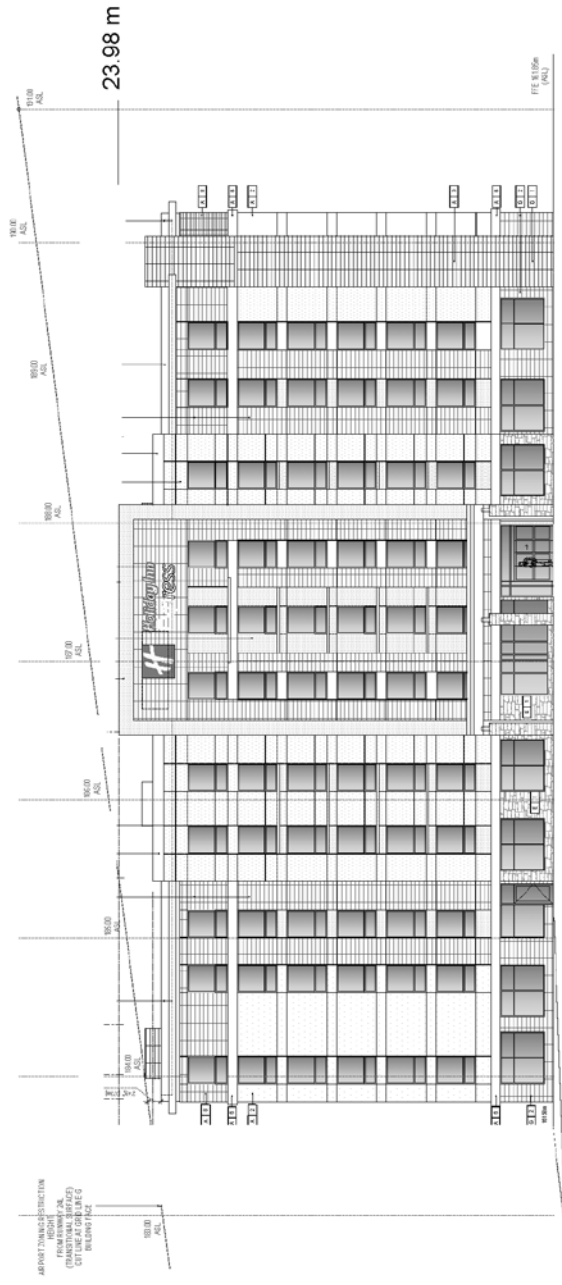
### South Elevation

Applicant's Submitted Drawing

Not to Scale  
05/14/2018

## 25 International Boulevard

File # 17 255532 WET 02 0Z



## West Elevation

Applicant's Submitted Drawing

Not to Scale  
05/14/2018

## 25 International Boulevard

File # 17 255532 WET 02 0Z