



## STAFF REPORT ACTION REQUIRED

### 900 York Mills Road - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report

<b>Date:</b>	March 13, 2018
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Acting Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	17 254908 NNY 34 OZ

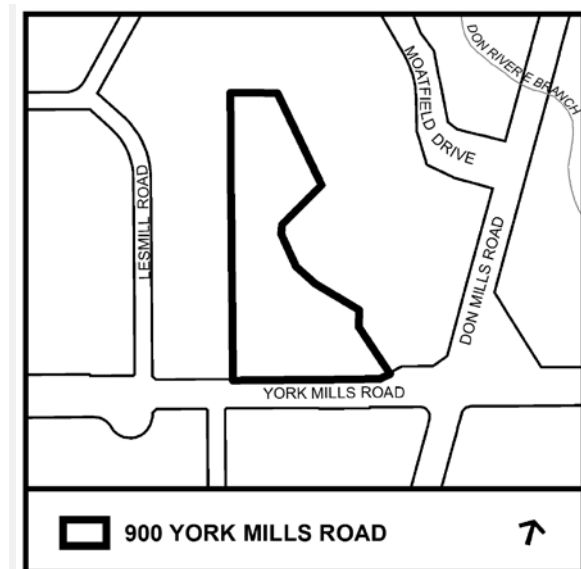
#### SUMMARY

This application proposes to amend the *Employment Lands* designation in the Official Plan and amend the Zoning By-laws to permit a mixed-use development with residential, office, hotel, retail and other commercial uses at 900 York Mills Road.

The proposal is for two mixed-use buildings with heights of 32 and 36 storeys for a total of 564 residential units, a new eight-storey office building and additions to the existing 21-storey hotel that includes a new ten-storey hotel building, new ballroom and expanded conference centre. An additional 38,164 square metres of above grade parking is proposed in two parking structures, with heights of five and six storeys.

The mixed-use proposal would contain a gross floor area of 123,912 square metres, which when combined with the existing hotel would create a 153,812 square metre development across the entire site or an overall floor space index of 3.28 times the area of the lot.

This report provides preliminary information on the above-noted applications and seeks the Planning and Growth Management Committee's directions on further processing of the



applications and on the community consultation process.

Planning staff have significant concerns with the proposal in its current form, particularly with the proposed residential land use on a site designated *Employment Areas*, the location, size and configuration of the proposed parkland dedication, and the above-grade parking structures, among other matters.

## **RECOMMENDATIONS**

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### **The Acting Chief Planner & Executive Director recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 900 York Mills 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.
4. Should the applications be appealed to the Ontario Municipal Board, the City Solicitor be directed to request the OMB to consolidate the appeal of these applications with the OMB hearing of Appeal No. 178 to Official Plan Amendment No. 231 respecting the subject lands at 900 York Mills Road.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In July 2011, Westmount Hospitality Group, the former owners of the site, requested by way of a letter, that the City redesignate the site from *Employment Areas* to *Mixed Use Areas* as part of the City's five year Official Plan review and Municipal Comprehensive Review, in order to permit residential uses.

Following these reviews, City Council adopted Official Plan Amendment No. 231 (OPA 231) in December 2013 and the Minister of Municipal Affairs and Housing subsequently approved OPA 231 with respect to the lands in July 2014. OPA 231 retains the lands as *Employment Areas* and designates them as *General Employment Areas*. On July 29, 2014, Westmount Hospitality Group appealed the Minister's decision to approve OPA 231 on a site specific basis as the lands were not redesignated from *Employment Areas* to *Mixed Use Areas*, per their request.

### **Pre-Application Consultation**

A pre-application consultation meeting was held on January 9, 2017 with the applicant to discuss the planning policy framework for the area and the complete application

submission requirements. Staff advised the applicant that any application to redesignate the site to provide for residential uses could only be considered once the site specific appeal of Official Plan Amendment 231 had been dealt with by the Ontario Municipal Board.

## **ISSUE BACKGROUND**

### **Proposal**

The applications propose to redesignate the southeast portion of the lands located at 900 York Mills Road from *Employment Areas* to *Mixed Use Areas*. They also propose to amend the Former North York By-law 7625 and City of Toronto By-law 569-2013 to permit the mixed use development.

The proposal has a total of 123,912 square metres of additional gross floor area, comprising 13,771 square metres of expanded hotel uses, 23,317 square metres of office uses, 3,242 square metres of retail, 38,164 square metres of above-grade parking and 45,418 square metres of residential uses, including a total of 564 residential units in two buildings. The gross floor area of the existing hotel is 29,900 square metres, which when combined with the proposal has a total gross floor area across the site of 153,813 square metres. The existing Floor Space Index (FSI) on the site is 0.64 times the area of the lot and the proposed FSI is 3.28 times the area of the lot. This calculation includes the lands below the top of bank. When calculated excluding these lands, the resulting FSI will be higher. The proposed FSI excluding these lands is to be confirmed by the applicant.

The proposal includes the redevelopment of the surface parking lots in front of the existing hotel building (Building C). A new driveway is proposed to divide this area into three smaller blocks, containing proposed Buildings G, F, D and E (See Attachment 1: Site Plan). To the north of the existing hotel, Buildings A and B are proposed. In addition to the new buildings, a new public park is proposed with an area of 2,562.4 square metres, located between Buildings G and E, and abutting the ravine with frontage on York Mills Road. A site plan and massing model are illustrated in Attachments 1 and 2 of this report.

Building A is a proposed five-storey above-grade parking structure located at the north end of the property, with seven levels (two below grade) of parking and 587 parking spaces. Building A is connected to Building B, which is a proposed ten-storey hotel expansion. The hotel expansion includes a new amenity area, ballroom and conference centre and nine storeys of new hotel rooms (190 new rooms). Both of these buildings are to be connected to the rear of the existing hotel (Building C). Due to the slope of the property, both buildings are two levels lower than the entrance of the existing hotel, or actually seven storeys and 12 storeys above ground level.

Buildings D and E are essentially one mixed-use building consisting of a six-storey base building (Building D), with a 20-storey tower, having an overall height of 26 storeys and 81.9 metres (Building E). The west side of Building D proposes to include five retail units on the ground floor, and the majority of levels two to six would be parking. The

roof of the parking structure would be two separate outdoor amenity spaces, for both the hotel and Building E. On the east side of Building E, the ground floor includes a residential lobby on the southeast corner of the building and four ground-level residential units fronting along the east façade. From levels two to six there are six units along the east side of the building. Building E would have a total of 229 residential units.

Building F is a proposed eight-storey commercial building fronting on York Mills Road. The ground floor is proposed to have 1,616 square metres of retail uses and an office lobby, to be located at the southwest corner of the building. Above the ground floor would be seven storeys of offices uses.

Building G is a proposed 32-storey mixed-use building with a height of 99.7 metres, containing a six-storey base building fronting onto York Mills Road, adjacent to the ravine. The ground floor is proposed to have two retail units in the western portion, an amenity area in the eastern portion and the residential lobby on the north side of the building. Above the ground floor would be a total of 335 residential units.

The proposal maintains the existing driveway in its current location, allowing it to continue to provide access to the hotel and rear of the site. A second curb cut along York Mills Road is proposed for a new driveway. The driveway would wrap around Building F and connect to the existing north-south driveway. Vehicular access to the proposed parking structures and underground parking would be provided by accesses on the north side of Building F and the north side of Building D. Sidewalks are proposed along each of the driveways and a pathway is proposed to connect York Mills Road to the ravine lands passing through the proposed parkland dedication.

Elevations and Statistical information can be found in Attachments 3 and 6 respectively.

## **Site and Surrounding Area**

The property is located on the north side of York Mills Road, approximately 75 metres west of Don Mills Road. It has an irregular shape (see key map on page 1) with a frontage of 200.8 metres along York Mills Road and an area of 46,931.8 square metres. The site generally slopes down towards the northeast corner of the site and adjacent ravine lands. The site slopes downwards from west to east along the front property line approximately 1.2 metres, from south to north along the west property line approximately 8.5 metres and from the southwest corner to the northeast lot line approximately 10 metres.

The subject site is listed on the City of Toronto Heritage Register. The site is listed for both the architecture of the hotel building as well as the visual connection of the hotel to the surrounding natural landscape. The site is adjacent to one property designated under Part IV of the Ontario Heritage Act at 125 Moatfield Drive (David Duncan House). The heritage house was relocated from the subject property to its current location in 1986.

The property is currently developed with a hotel building (Westin Prince Hotel) that includes a 21-storey tower and a one to four storey base building that wraps the north,

south and east sides of the tower. The hotel is currently located approximately in the centre of the property. It has a total of 395 hotel rooms and a gross floor area of 29,900 square metres. To the south of the hotel, closer to York Mills Road, there is a two-storey building containing two restaurants. This building is connected to the hotel via an enclosed walkway. To the south and west of this building are two large surface parking lots, containing 337 parking spaces. West of these parking lots is the only vehicular access to the site, a driveway that extends from York Mills Road down the west side to the rear of the property. To the north or rear of the hotel is a two-storey above-grade parking garage that has been built into the slope. To the east of this parking structure is an outdoor amenity space including an outdoor pool and tennis court (located on TRCA lands, not on the property). The balance of the site to the north is surface parking and a two to three metre landscape buffer around the rear property lines.

The subject property is located within a larger business park approximately bounded by Highway 401 to the north, Leslie Street to the west, Don Mills to the east and CN railway tracks to the south west, that includes a mix of office, institutional, industrial and retail and service uses.

Surrounding lands uses include:

**North:** On the south side of Moatfield Drive are a number of office buildings ranging in height from three to 13 storeys and a soccer field for a private elementary and secondary school.

**South:** Directly across York Mills Road is a one-storey retail commercial building with multiple retail and restaurant tenants. The property owner filed an Official Plan Amendment Application for this site to permit a mixed-use residential and commercial development that is currently under review (865 York Mills Road, File 11 330777 NNY 34 OZ). This application also submitted a conversion request that was refused and is currently under appeal. To the east of this site is a one-storey commercial building with multiple retail and restaurant tenants, followed by a ten-storey office building at the corner of Don Mills Road and York Mills Road. To the rear of this office building are a two-storey parking structure and large surface parking lot.

**East:** Natural forested ravine lands that follow the East Don River Valley. The ravine lands extend east to Don Mills Road and continue east of Don Mills Road as naturalized lands and the Donalda Golf Course, as well as north of Moatfield Drive as the Duncan Mill Greenbelt. Within the ravine lands is the David Duncan House, a two-storey heritage house that was formerly located on the subject property and is currently occupied by a restaurant on the south side of Moatfield Drive.

**West:** Fronting along both Valleybrook Drive and Lesmill Road are a number of office and industrial buildings ranging in height from one to six storeys. Along York Mills Road is a one-storey office building (occupied by Northwest-Atlantic

Brokerage). Further west is a one-storey car wash and a one-storey retail commercial building.

## **Provincial Policy Statement and Provincial Plans**

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

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit;
- Protection and preservation employment areas for current and future uses, and may permit conversion of lands within employment areas to non-employment uses through a municipal comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

With respect to Natural Heritage, the PPS includes a number of policies to protect natural features for the long term. Development and site alteration is not permitted in areas such as significant woodlands and significant valleylands unless it has been demonstrated that there will be no negative impacts on natural features or their ecological function.

Furthermore, the PPS also states that development or site alteration shall not be permitted adjacent to natural heritage features and areas unless the ecological function of the adjacent lands will not be negatively impacted. In order to protect public health and safety and prevent property damage, development and site alteration shall generally be directed to areas outside of flooding hazards, erosion hazards and other hazardous lands and sites.

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

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

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and

- infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
  - Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
  - Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
  - Permit the conversion of lands within employment areas to non-employment uses only through a municipal comprehensive review;
  - 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 also requires that any new development or site alteration must demonstrate that there are no negative impacts on natural heritage features, and that the natural heritage systems identified in the Official Plan are to be protected in accordance with the policies of the relevant Official Plan.

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

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

## **Official Plan**

### **Land Use Designation**

The subject lands are designated *Employment Areas* on Land Use Map 19 of the Official Plan (refer to Attachment 5). *Employment Areas* are to be protected and promoted exclusively for economic activity. Development adjacent to or near *Employment Areas* is to be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibrations, traffic, odour and other contaminants.

*Employment Areas* are places of business and economic activity. Policy 4.6.1 provides for uses that support this function consisting of offices, manufacturing, warehousing,

distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Policy 4.6.6 sets out Development Criteria for *Employment Areas*. The objective of these criteria is to ensure that development contributes to the creation of competitive, attractive and highly functional *Employment Areas* including the creation of comfortable streets and landscaped streetscapes to attract business. The proposed residential use is not provided for within *Employment Areas*.

### **The Green Space System**

The east portion of the subject site is located adjacent to the City's Green Space System on Map 2 of the Official Plan. The Green Space System is comprised of lands within the *Parks and Open Space Areas* land use designations which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to where feasible. As noted in Policy 2.3.2.1, actions will be undertaken to improve, preserve, and enhance the Green Space System by:

- a) improving public access and enjoyment of lands under public ownership;
- b) maintaining and increasing public access to privately owned lands, where appropriate;
- c) restoring, creating and protecting a variety of landscapes, and
- d) creating partnerships in the stewardship of lands and water.

The Green Space System will be expanded by linking additional parks and open spaces by acquiring such linkages, where feasible (policy 2.3.2.3a).

### **Public Realm**

Chapter Three of the Official Plan includes policies related to Building a Successful City. Among other relevant policies in evaluating the proposal are policies related to the Built Environment (Section 3.1). For larger sites the Official Plan includes Public Realm (Section 3.1.1) and Built Form policies (Section 3.1.2 and Section 3.1.3), which promote the use of new streets to provide connections and divide larger sites into smaller development blocks. These development blocks should be appropriately sized and configured in relation to the requested land use and scale of development, provide adequate room within the block for parking and servicing needs and allow for phasing to be properly undertaken.

The public realm policies within Section 3.1.1 of the Official Plan acknowledge the importance of the public realm and quality urban design in creating great communities and a great city. Among other matters, the policies aim to promote quality architectural, landscape and urban design; ensure that new streets are public streets that incorporate the Complete Streets approach by balancing the needs of a variety of users; and ensure that sidewalks and boulevards are designed to provide safe, attractive, interesting, and comfortable spaces for pedestrians.



### **Built Form**

Section 3.1.2 of the Official Plan identifies the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the existing and planned context of the neighbourhood and the City. These policies require new development to:

- a) be located and organized to fit with its existing and/or planned context. Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces;
- b) locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- c) be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties;
- d) be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas; and
- e) provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

### **Tall Buildings – Built Form**

Tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure tall buildings fit within their existing and/or planned context and limit local impacts, there are additional built form principles that apply to the location and design of tall buildings. These built form policy principles are found in Section 3.1.3.1 and include:

- a) tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
  - a. base building - provide definition and support at an appropriate scale for adjacent streets, minimize the impact of parking and servicing uses;
  - b. middle - design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings; and
  - c. top - design should contribute to the skyline character and integrate roof top mechanical systems into the design.

Policy 3.1.3.2 of the Official Plan details key urban design considerations including:

- a) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
- b) demonstrating how the proposed building and site design relate to the existing and/or planned context;
- c) taking into account the relationship of the site to topography and other tall buildings; and

- d) providing high quality, comfortable and usable publicly accessible open space areas.

### **Heritage Conservation**

The policies in Section 3.1.5 of the Official Plan relate to the development of heritage buildings, districts and landscapes. The policies allow for additional gross floor area to be permitted in excess of what is permitted by the Zoning By-law provided, among other things, that the application includes conservation of the historic building or structure.

### **Parkland Dedication**

Policy 3.2.3.5 of the Official Plan states that an alternative parkland dedication rate of 0.4 hectares per 300 residential units will be applied to proposals for residential development in parkland acquisition priority areas where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law. For sites greater than 5 hectares in size, the parkland dedication will not exceed 20% of the development site, net of any conveyances for public road purposes.

### **The Natural Environment**

The subject site is also adjacent to the City's Natural Heritage System as identified on Map 9 of the Official Plan (see Attachment 5). Development within the Natural Heritage System is generally not permitted and where the underlying land use designation provides for development in or near the natural heritage system, such development must comply with a number of policies to minimize adverse impacts and ensure the natural heritage system is maintained, restored and enhanced. Policy 3.4.8 requires that development be set back by at least 10 metres or more if warranted by the severity of the existing or potential natural hazard from the top-of-bank and toe-of-slope of valleys, ravines and bluffs, and other locations where slope instability, erosion, flooding or other physical conditions present a significant risk to life or property. The alteration of the existing slope of a valley, ravine or bluff or the shoreline for the purpose of accommodating new development will not be permitted.

### **Section 37**

Section 5.1.1 of the Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided the development constitutes good planning, is consistent with the policies and objectives of the Plan and complies with the built form policies and all applicable neighbourhood protection policies of the Plan. The community benefits to be secured must bear a reasonable relationship to the increased height and/or density of the proposed development and have an appropriate geographic relationship with the proposed development. Section 37 may be used for developments with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height. The proposal is in excess of 10,000 square metres and is seeking an increase in the permitted height. As such, should City Council decide to approve this application then Section 37 policies would apply.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Official Plan Amendment 231**

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

The subject lands are designated as *General Employment Areas* by OPA 231 and are subject to a site specific appeal to OPA 231 (Appeal No. 178, expected to proceed in 2019). Although not in full force and effect for the subject lands, OPA 231 represents Council's long-term land use planning policy direction for the lands.

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". Uses permitted in *General Employment Areas* are set out in Policy 4.6.2. In addition to all uses permitted in *Core Employment Areas* as set out in Policy 4.6.1, permitted uses in a *General Employment Area* include restaurants and service uses. The *General Employment Areas* policy that permits all types of retail and major retail uses remains under appeal and is not currently in effect. However, as these policies were adopted by Council as part of OPA 231, they provide policy direction regarding the proposed development of retail and major retail uses in *General Employment Areas*.

OPA 231 also introduces Site and Area Specific Policy (SASP) 394 to the rear portion of the subject lands, along with other lands in this and two other business parks located along the Don Valley Parkway corridor. SASP 394 specifies that new major retail developments with 6,000 square metres or more of retail gross floor area are not permitted, and that restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services are only permitted when these uses are located on lower level floors of multi-storey buildings that include *Core Employment Area* uses, particularly office uses.

### **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

Section 1.2 of the Guidelines looks at the coordination of development on larger sites through a Master Plan. Master Plans provide a vision for the development of the entire site area, including how new buildings, streets, blocks, pedestrian and cycling routes, parks, and publicly accessible and private open spaces will fit within the existing and planned context.

Section 1.3 of the Guidelines states that tall buildings should fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks and open space. This can be achieved by applying angular planes, minimum horizontal separation distances and other building envelope controls. Tall buildings should respect the scale of the local context.

Furthermore, Section 3.1.1 (d) provides that where the adjacent context is lower-scale and not anticipated to change, a transition should be provided down to the neighbouring buildings.

With regard to building design, Section 3.2.1 recommends a floorplate of 750 metres or less and Section 3.2.2 recommends a tower stepback of at least 3 metres from the base building. In addition, tall buildings should be set back at least 12.5 metres from the side and rear property lines to limit their impact on the adjacent properties. In addition to a minimum separation distance of 25 metres between towers, the Guidelines recommend that towers should be further shaped, placed and articulated to increase the actual and perceived distances between adjacent building elevations.

The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Development Infrastructure Policy and Standards (DIPS)**

The design and configuration of the proposed street network related to street configuration, parking, landscaping and public sidewalks falls under the City's Development Infrastructure Policy and Standards (DIPS) adopted by City Council in 2005. These policies and standards address issues resulting from the creation of new local residential streets in private or public ownership and establish standards for new development infrastructure with respect to appropriate street sections.

## **Zoning**

The subject property is currently subject to two Zoning By-laws. It is zoned Industrial-Office Business Park Zone (MO (24)) (see Attachment 4a) in the former North York Zoning By-law No. 7625. The MO zone permits a range of industrial, office, institutional and commercial uses. A retail store or service shop is permitted, provided it does not exceed 20% of the gross floor area of the largest floor of the buildings on the lot. The maximum gross floor area of all buildings on the lot is 150% of the lot area. There is no maximum building height in the MO zone.

Under City of Toronto Zoning By-law 569-2013, the property is zoned Employment Industrial Office Zone (EO 1.5 (e1.5; o1.5)(x7)) (see Attachment 4b). This zone permits a range of industrial, office and commercial uses. Some uses are subject to conditions, including hotels which are permitted on lots that front a major street on the Policy Areas Overlay Map and retail and eating establishments, which are permitted but have maximum interior floor areas. The maximum permitted density is 1.5 FSI. The maximum permitted building height in the EO zone is 30 metres.

## **Site Plan Control**

The proposed development would be subject to Site Plan Approval. An application has not yet been submitted.

## **Ravine Control**

A large portion of the subject property is located within the limits of the Ravine and Natural Feature Protection By-law and within the Toronto and Region Conservation Authority (TRCA) Regulation Area. Development within this area requires a permit from the TRCA. Under the Ravine By-law, a permit is required to injure or destroy a tree, place or dump fill, or to alter the grade of the land. Under the Conservation Authorities Act, the TRCA has the power to regulate development in certain designated areas. A permit would be required from the TRCA prior to any development taking place. As per TRCA Policy, new development is not permitted within the Natural System identified as being a ten metre buffer from the greater of the long term stable top of slope/bank, stable toe of slope, regulatory floodplain, meander belt and any contiguous natural features or areas (dripline).

## **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report and Tree Preservation Plan were submitted with the application and are currently under review by City staff with respect to trees on-site and adjacent to the site. The application currently proposes to remove a significant number of trees along York Mills and in the southeast portion of the site.

## **Reasons for the Application**

An Official Plan Amendment application is required as the proposed residential uses are not permitted on lands designated as *Employment Areas* in the Official Plan.

An application to amend both the North York Zoning By-law 7625 and City-wide Zoning By-law 569-2103 seeks to permit the proposed uses, increase the height and density and establish zoning regulations for the proposed redevelopment of the site.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Sun/Shadow Study;
- Toronto Green Standards Checklist;
- Planning and Urban Design Rationale including a Community Services and Facilities Study;
- Public Consultation Plan;
- Energy Strategy;
- Preliminary Pedestrian Level Wind Study;
- Noise Impact Feasibility Study;
- Arborist Report and Tree Preservation Plan;

- Natural Heritage Impact Assessment;
- Heritage Impact Assessment;
- Transportation Impact Study;
- Geotechnical Engineering, Hydrogeological and Slope Stability Report;
- Phase 1 Environmental Site Assessment;
- Phase 2 Environmental Site Assessment; and
- Functional Servicing and Stormwater Management Report.

A Notification of Complete Application was issued on November 29, 2017.

## **Issues to be Resolved**

### Land Use Issues

The subject site is part of a larger *Employment Areas* designation in the Official Plan and through OPA 231 were designated General Employment by City Council in December 2013. The appropriateness of amending the Official Plan designation for this site to permit residential uses can only be evaluated through a city-wide process, outlined in the Growth Plan and PPS, known as a Municipal Comprehensive Review (MCR), which has been completed by the City. Evaluations have to look at not only the subject site, but also the impacts on the surrounding *Employment Areas*. On a preliminary basis, the following land use issues have been identified:

- The appropriateness of amending the *Employment Areas* Official Plan designation and Zoning By-laws to permit residential uses;
- Impacts of the proposed land use changes for this site and other sites in the *Employment Areas / General Employment Areas*;
- Determination as to whether or not the proposal will detract from the economic function of the employment area;
- The location of the proposed land uses within the *Employment Areas*; and
- The impact of the proposed residential uses on the existing employment uses to the north, west and south of the site.

On a preliminary basis, in addition to the land use issues identified above, the following issues have been identified as a result of the proposal:

- Consistency with the PPS and conformity with the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies;
- Overall site organization and road configurations, including the need for public roads;
- Impact on adjacent ravine, including protection and enhancement of the Ravine features;
- Lack of improvements for increased visibility and public access to the ravine;
- Location, size and configuration of the proposed parkland dedication and need for appropriate public road frontage;

- Appropriateness of the proposed density, built form, massing, and building heights;
- Consistency with the built form and public realm policies of the Official Plan;
- Appropriateness of the proposed tall buildings and meeting the intent of the Tall Building Design Guidelines;
- Appropriateness of site access, circulation, loading and road connections to abutting lands to the west;
- Conformity with the Development Infrastructure Policy and Standards (DIPS);
- Adequacy of the proposed outdoor amenity space;
- Appropriateness of the proposed above-grade and surface parking;
- Traffic impact and parking assessment;
- The availability and adequacy of community services and facilities in the area to support the proposed development;
- Heritage Conservation issues;
- Tree Preservation and replacement;
- Review of the Functional Servicing and Stormwater Management Report to ensure sufficient servicing infrastructure to support the proposal;
- Phasing of the development;
- Compliance with the Toronto Green Standard Tier 1 performance measures; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits, should the application be recommended for approval.

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

## **CONCLUSION**

Planning staff have significant concerns with the proposal in its current form, particularly with the proposed residential land use on a site designated *Employment Areas*. In addition, planning staff have concerns with the location, size and configuration of parkland dedication, the proximity, protection and enhancement of the ravine, the proposed road network and its lack of connections and public roads and the above-grade parking structures, among other matters. The request for residential permissions on the site was contemplated through the Five Year Official Plan Review/Municipal Comprehensive Review (MCR). Official Plan Amendment No. 231 retains the subject property as *Employment Areas*. Consideration of the subject application to permit residential uses on site prior to the resolution of the Ontario Municipal Board Hearing of

Appeal No. 178 to Official Plan Amendment No. 231 regarding a proposed employment land conversion of the subject lands at 900 York Mills Road, would be premature.

## **CONTACT**

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Tel. No. 416-395-7129  
Fax No. 416-395-7200  
E-mail: [Sarah.Ovens@toronto.ca](mailto:Sarah.Ovens@toronto.ca)

## **SIGNATURE**

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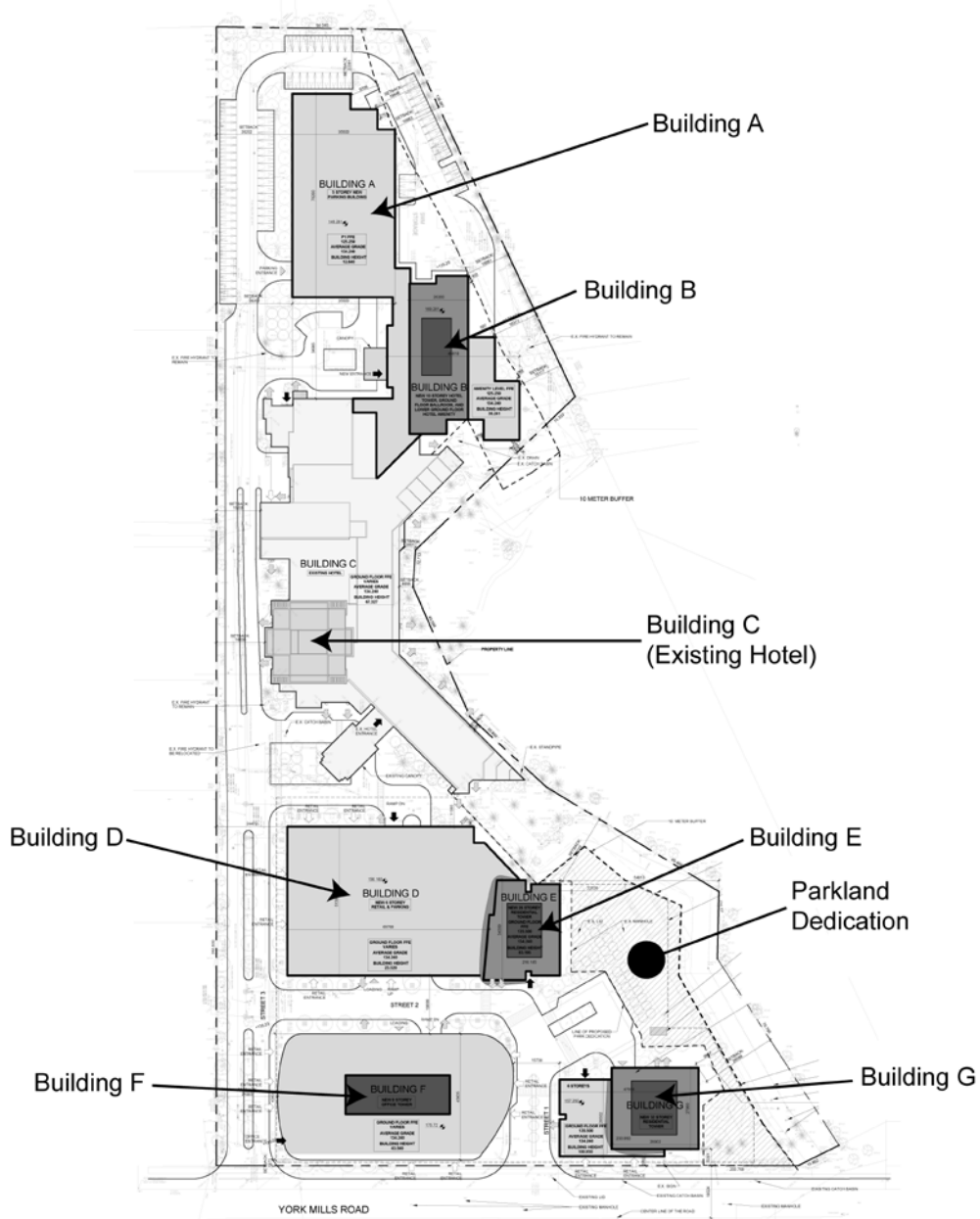
Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Massing Model  
Attachment 3a: South Elevation  
Attachment 3b: North Elevation  
Attachment 3c: East Elevation – North Side  
Attachment 3d: East Elevation – South Side  
Attachment 3e: West Elevation – North Side  
Attachment 3f: West Elevation – South Side  
Attachment 4a: Zoning By-law 7625  
Attachment 4b: Zoning By-law 569-2013  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet



# Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

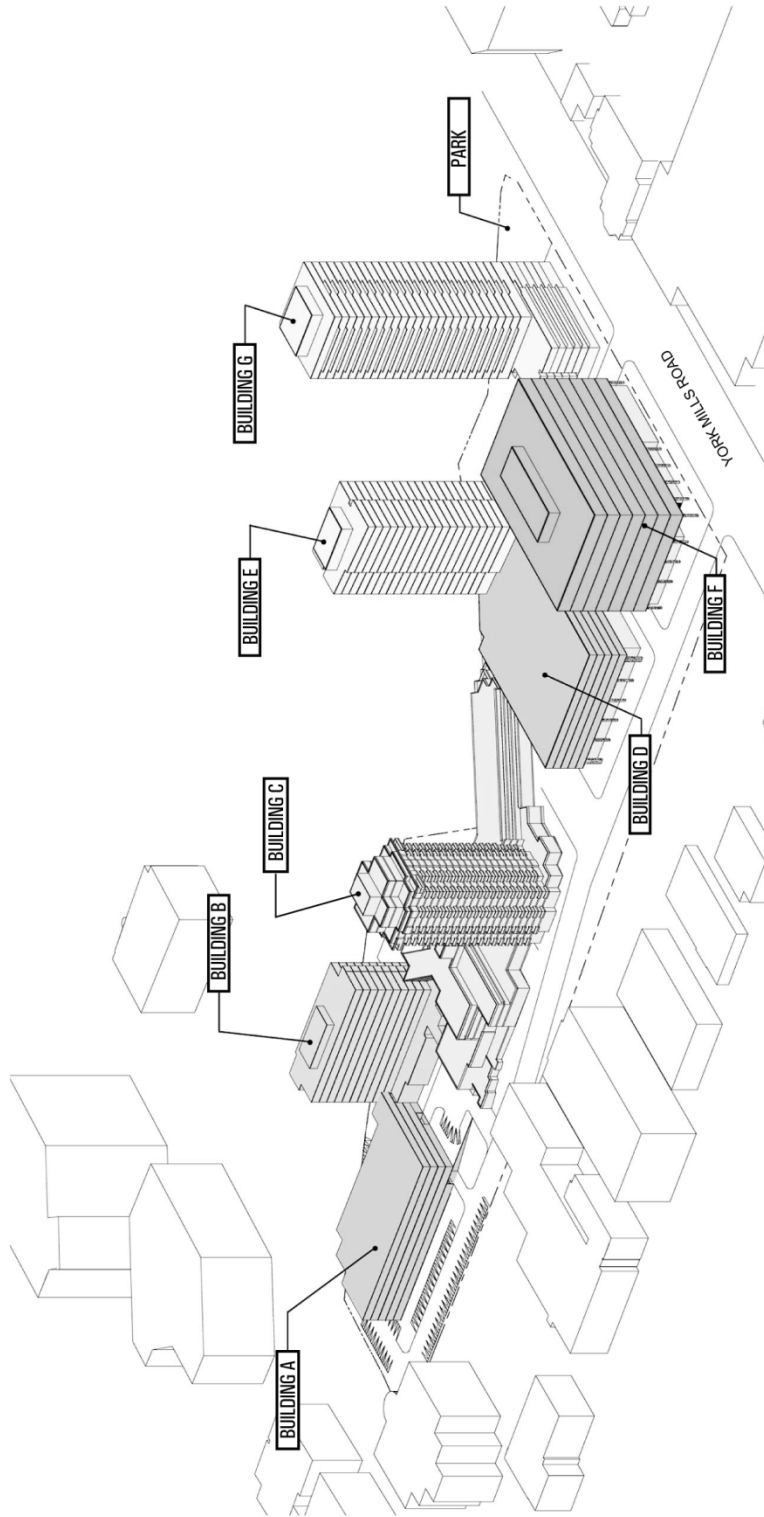
Not to Scale  
01/18/2018



900 York Mills Road

File # 17 254908 NNY 34 0Z

**Attachment 2: Massing Model**



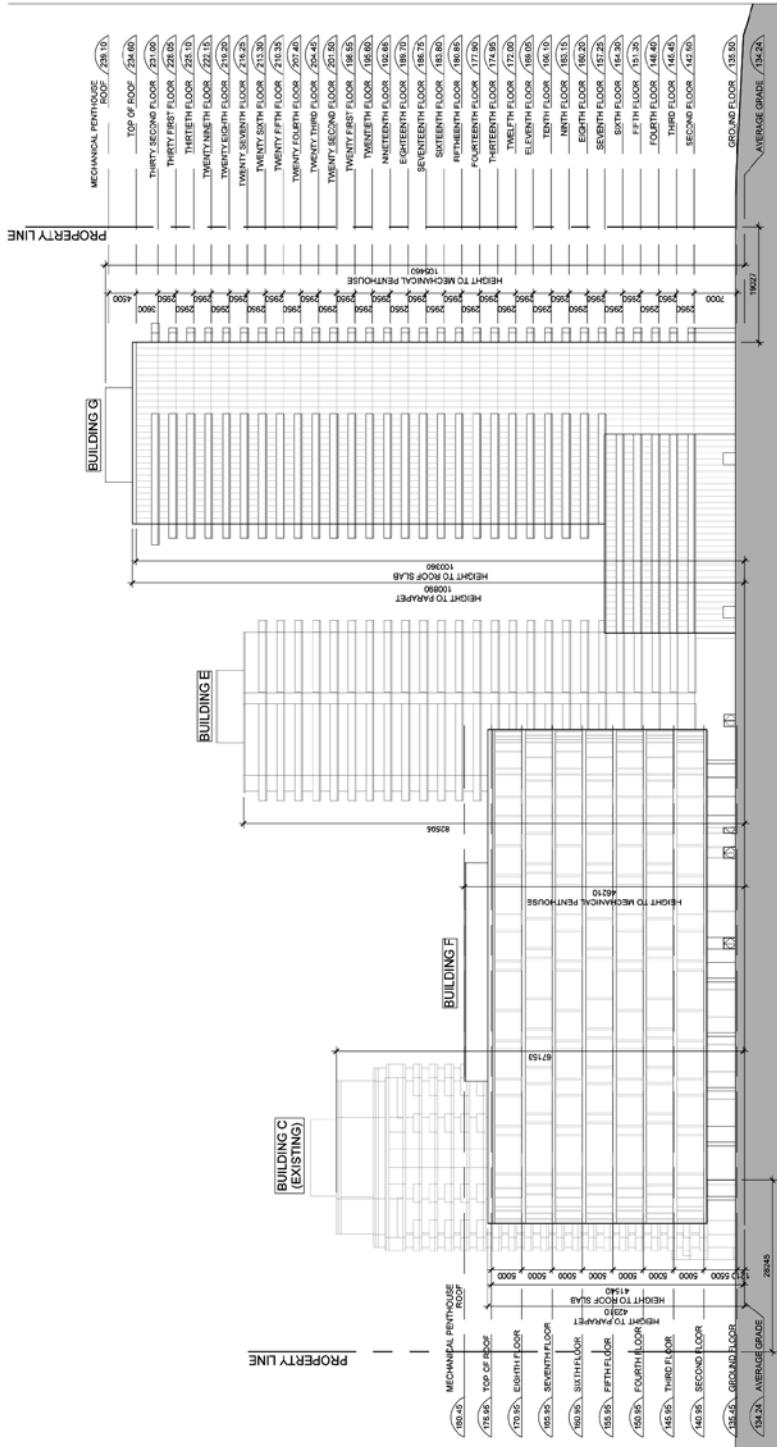
**900 York Mills Road**

File # 17 254908 NNY 34 0Z

**Massing**  
Applicant's Submitted Drawing

Not to Scale  
01/18/2018

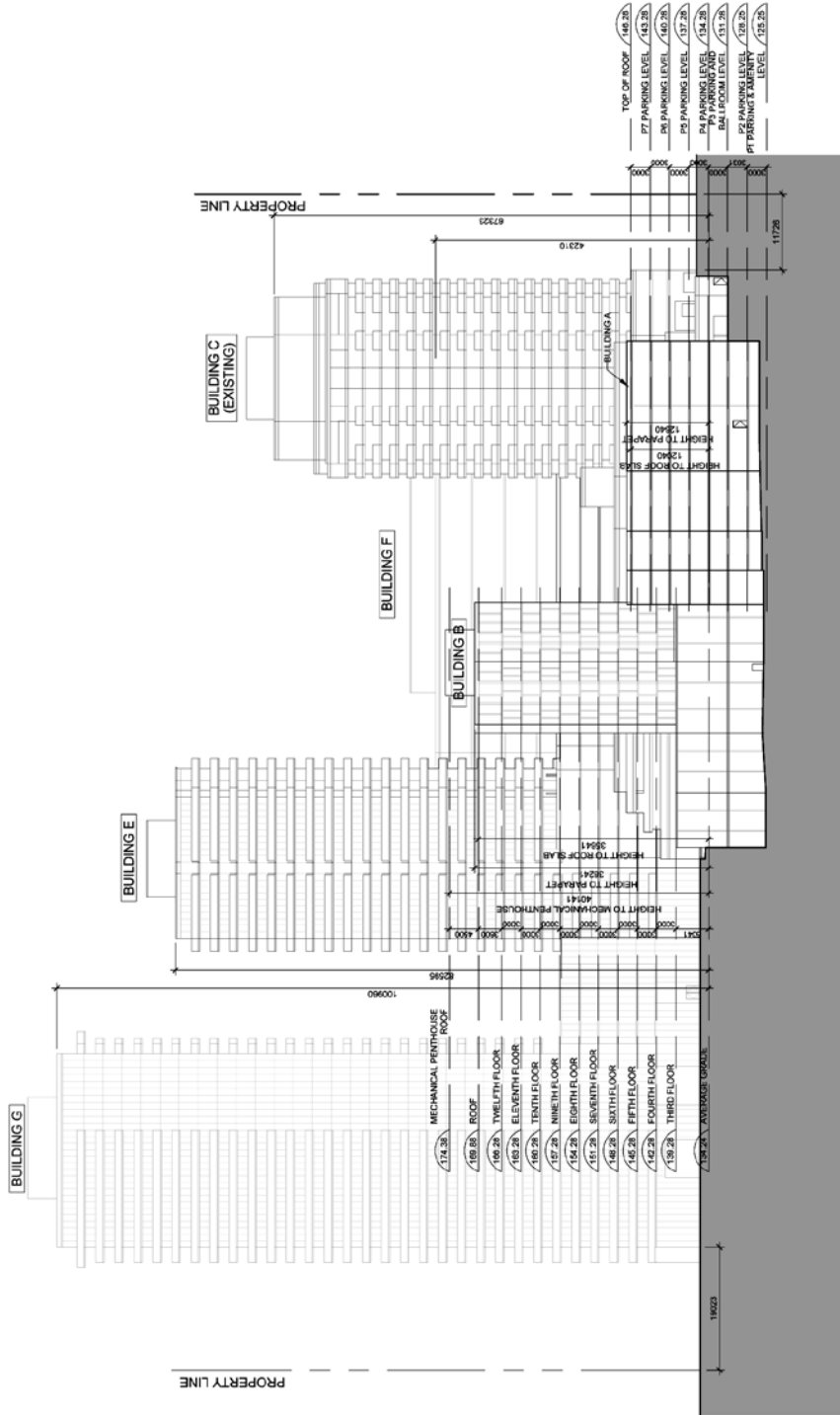
# Attachment 3a: South Elevation



**South Elevation - South Side**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/18/2018

**900 York Mills Road**  
 File # 17 254908 NNY 34 0Z

# Attachment 3b: North Elevation



900 York Mills Road

North Elevation - North Side

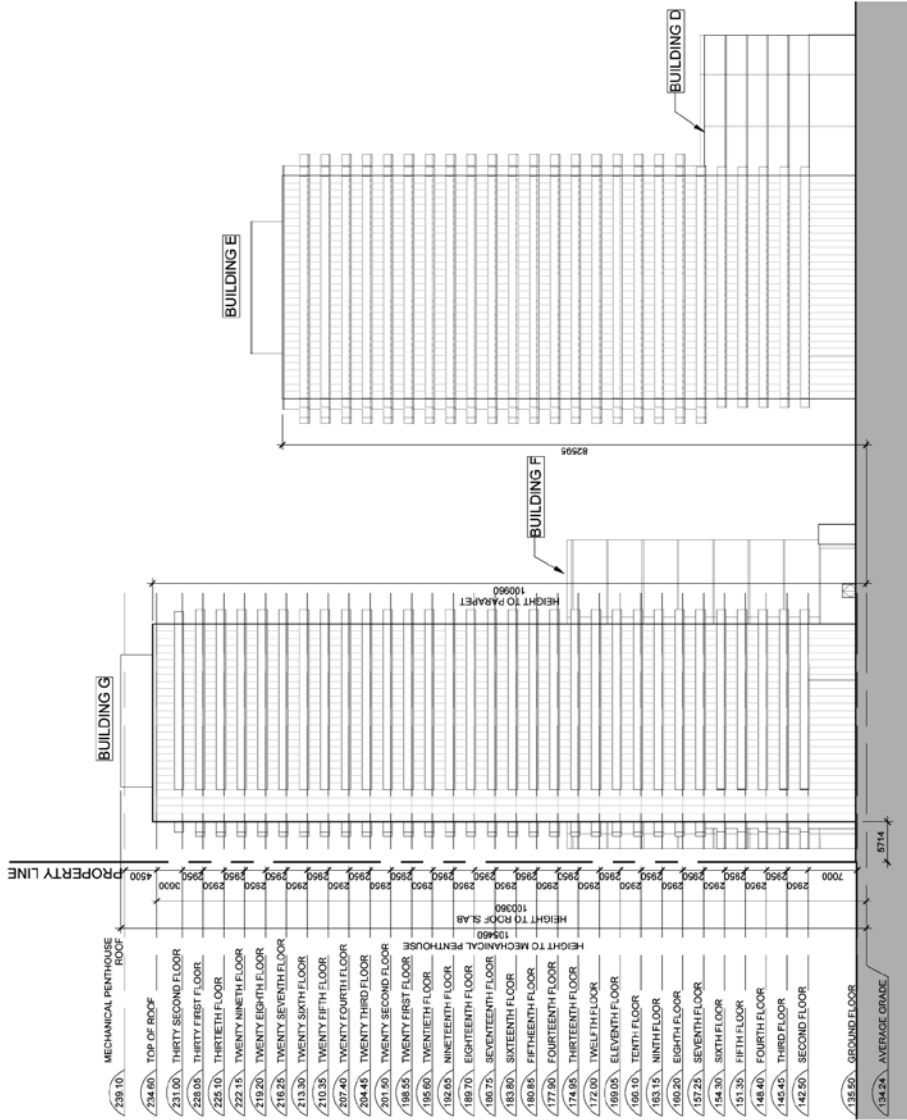
Applicant's Submitted Drawing

Not to Scale  
01/18/2018

File # 17 254908 NNY 34 0Z



Attachment 3d: East Elevation – South Side



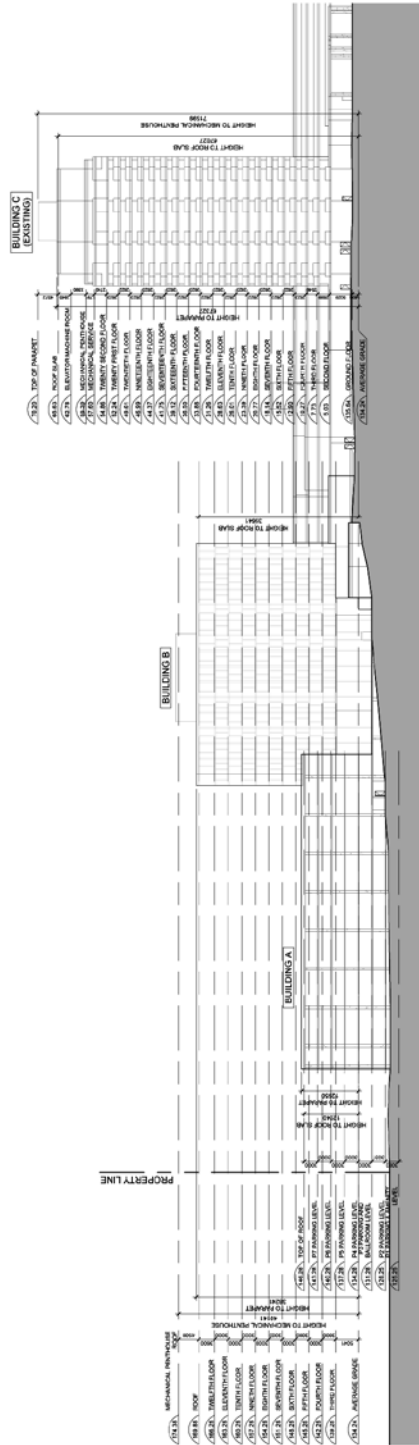
East Elevation - South Side

Applicant's Submitted Drawing

Not to Scale  
01/18/2018

File # 17 254908 NNY 34 0Z

Attachment 3e: West Elevation – North Side



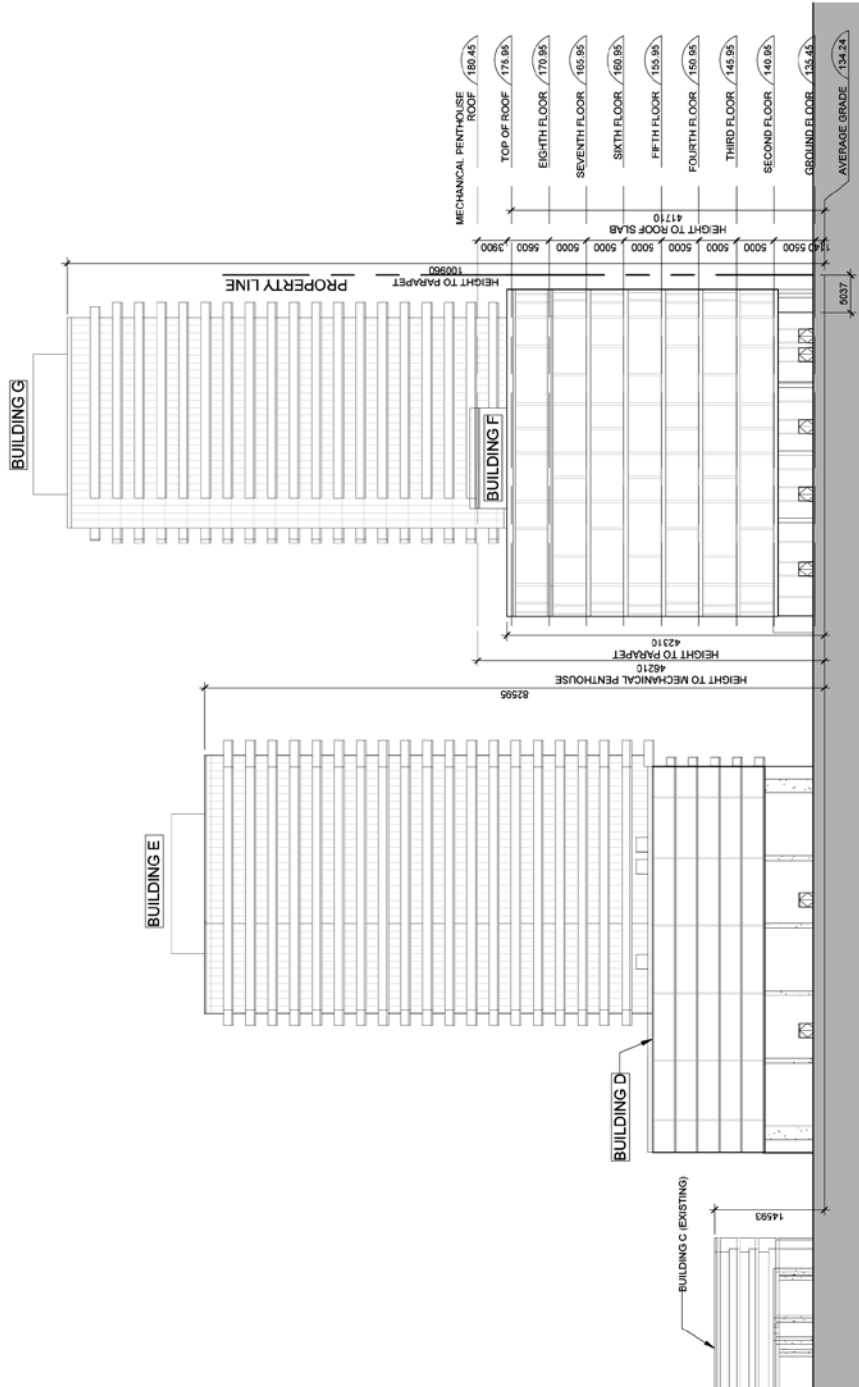
West Elevation - North Side  
 Applicant's Submitted Drawing

Not to Scale  
 01/18/2018

900 York Mills Road

File # 17 254908 NNY 34 0Z

Attachment 3f: West Elevation – South Side



West Elevation - South Side

Applicant's Submitted Drawing

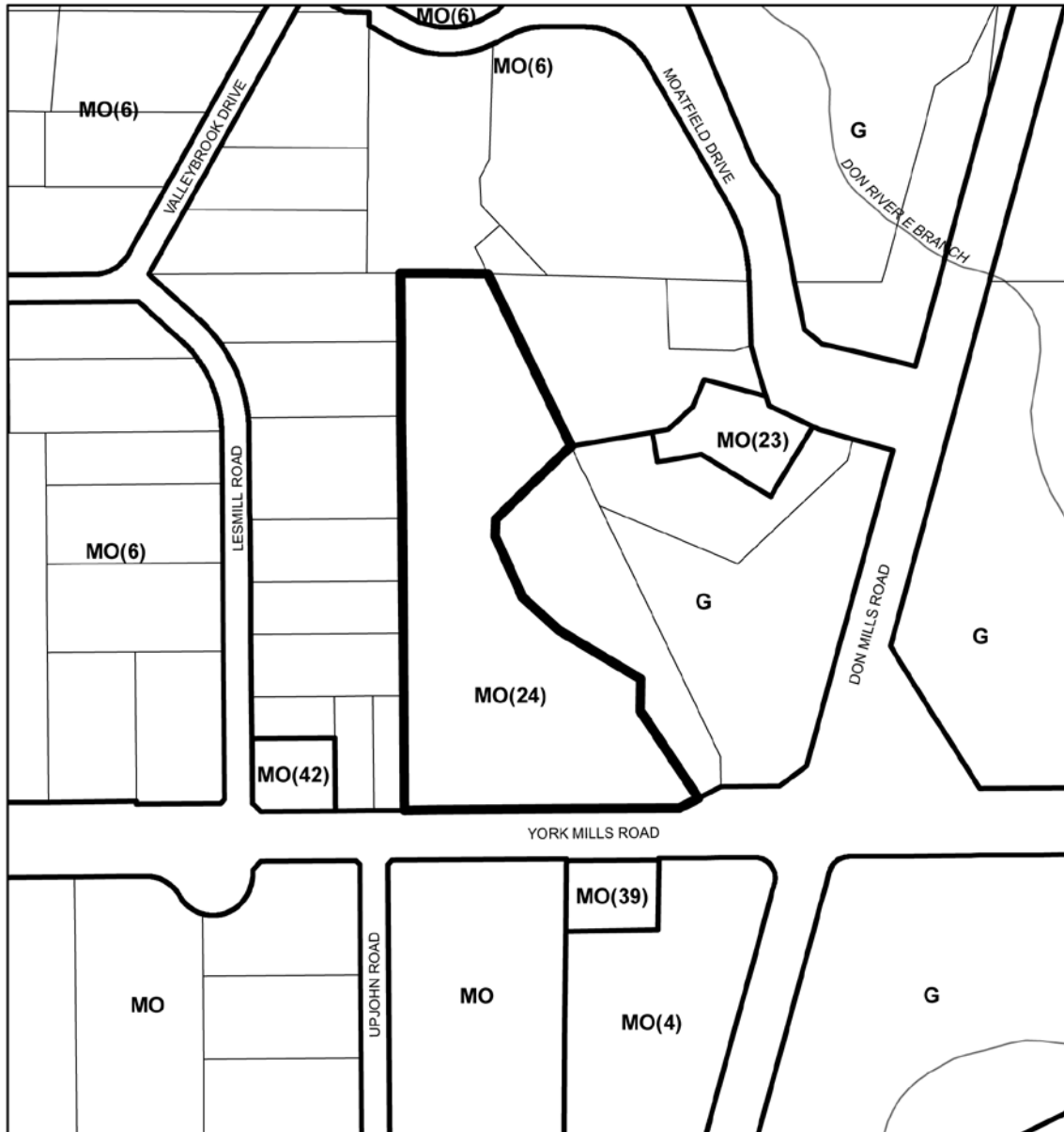
Not to Scale  
01/18/2018

900 York Mills Road

File # 17 254908 NNY 34 0Z



## Attachment 4a: Zoning By-law 7625



**Zoning By-Law No. 7625**

**900 York Mills Road**

**File # 17 254908 NNY 34 0Z**

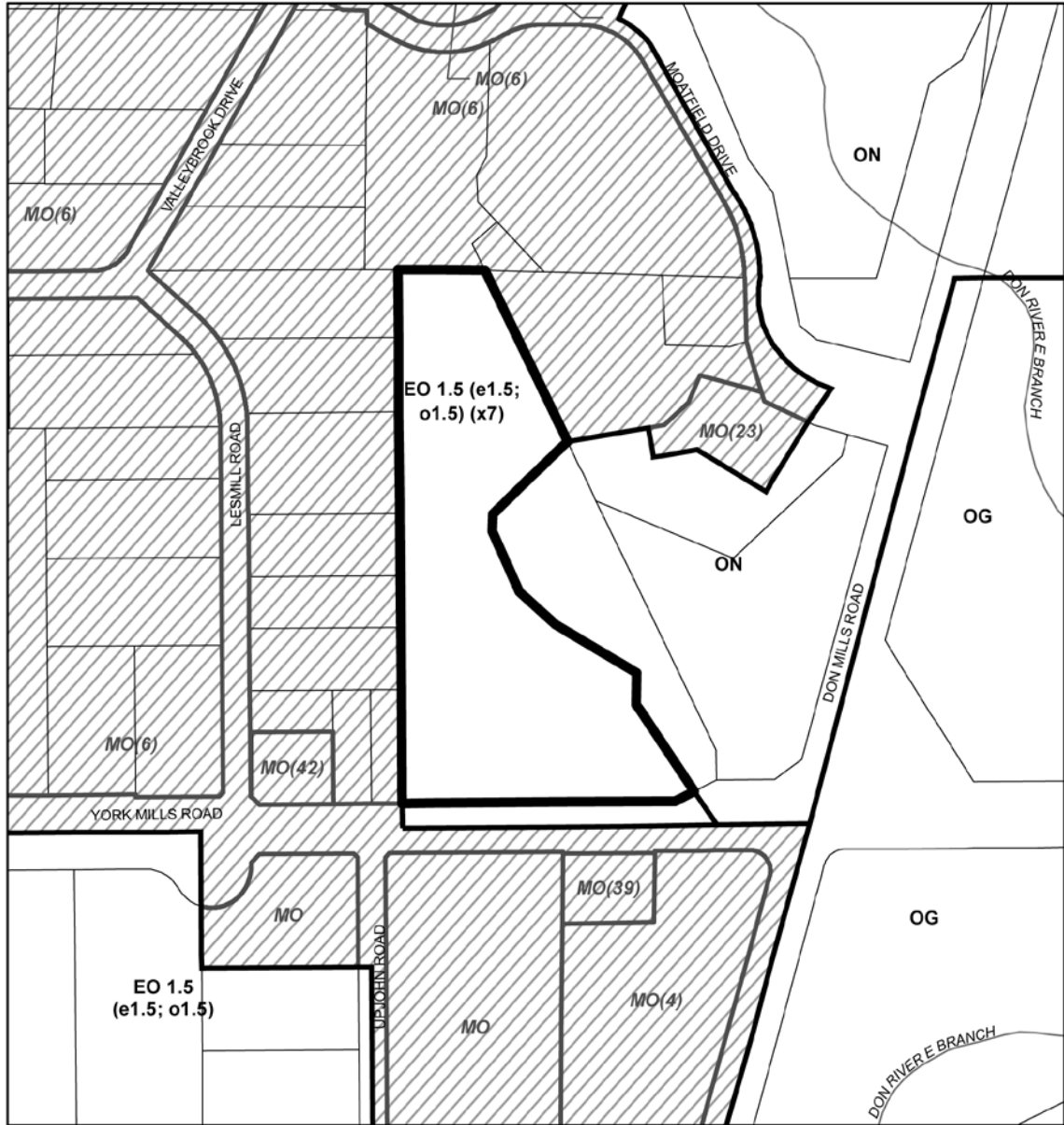
Location of Application

**RM4** Multiple-Family Dwellings Fourth Density Zone  
**MO** Industrial-Office Business Park Zone  
**G** Greenbelt Zone



Not to Scale  
 Extracted: 01/18/2018

Attachment 4b: Zoning By-law 569-2013



Zoning By-Law No. 569-2013

900 York Mills Road

File # 17 254908 NNY 34 0Z



Location of Application



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

MO Industrial-Office Business Park Zone

EO Employment Industrial Office

ON Open Space Natural

OG Open Space Golf Course



Not to Scale  
Extracted: 01/18/2018





## Attachment 5: Official Plan



**Toronto**  
Extract from Official Plan

900 York Mills Road

File # 17 254908 NNY 34 0Z

	Site Location		Natural Areas
	Neighbourhoods		Other Open Space Areas
	Apartment Neighbourhoods		Utility Corridors
	Employment Areas		

  
Not to Scale  
01/18/2018

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 254908 NNY 34 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 30, 2017
Municipal Address:	900 YORK MILLS RD		
Location Description:	CON 3 EY PT LOT 11 **GRID N3401		
Project Description:	Official Plan and Zoning By-law Amendment applications for a rear addition to an existing 21 storey hotel, including a new 10 storey hotel, ballroom and expanded conference centre, and along York Mills Road, two proposed residential mixed- use buildings with heights of 32 and 26 storeys and a total of 564 residential units, along with a new 8 storey office building. An additional 38,164 square metres of above grade parking is also proposed.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields Inc. Peter Smith 3 Church Street, Suite 200, Toronto, ON, M5E 1M2	Bousfields Inc. Peter Smith 3 Church Street, Suite 200, Toronto, ON, M5E 1M2	Quadrangle Architects Inc. 901 King Street West, Suite 701, Toronto, ON, M5V 3H5	2465855 ONTARIO LTD 900 York Mills Road, Toronto, ON, M3B3H2

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	SASP 394
Zoning:	EO 1.5(e1.5; o1.5)(x7) / MO (24)	Historical Status:	Listed
Height Limit (m):	30 / none	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	46962	Height:	Storeys:	32
Frontage (m):	231.8		Metres:	100.9
Depth (m):	393.8			
Total Ground Floor Area (sq. m):	16941			<b>Total</b>
Total Residential GFA (sq. m):	45418.1		Parking Spaces:	1915
Total Non-Residential GFA (sq. m):	108394.5		Loading Docks	9
Total GFA (sq. m):	153812.6			
Lot Coverage Ratio (%):	36.1			
Floor Space Index:	3.28			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	282 (50%)
2 Bedroom:	197 (35%)
3 + Bedroom:	85 (15%)
Total Units:	564

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	45418.1	45418.1	0
Retail GFA (sq. m):	3242.2	3242.2	0
Office GFA (sq. m):	23317.3	23317.3	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	81835	81835	0

**CONTACT:            PLANNER NAME:            Sarah Ovens, Planner**  
**TELEPHONE/EMAIL:            416-395-7129 / sarah.ovens@toronto.ca**