

11-19, 25 & 29 Industrial Street – Zoning Amendment Application – Preliminary Report

Date: December 17, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 15

Planning Application Number: 18 154373 NNY 26 OZ

Notice of Complete Application Issued: June 4, 2018

Related Applications: 18 221499 NNY 26 SA

Current Use on Site: Vacant

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 11-19, 25 and 29 Industrial Street. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 11-19, 25 and 29 Industrial Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

As part of the City's five year Official Plan review and Municipal Comprehensive Review, 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 Core Employment Areas.

The Owner appealed the Minister's decision to approve OPA 231 on a site specific basis. The City and the Owner settled the appeal by agreeing to a Site and Area Specific Policy (SASP) No. 508 for the lands. SASP No. 508 was approved by the Ontario Municipal Board on June 6, 2016 and permits a fitness centre and small scale retail, restaurant and service uses on the Core Employment Area lands, as well as larger scale retail uses subject to conditions.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law provisions for the property at 11-19, 25 and 29 Industrial Avenue to permit the expansion of the adjacent existing Leaside Village Shopping Centre, through the introduction of three new commercial buildings. The proposal comprises of a single two-storey building located along the eastern edge of the site (Building A) and two one-storey buildings located along the western edge of the site (Building B and C). The three buildings combined have a proposed gross floor area of 7,031.9 square metres and have a density of 0.66 times the area of the lot. There is also 103 parking spaces proposed on site between the three proposed buildings and the driveways would continue south into the existing shopping centre driveways connecting the two parking areas, which is under the same ownership.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context and Attachment 5 for a Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and where applicable, the Greenbelt Plan(2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to

any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Employment Areas* on Map 2 of the Official Plan and *Employment Areas* on Map 20. The application is located on lands designated as *Core Employment Areas* on Map 36 of Official Plan Amendment 231. The uses presently permitted within this designation include “manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, industrial trade schools, media facilities, and vertical agriculture”. See Attachments 3 and 4 for Land Use Maps.

The application is subject to Site and Area Specific Policy No. 508. SASP No. 508 was approved by the Ontario Municipal Board on June 6, 2016 and permits a fitness centre and small scale retail, restaurant and service uses on the *Core Employment Area* lands, as well as larger scale retail uses subject to conditions.

Zoning By-laws

In the City of Toronto Zoning By-law 569-2013, the site is zoned Employment Industrial E 1.0. Permitted uses include a wide range of employment uses, including manufacturing, offices, service shops and warehouses. It also permits several uses with conditions, including retail stores and eating establishments. This zone permits a maximum height of 20.0 metres for office uses or the portion of a building used for office uses, and a maximum density of 1.0 times the area of the lot.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

In the former Town of Leaside Zoning By-law No. 1916, the site is zoned M2 General Industrial. This zone permits a wide range of industrial uses including manufacturing, warehousing, technical research and development facilities. The zone allows for a maximum height of 30 metres, a maximum lot coverage of 75% and does not have an assigned density limit.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with this application.

COMMENTS

Reasons for the Application

The proposal requires an amendment to the City of Toronto Zoning By-law 569-2013, as amended, and By-law No. 1916 of the former Town of Leaside, as amended, in order to allow for a number of the proposed uses such as retail store, retail service, eating establishment, veterinary hospital, fitness centre, and art gallery. Amendments to both

By-laws are also required to address performance standards such as heights, setbacks, lot coverage, floor space index, parking supply and landscaping.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Official Plan Conformity

- Determining conformity with the Official Plan, including policies of OPA 231 and Site and Area Specific Policy No. 508.
- Reviewing the appropriateness of the proposed uses within the Core Employment lands designation.
- Evaluating the function of other economic activities within the Employment Area and whether the economic health of nearby shopping districts are not adversely affected.

Built Form, Planned and Built Context

- Assessing the suitability of the proposed building locations, orientation, height and massing, and building setbacks based on Section 2 q. and r. (Provincial interest) of the Planning Act; Section 2.2.1.4(e) of the Growth Plan (2017), and Sections 3.1.1 and 3.1.2 of the City's Official Plan policies.
- Review of proposed public realm and how it connects to surrounding network of streets and abutting sites.

Traffic Impact, Access, Parking

- Adequacy of the proposed parking provisions, driveways and vehicular access location and design.
- Location and function of the garbage storage and pick-up including loading space. Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of a development or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Tree Preservation

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).
- Assessment of the proposed tree removal and the number and locations of the trees proposed to be replaced on site.

Heritage Impact & Conservation

- Reviewing the Heritage Impact Assessment (HIA) Report submitted with the application and evaluating whether the application will have an impact on the adjacent cultural heritage resource (the adjacent Longo's building designated under

the *Ontario Heritage Act*, known as the former Canadian Northern Railway Eastern Lines Locomotive Shop) and whether a conservation strategy will need to be implemented.

Infrastructure/Servicing Capacity

- Reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Reviewing a Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development.

Design Guidelines for 'Greening' Surface Parking Lots Conformity

- Reviewing the application to determine if the purpose and objectives of the Design Guidelines for 'Greening' Surface Parking Lots have been met.

Toronto Green Standard

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North District

ATTACHMENTS

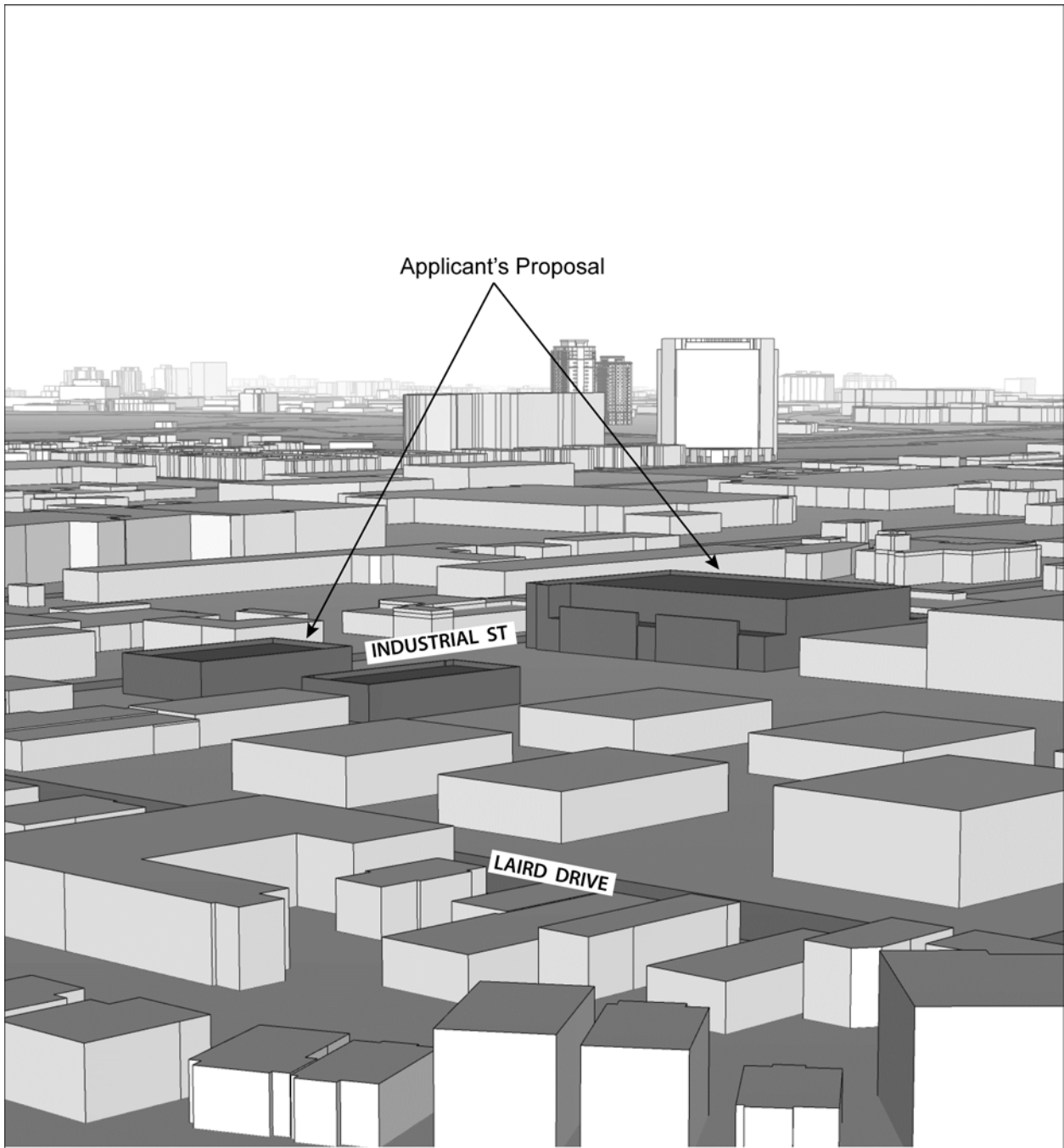
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map
Attachment 4: OPA 231 Land Use Map
Attachment 5: Site Plan

Attachment 1: 3D Model of Proposal in Context

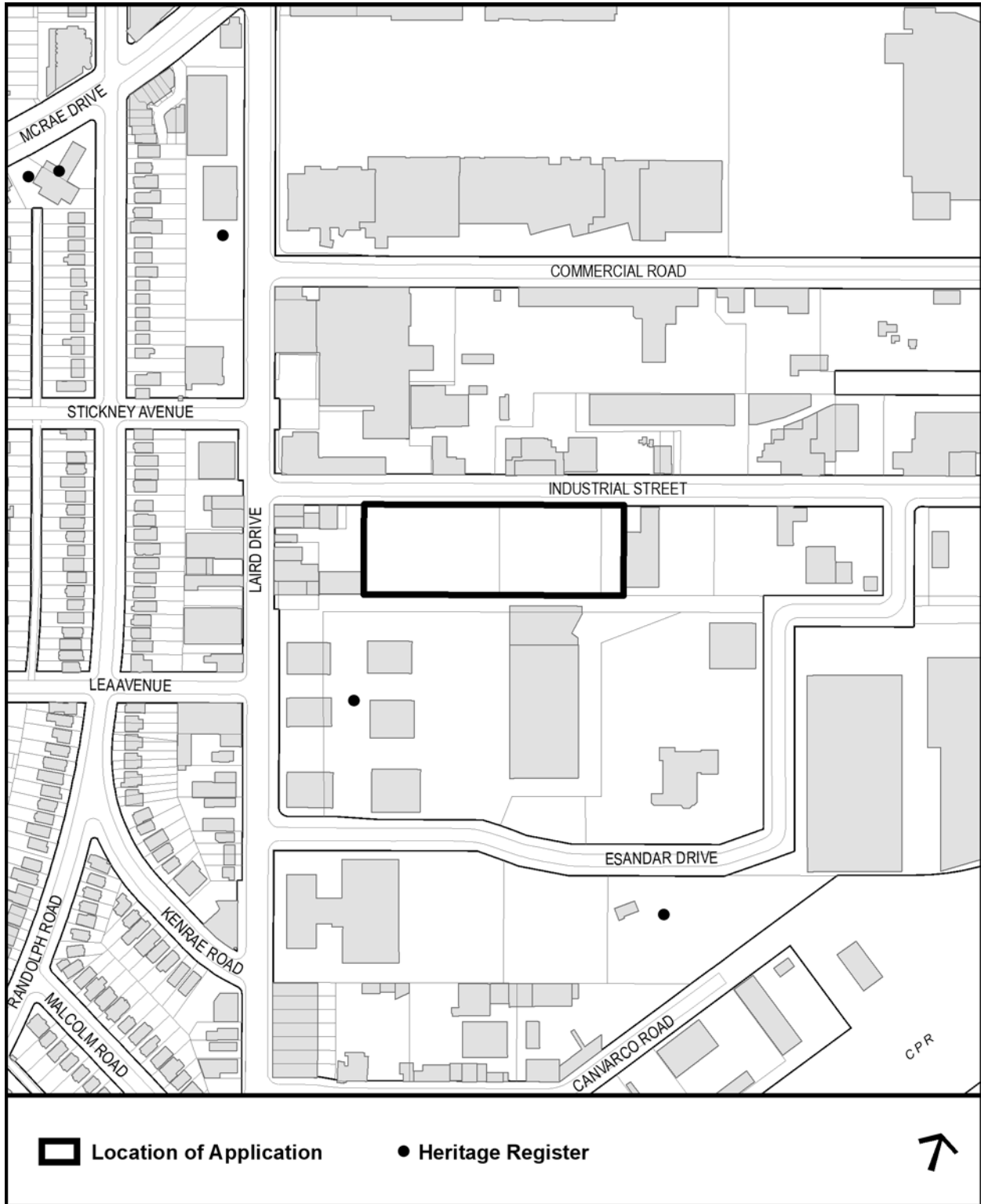


December 2018

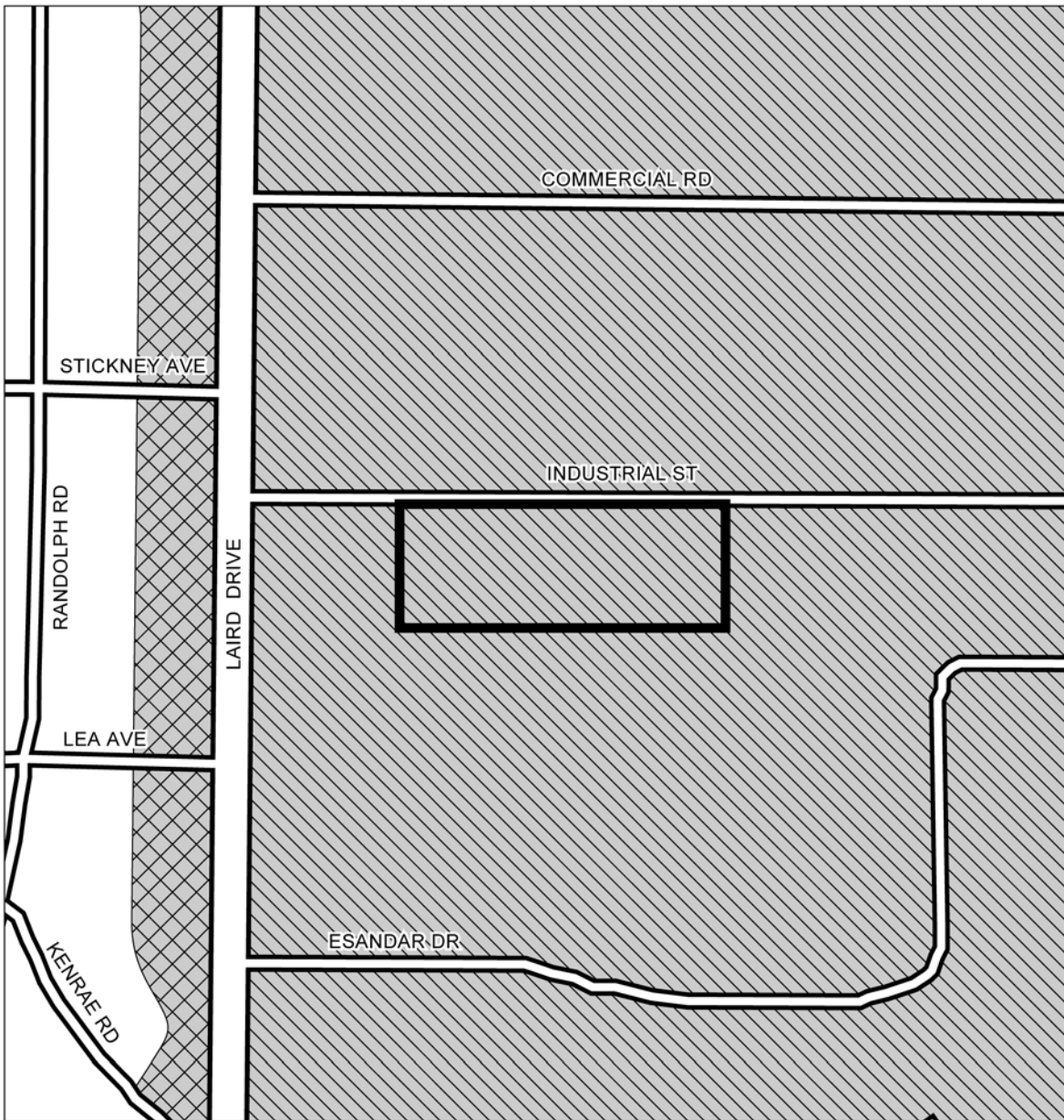
■ View looking northeast



Attachment 2: Location Map







Attachment 3: Official Plan Land Use Map



 **TORONTO**
Extract from Official Plan

11-19, 25 & 29 Industrial Street

File # 18 154373 NNY 26 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas


Not to Scale
11/16/2018




Attachment 4: Official Amendment 231 Land Use Map



Employment Areas Designation - OPA 231

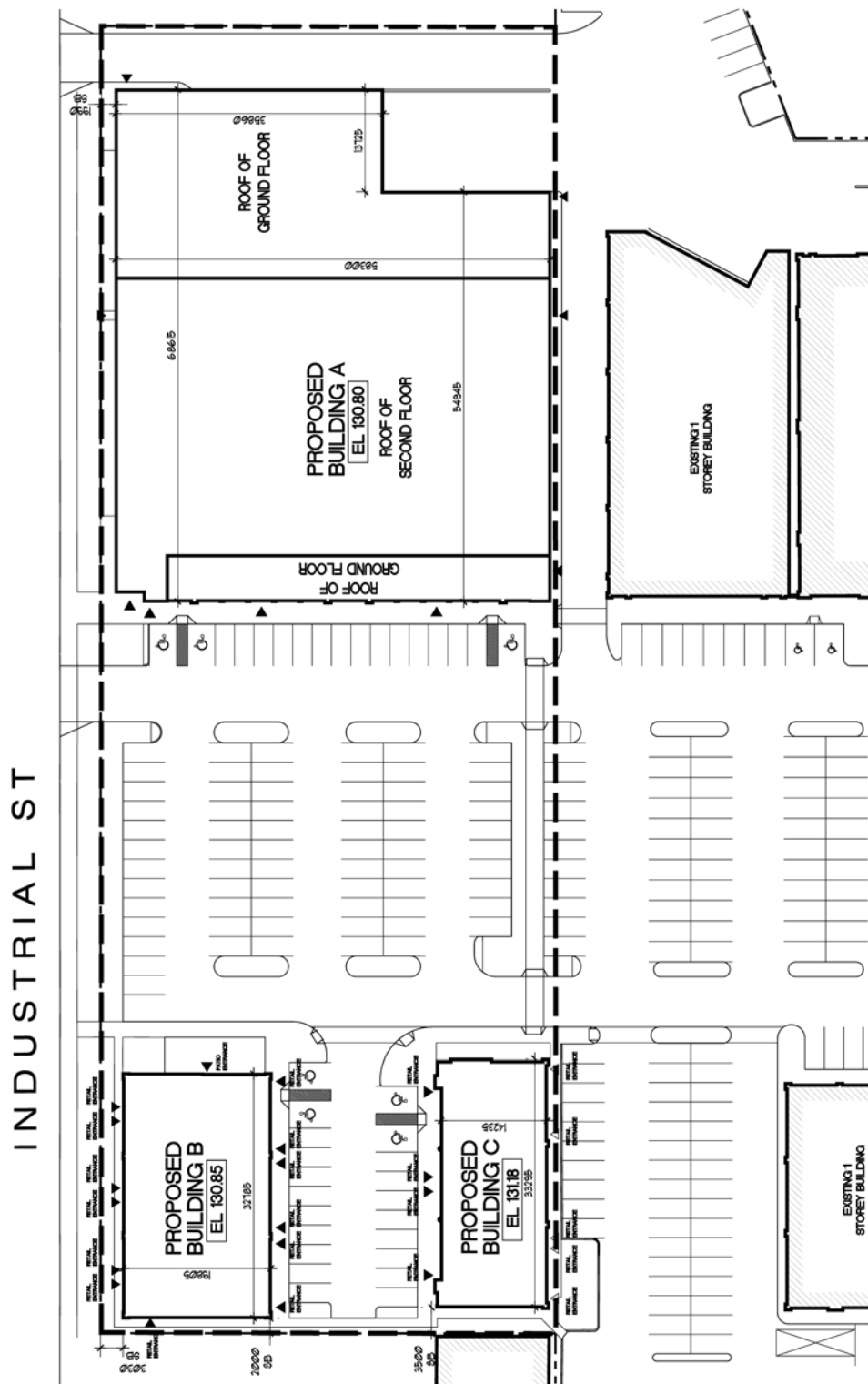
11-19, 25 & 29 Industrial Street

File # 18 154373 NNY 26 0Z

-  Location of Application
-  Core Employment Areas
-  General Employment Areas


Not to Scale
12/14/2018

Attachment 5: Site Plan



11-19, 25 & 29 Industrial Street

Site Plan
 Applicant's Submitted Drawing

File # 18 154373 NNY 26 02

Not to Scale
 11/21/2018