

## **154 WICKSTEED AVENUE – Zoning Amendment Application – Preliminary Report**

Date: December 10, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 15 - Don Valley West

**Planning Application Number:** 18 249444 NNY 26 OZ

**Notice of Complete Application Issued:** November 27, 2018

**Related Applications:** 18 249466 NNY 26 SA

**Current Use on Site:** One-storey industrial building containing 747 square metres of gross floor area with surface parking at rear.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 154 Wicksteed Avenue. 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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 154 Wicksteed Avenue 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**

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend the former Town of Leaside Zoning By-law 1916 and the City of Toronto Zoning By-law 569-2013 at 154 Wicksteed Avenue in order to permit the construction of a six-storey (22.0 metres) office building containing 7,126 square metres of gross floor area, with two levels of underground parking for 57 vehicles. The building would contain 142 square metres of retail space at grade and 6,984 square metres of office space. Vehicular access is proposed to be provided from Wicksteed Avenue to the vehicle parking garage, and from Clarke Street to a loading space.

Detailed project information is found on the City's Application Information Centre website at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1a and 1b of this report for a three dimensional representation of the project in context and Attachment 3 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, Urban Structure of the Official Plan and are designated as Employment Areas on Map 20. The lands are shown as Core Employment Areas on Map 25 of Official Plan Amendment 231 and this designation is in full force and effect for the lands. Core Employment Areas permit office uses, small-scale service uses, and small-scale retail

uses that are ancillary to the principal use. The lands are not subject to a Site and Area Specific Policy or a Secondary Plan.

See Attachment 4a of this report for the Official Plan Land Use Map and Attachment 4b for the OPA 231 Land Use Map.

## **Zoning By-laws**

### **Former Town of Leaside Zoning By-law 1916**

In the former Town of Leaside Zoning By-law No. 1916, the site is zoned M2 General Industrial.

The M2 zone permits a wide range of industrial uses. Factory retail outlets are permitted provided the only products sold are manufactured on site up to a maximum gross floor area of 30% of the building and offices accessory and exclusively devoted to a use permitted on the lot are permitted as ancillary uses.

The M2 zone does not permit stand-alone office uses or stand-alone retail stores and does not contain specific performance standards for an office use.

### **City of Toronto Zoning By-law 569-2013**

In the City of Toronto Zoning By-law 569-2013, the site is zoned Employment Industrial "E 1.0".

Permitted uses include but are not limited to: Artist Studio, Building Supply Yards, Carpenter's Shop, Cold Storage, Contractor's Establishment, Custom Workshop, Dry Cleaning or Laundry Plant, Financial Institution, Industrial Sales and Service Use, Kennel, Laboratory, Manufacturing Uses, Office, Performing Arts Studio, Printing Establishment, Production Studio, Public Works Yard, Service Shop, Software Development and Processing, Warehouse, and, Wholesaling Use.

Additional uses are permitted if certain conditions in the By-law are met. Conditional uses permitted include but are not limited to: Eating Establishment, Retail Service, Retail Store, Shipping Terminal, Take-out Eating Establishment, and, Transportation Use.

The Employment Industrial 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 Floor Space Index (FSI).

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/>

## **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 application is required to permit the proposed uses; and, to implement performance standards including the maximum building height; maximum gross floor area; minimum parking supply; and, minimum building setbacks.

### **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**

Reviewing the application to determine conformity with the Official Plan as amended by Official Plan Amendment 231 with respect to the development criteria in Employment Areas. In particular, providing adequate parking and loading on-site and providing landscaping on front and flanking yards.

#### **Built Form, Planned and Built Context**

Assessing the suitability of the proposed massing or other built form issues 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, the City's Official Plan Built Form policies of section 3.1.2.

Assessing the suitability of the proposed massing, building setbacks and public realm changes proposed in the application based on the City's Official Plan policies. The application is proposing zero metre setbacks at the streetlines with the front and flanking yard landscaping being provided in the public realm instead of on site.

The applicant has submitted a sun/shadow study with the application. This will be reviewed along with the other issues identified to determine if the proposed built form can be supported by staff.

#### **Traffic Impact, Access, Parking**

Reviewing the adequacy of the proposed parking supply; driveway and vehicle access locations and design; and, the location of garbage storage, pick-up and loading spaces.

Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the 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.

#### **Infrastructure/Service Capacity**

Reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, 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 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 development.

### **Toronto Green Standard**

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

### **Alterations to the adjacent Right-of-Way**

The applicant has proposed landscaping improvements and street alignment alterations within the public realm as a part of the application to provide amenity to the site and improve the condition of the intersection of Wicksteed Avenue and Clarke Street. Staff will review the appropriateness of these changes in consultation with Transportation Services Staff.

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

### **CONTACT**

Stephen Gardiner, Planner, Tel. No. (416) 392-5460, Fax No. (416) 395-7155, E-mail: [stephen.gardiner@toronto.ca](mailto:stephen.gardiner@toronto.ca)

### **SIGNATURE**

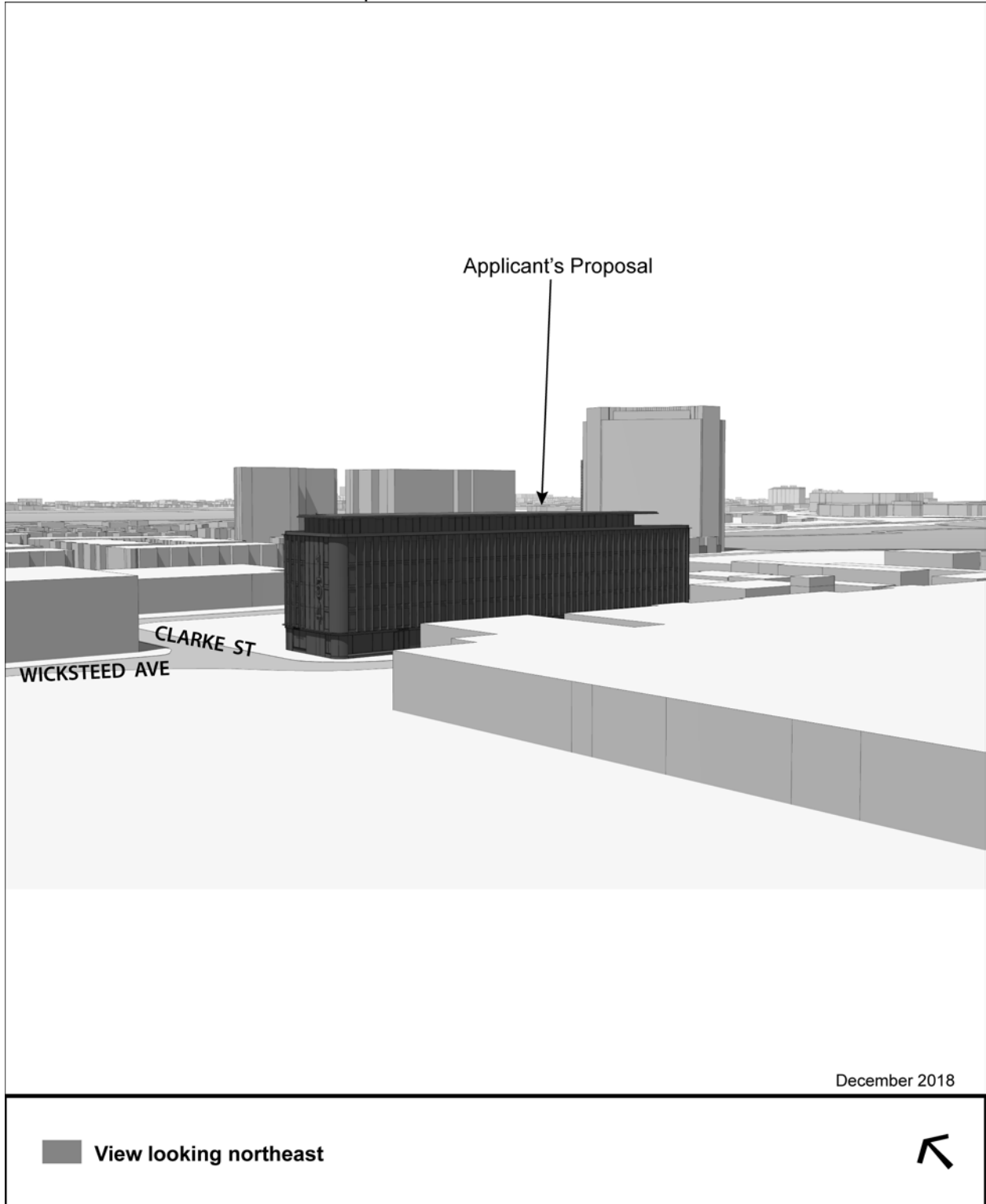
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Joe Nanos, Director  
Community Planning, North York District

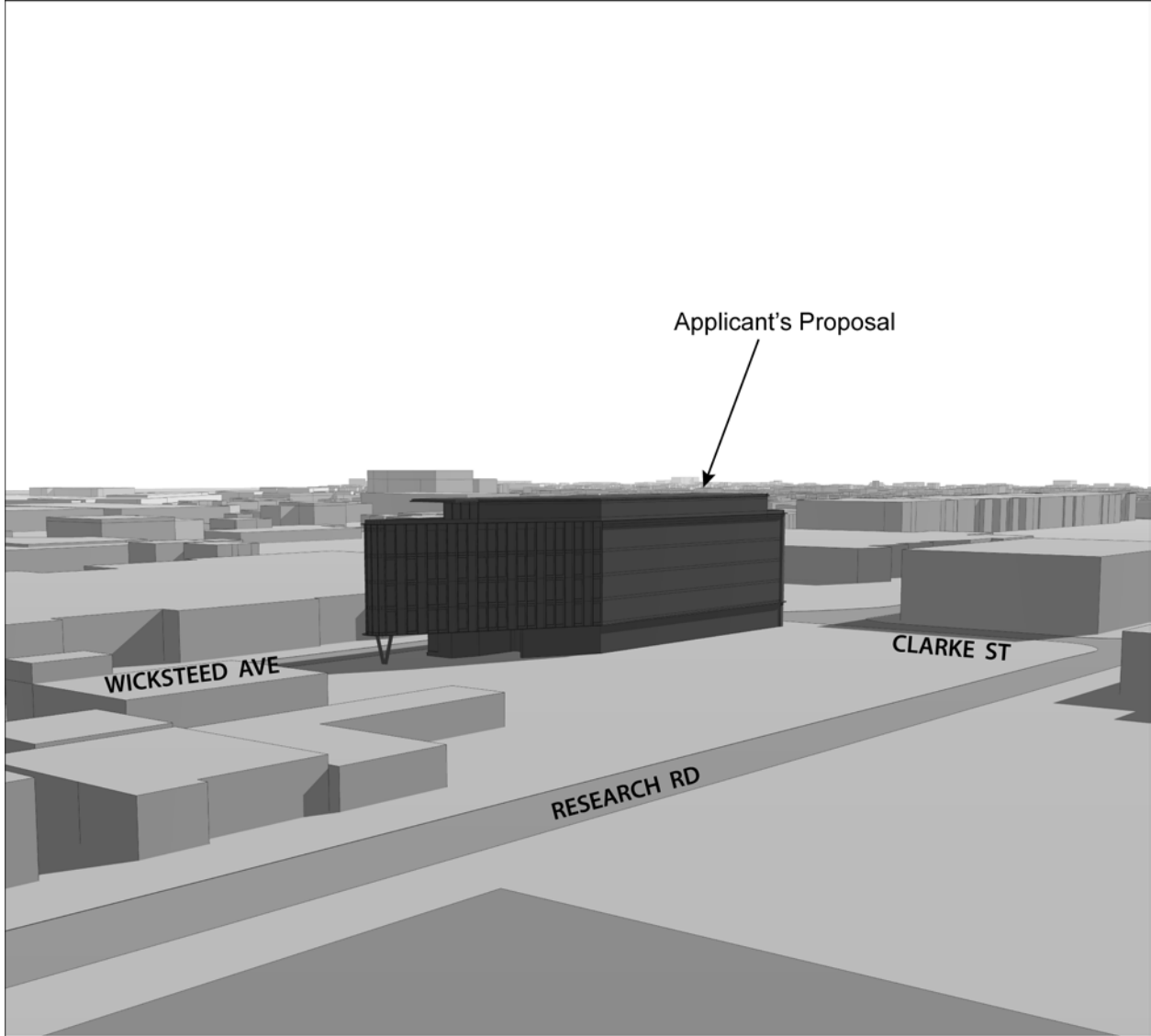
### **ATTACHMENTS**

Attachment 1a: 3D Model of Proposal in Context  
Attachment 1b: 3D Model of Proposal in Context  
Attachment 2: Location Map  
Attachment 3: Site Plan  
Attachment 4a: Official Plan Map  
Attachment 4b: Official Plan Map - OPA 231

Attachment 1a: 3D Model of Proposal in Context



Attachment 1b: 3D Model of Proposal in Context

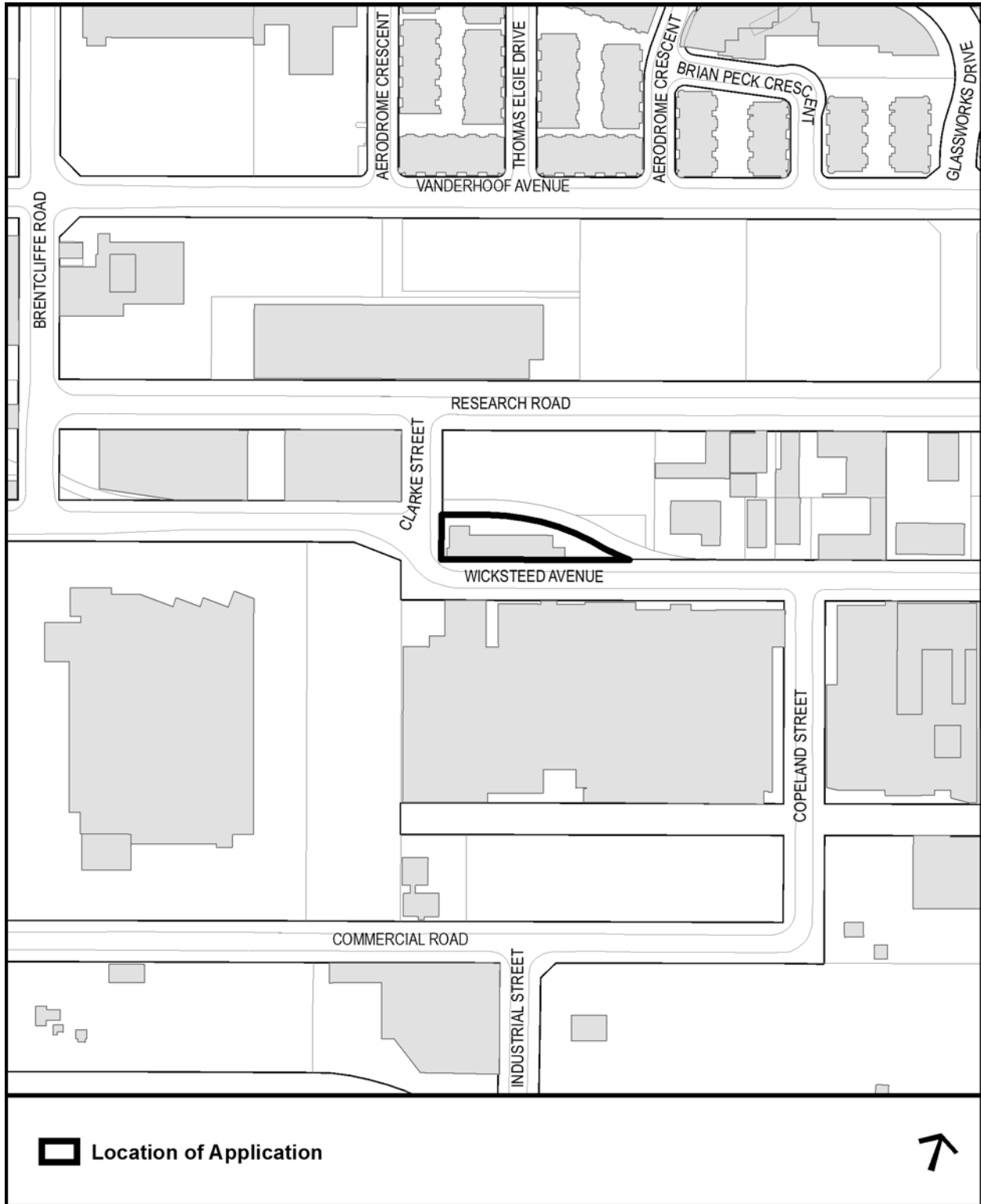


December 2018

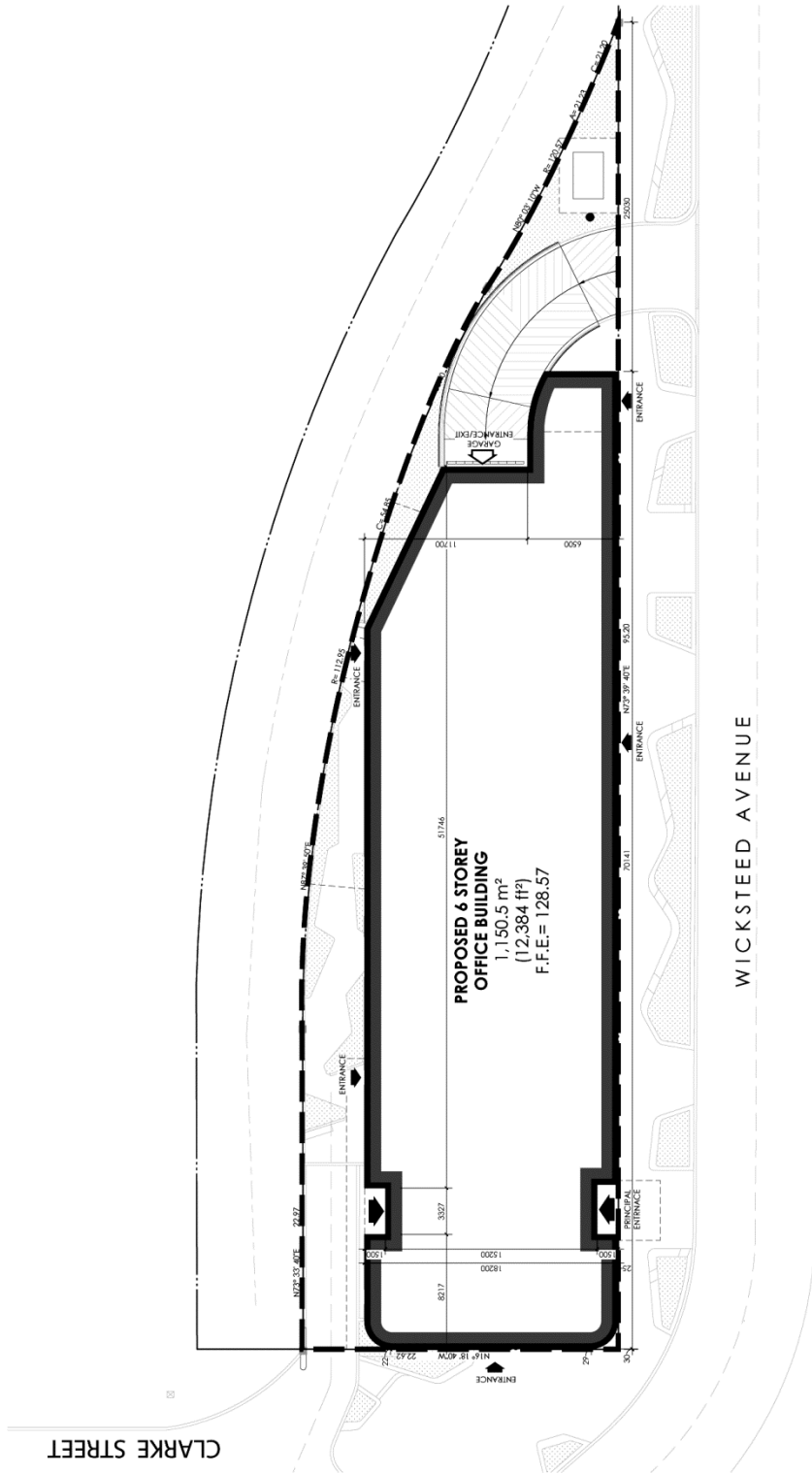
■ View looking southwest



Attachment 2: Location Map







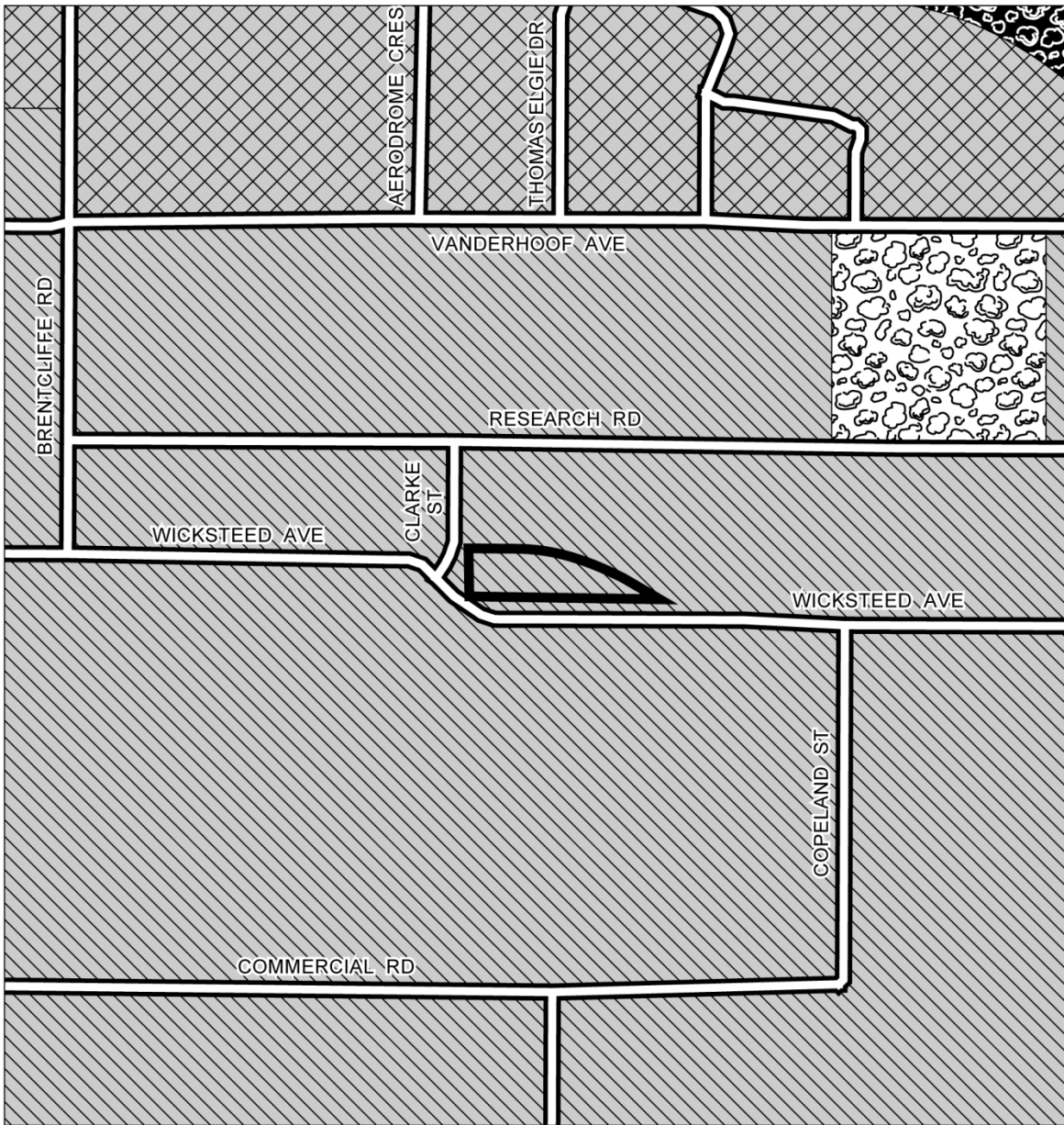
154 Wicksteed Avenue

**Site Plan**  
 Applicant's Submitted Drawing

File # 18 249444 NNY 26 0Z

Not to Scale  
 11/14/2018

Attachment 4a: Official Plan Map



**Extract from Official Plan**

**154 Wicksteed Avenue**

File # 18 249444 NNY 26 OZ



↑  
Not to Scale  
11/13/2018






Attachment 4b: Official Plan Map - OPA 231



**Employment Areas Designation - OPA 231**

**154 Wicksteed Avenue**

File # 18 249444 NNY 26 0Z

-  Location of Application
-  Mixed Use Areas
-  Regeneration Areas
-  Core Employment Areas
-  General Employment Areas



Not to Scale  
11/23/2018