



REPORT FOR ACTION

61, 75 and 85 Hanna Avenue – Zoning Amendment Application – Preliminary Report

Date: January 31, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 10: Spadina - Fort York

Planning Application Number: 18 264755 STE 10 OZ

Notice of Complete Application Issued: January 14, 2019

Current Use(s) on the Sites: Two one-storey retail buildings, and a four-storey mixed-use commercial office building with retail at-grade.

SUMMARY

This report provides information, and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 61, 75 and 85 Hanna 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 61, 75 and 85 Hanna Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting is 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.

ISSUE BACKGROUND

Application Description

This application proposes to amend former City of Toronto Zoning By-law 438-86, as amended, for the properties located at 61, 75 and 85 Hanna Avenue by removing the limit on the number and size of restaurants on the ground floor of the existing buildings on the subject properties.

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 for the location of the properties.

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 to applicable Provincial Plans which, in this case, includes: the Growth Plan for the Greater Golden Horseshoe (2017). The PPS and the Growth Plan 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 building on 85 Hanna Avenue is located on lands designated as *Employment Areas* on Official Plan Land Use Map 18, and as *General Employment Areas* in Official Plan Amendment 231 (OPA 231). The buildings on 61 and 75 Hanna Avenue are located on lands designated as *Mixed Use Areas* on Official Plan Land Use Map 18, as depicted in Attachment 2.

All three properties are also located within the Garrison Common North Secondary Plan, as depicted in Attachment 3.

Zoning By-laws

The properties are predominantly zoned Industrial (I3, D3) by former City of Toronto By-law 438-86, as amended. A small portion of the 85 Hanna Avenue property is zoned industrial-Commercial (IC D3 N1.5) at the southwest corner of the property. See Attachment 4 for the Zoning By-law 438-86 map of the properties.

The underlying “I3” zoning permits a broad range of industrial, commercial, and employment land uses including, but not limited to, offices, restaurants, and various manufacturing uses. It does not permit residential or retail uses. The partial “IC” zoning is generally more permissive compared to the “I3” permissions, as it permits a broader range of additional commercial uses, including unrestricted restaurant uses.

The property is not subject to City-Wide Zoning By-law 569-2013.

Site Plan Control

A Site Plan Control application is not required, as this rezoning application is only seeking permissions for uses, not any re-development.

COMMENTS

Reasons for the Application

The 'Q2' restaurant use qualification associated with the underlying I3, D3 zoning restricts the number of restaurants within a building to one, and restricts the maximum gross floor area of that restaurant to 475 square metres. The purpose of the application is to amend the Zoning By-law by removing the limit on the permitted number and size of restaurants on the ground floors of the existing buildings on the subject properties.

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 planning issues have been identified discussed within this report.

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The PPS requires that provisions be made for an appropriate mix and range of employment opportunities to provide a diversified economic base. This policy also encourages intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The Growth Plan establishes 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.

The application will be evaluated for its consistency with the PPS and conformity with the applicable Growth Plan policies.

Official Plan Conformity

Mixed Use Areas are places that are intended to achieve multiple planning objectives by intentionally combining a broad array of residential, office, retail and service, institutional entertainment, recreational and cultural uses, as well as parks and open spaces where Torontonians live, work, and shop in the area.

Employment Areas are intended to provide business and economic activities vital to Toronto's economy and future economic prospects, as well as uses that are supportive of the primary employment uses. *General Employment Areas* under OPA 231 are generally located on the periphery of *Employment Areas* and permit a greater variety of uses that support the primary employment uses.

The main objectives of the *Garrison Common North Secondary Plan Area* include ensuring that new development be integrated into the established city fabric, and that a variety of land uses and densities are permitted.

The application will be evaluated for its conformity to the Official Plan policies.

Infrastructure/Servicing Capacity

As part of the review process, the Zoning By-law Amendment application has been circulated to Engineering and Construction Services for comment. They will review the existing servicing connections and determine whether they are considered adequate to accommodate the proposed Zoning By-law amendments.

Traffic Impact, Access, Parking

The Zoning By-law Amendment application has also been circulated to Transportation Services, who will review the submitted Traffic Impact Study to identify if they have any concerns related to the traffic impacts, access and parking of the proposal.

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

Other Matters

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
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Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

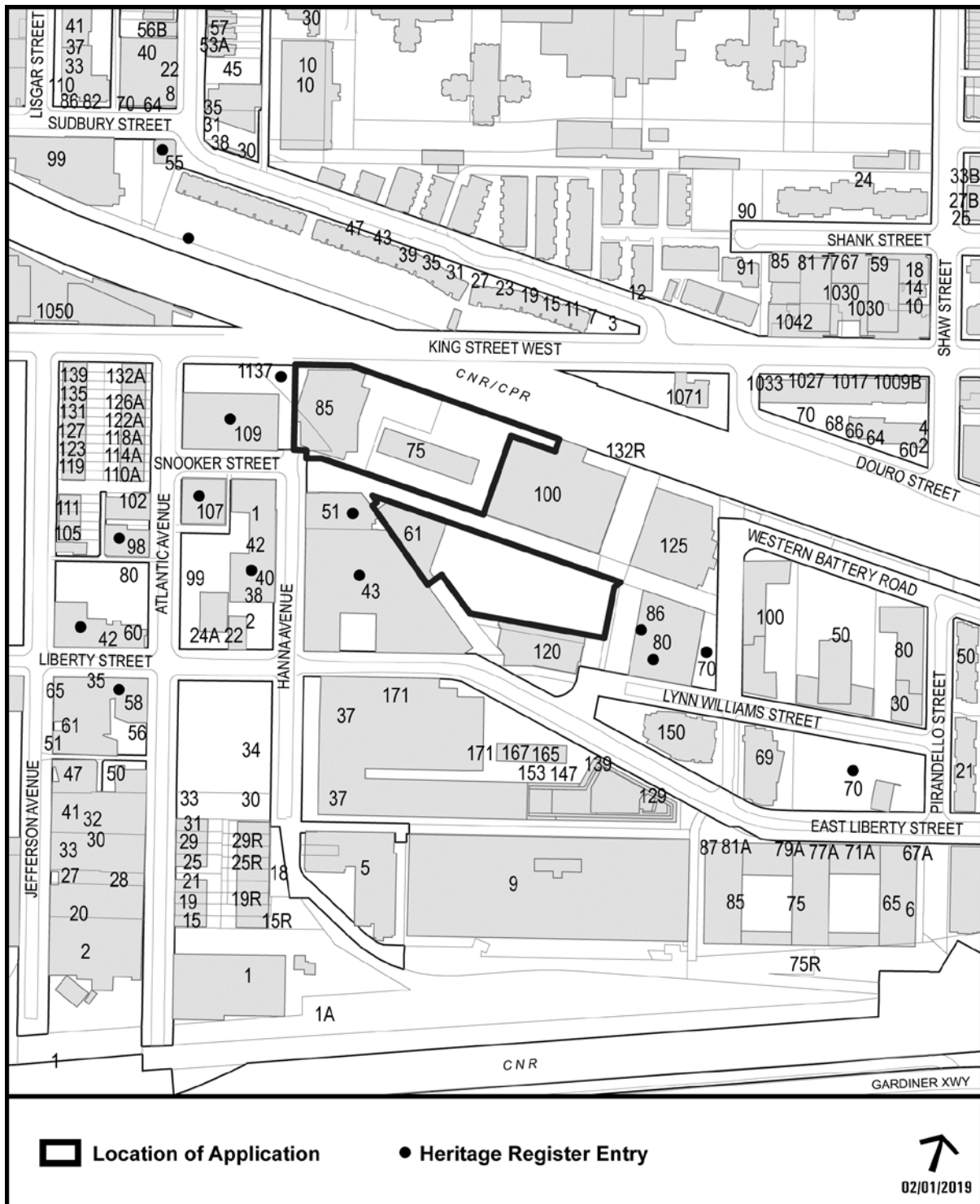
Attachment 1: Location Map

Attachment 2: Official Plan Land Use Map #18

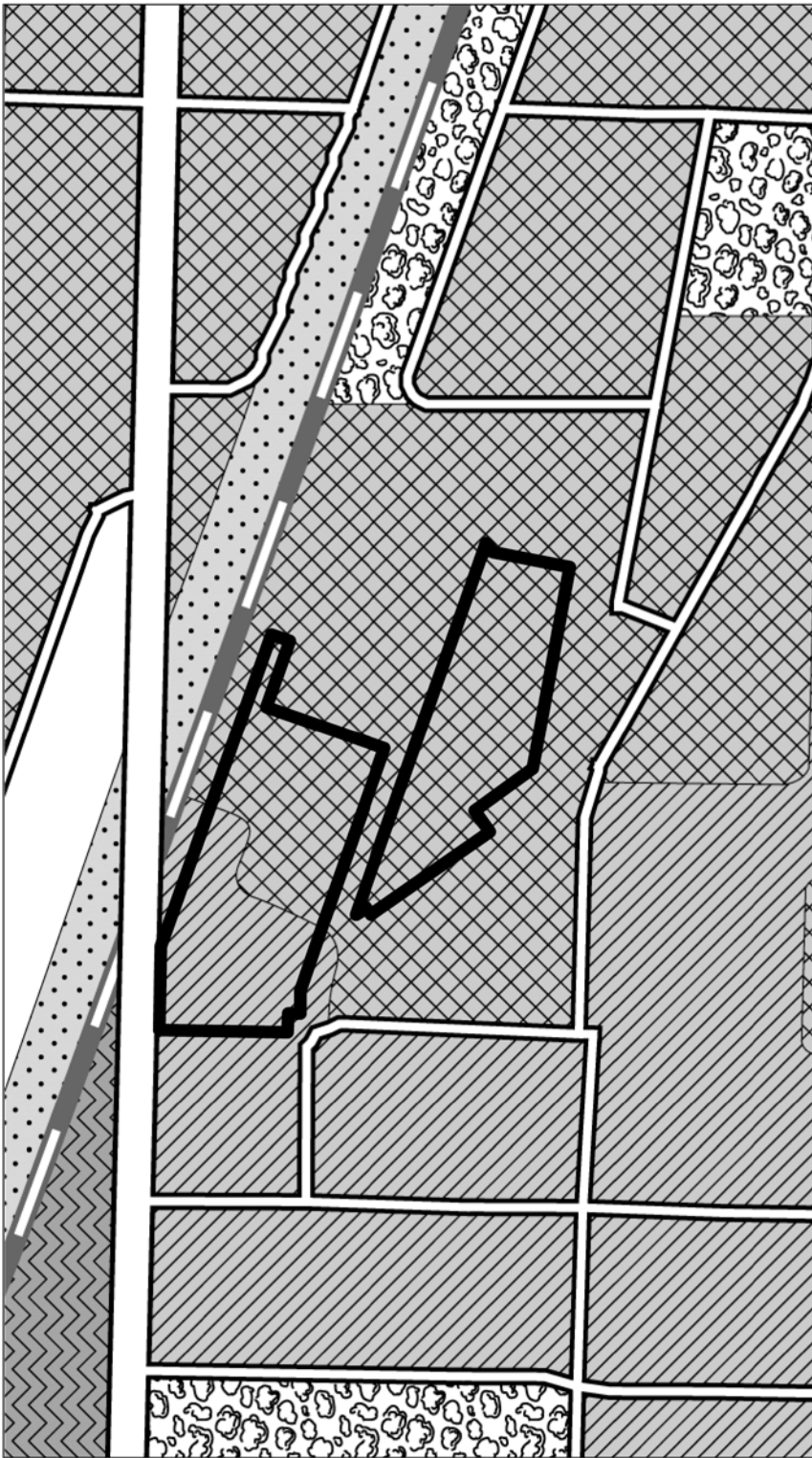
Attachment 3: Secondary Plan Map

Attachment 4: Zoning By-law 438-86 Map

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map #18



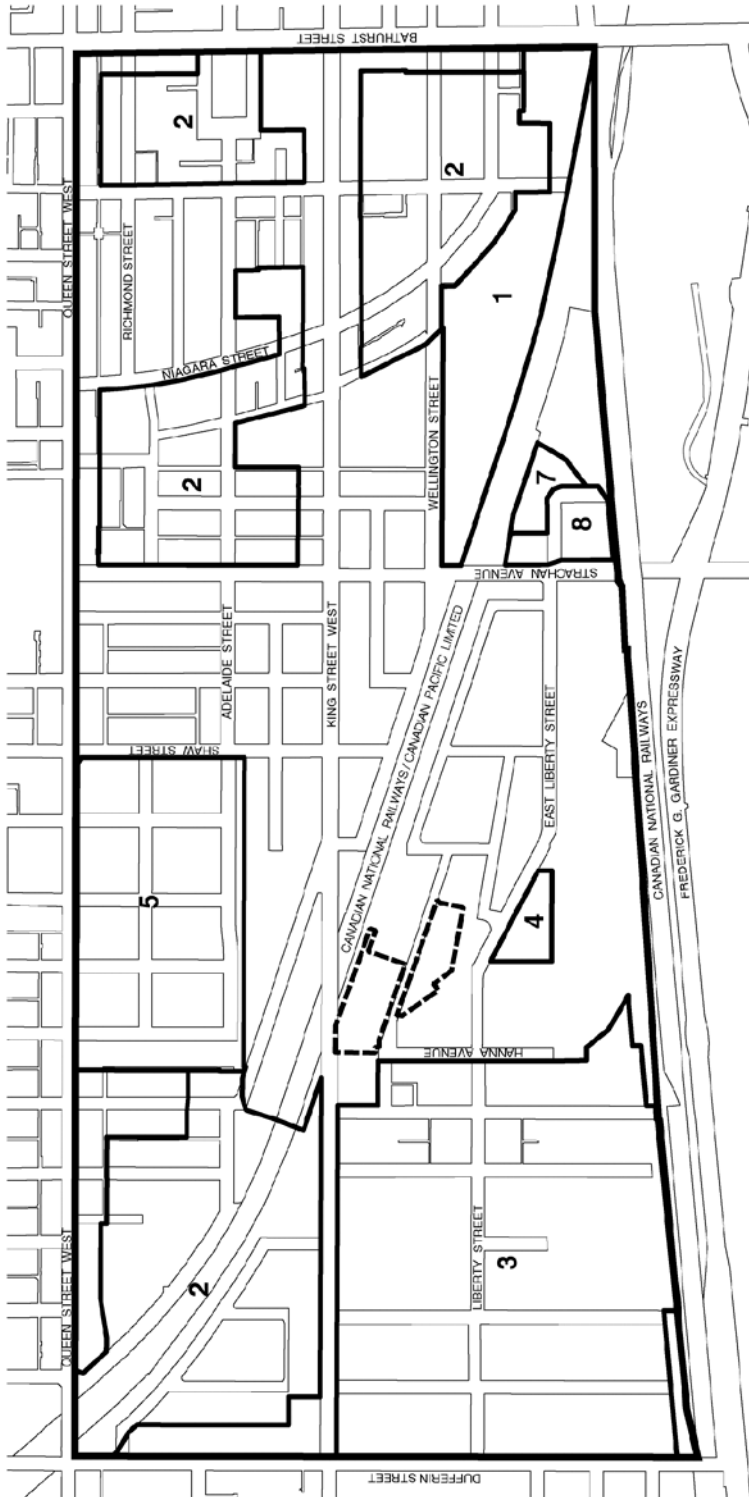
61, 75 and 85 Hanna Avenue

Toronto
Official Plan Land Use Map #18

File # 18 264755 STE 10 02



Attachment 3: Garrison Common North Secondary Plan Map



Not to Scale

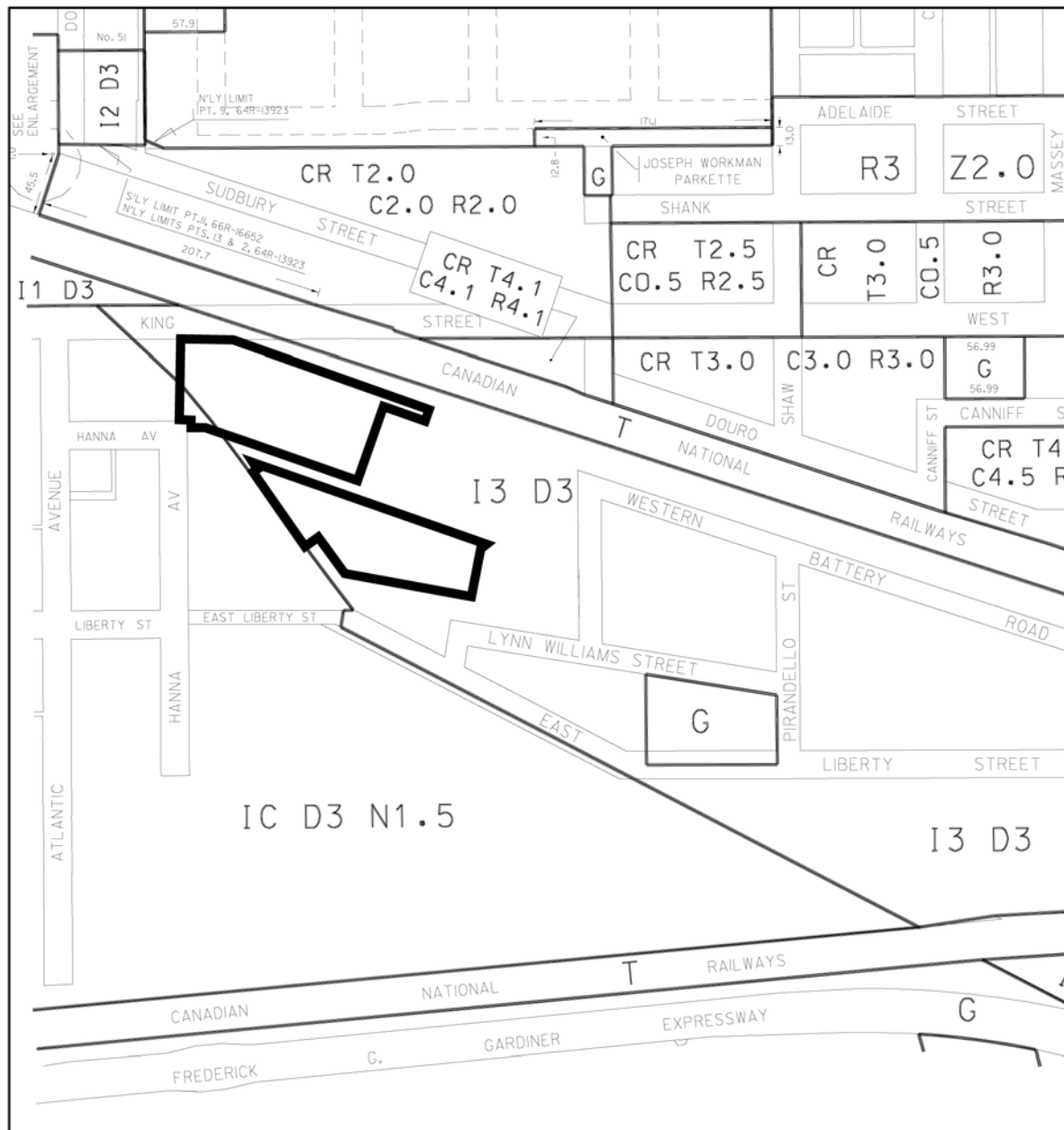


Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

- Secondary Plan Boundary
- Subject Site
- 1 Site and Area Specific Policies

Attachment 4: Zoning By-law 438-86 Map



Zoning By-law 438-86

61, 75 and 85 Hanna Avenue

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Location of Application

R3	Residential District
CR	Mixed-Use District
RA	Mixed-Use District

11	Industrial District
12	Industrial District
13	Industrial District



Not to Scale
Extracted: 02/12/2019