

57, 59 and 60 Mobile Drive and 30 Old Eglinton Avenue – Application to Lift Holding Provision (H) – Final Report

Date: September 15, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 16 - Don Valley East

Planning Application Number: 20 151703 NNY 16 OZ

SUMMARY

This application proposes to lift the Holding (H) symbol for the lands municipally known as 57, 59 and 60 Mobile Drive and 30 Old Eglinton Avenue. This amendment would allow for the development of a 3-storey office building.

The Zoning By-law contains a Holding (H) symbol which limits office uses on the lands to the lesser of a floor space index of 0.5 times the lot area or a total gross floor area of 5,000 square metres. This report reviews and recommends approval of the application to lift the Holding (H) Symbol for the lands at 57, 59, and 60 Mobile Drive and 30 Old Eglinton Avenue.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposal provides for additional employment while promoting the efficient use of land and infrastructure without adversely impacting the surrounding transportation network.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 substantially in accordance with the Draft Zoning By-law Amendment (Attachment No. 5), attached to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

PROPOSAL

The applicant proposes to develop the lands at 57, 59, and 60 Mobile Drive and 30 Old Eglinton Avenue with a new 3-storey office building with a gross floor area of 9,500 square metres. The applicant proposes to provide a total of 157 vehicular parking spaces at grade and below grade, as well as 37 bicycle parking spaces, as part of this proposal. The overall gross floor area proposed for this development is 0.66 times the lot area.

Reasons for Application

For lands zoned MC(H), Section 33(5)(b)(ii) of By-law 7625 limits office uses to the lesser of a floor space index of 0.5 or a total gross floor area of 5,000 square metres. Since the proposed 3-storey office building has a gross floor area of 9,500 square metres, an amendment to By-law 7625 is required to lift the Holding (H) Symbol. The conditions to lift the Holding (H) Symbol are contained with the former City of North York Official Plan.

APPLICATION BACKGROUND

Application Submission Requirements

The following documents were submitted in support of the application:

- Architectural plans;
- Cover letter;
- Plan of Survey; and
- Transportation Impact Study.

The submitted documents are available on the City's Application Information Centre (AIC) which can be accessed via the following link:

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

A pre-application meeting was held on June 20, 2018. The current application was submitted on June 3, 2020 and deemed complete on July 3, 2020.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

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.

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

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

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 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 Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 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."

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region (the "GGH region"), of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act, that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020) 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 (2020) 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 Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) states that the conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review, provided that certain conversion tests are met. For additional information on the City's Growth Plan (2020) conformity exercise and Municipal Comprehensive Review, please refer to the recommended work plan report at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

The Official Plan designates the subject site as Core Employment Areas. The Official Plan identifies that Core Employment Areas are places for business and economic activities. Uses permitted in Core Employment Areas are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.

The Official Plan also identifies that the following additional uses are permitted provided they are ancillary to and intended to serve the Core Employment Area in which they are located: parks, small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks and copy shops. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted. The Zoning By-law will establish development standards for all these uses.

The Official Plan contains development policies for development in all Employment Areas which include:

- a) supporting, preserving and protecting major facilities, employment uses and the integrity of Employment Areas;
- b) encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- c) providing a high quality public realm with a connected, easily understood, comfortable and safe network of streets, parks and accessible open spaces;

- d) integrating the development into the public street network and systems of roads, sidewalks, walkways, bikeways and transit facilities, and establishing new segments where appropriate;
- e) mitigating the potential negative impacts from traffic generated by development within Employment Areas and adjacent areas;
- f) providing adequate parking and loading on-site;
- g) sharing driveways and parking areas wherever possible;
- h) avoiding parking between the public sidewalk and retail uses;
- i) mitigating the potential adverse effects of noise, vibration, air quality and/or odour on major facilities and/or other businesses as determined by noise, vibration, air quality and/or odour studies;
- j) providing landscaping on the front and any flanking yard adjacent to any public street, park and open space to create an attractive streetscape, and screening parking, loading and service areas; and
- k) providing a buffer and/or mitigating adverse effects, where appropriate, to Neighbourhoods, Apartment Neighbourhoods and Mixed Use Areas.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Former City of North York Official Plan

The Former City of North York Official Plan contains the requirements to lift the Holding (H) symbol. Section 7.1(a) of the former City of North York Official Plan requires that a transportation study be prepared and submitted to the City of Toronto prior to the lifting of the Holding (H) Symbol for lands in the MC zone in order to develop offices with a gross floor area greater than 5,000 square metres or a floor space index of 0.5. The transportation study is required to demonstrate that sufficient transportation capacity is available to accommodate the additional traffic generated by the development and that the development will not result in an unacceptable level of arterial road service.

Zoning

The subject lands are zoned MC(H) by former City of North York Zoning By-law 7625, as amended, which permits office uses. In the MC zone the maximum permitted floor space index is 1.0.

For lands zoned MC(H), Section 33(5)(b)(ii) of By-law 7625 limits office uses to the lesser of a floor space index of 0.5 or a total gross floor area of 5,000 square metres. This application proposes a 3-storey office building with a gross floor area of 9,500 square metres. As such, an amendment to By-law 7625 is required to lift the Holding (H) Symbol.

The lands are not subject to Zoning By-law 569-2013.

Site Plan Control

The site and development are subject to Site Plan Control. An application for Site Plan Control has been submitted and is currently under review by the City Divisions and Agencies, including the Toronto and Region Conservation Authority (TRCA) (file no. 20 150756 NNY 16 SA).

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020).

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan (2020) as the development of the site with the proposed 3-storey office building ensures continued opportunities for job creation while promoting the efficient use and management of land and infrastructure. The applicant's proposal retains the lands designated as employment areas, and redevelops the lands with an office building which will accommodate additional jobs on site.

Land Use

This application has been reviewed against the Official Plan. The proposed office use is permitted under the Core Employment Areas designation. Matters related to design, siting, parking layout, and public realm will be addressed through the site plan control application.

Lifting of Holding (H) Symbol

Section 7.1(a) of the North York Official Plan requires that a transportation study be prepared and submitted to the City of Toronto prior to the lifting of the Holding (H) Symbol for lands in the MC Zone in order to develop offices with a gross floor area of greater than 5,000 square metres or a floor space index of greater than 0.5. The transportation study is to demonstrate that sufficient transportation capacity is available to accommodate the additional traffic generated by the development and that the development will not result in an unacceptable level of arterial road service.

The applicant's transportation consultant prepared a Transportation Impact Study ("TIS") dated May 2020. The TIS assessed the impact of the proposed 9,500 square metre office development on the surrounding road network and arterial roads in the study area. The following are the conclusions of the applicant's TIS with regard to transportation capacity and traffic impact related to the proposed 3-storey office.

- The proposed office building is expected to generate fewer trips than the current buildings on the subject lands during the weekday PM peak hour and minimal trips during the AM peak hour;
- The proposed office development is not expected to generate a significant number of new auto or active transportation trips because the number of staff expected in the future is comparable to current staff counts;

- Under future total traffic conditions including the net new trips from the proposed development for the year 2025, all movements at the studied intersections are expected to operate at similar conditions to those from future background conditions alone; and
- Overall, the proposed office development is expected to have a minimal impact on the transportation network and arterial roads in the area.

Transportation Services staff have indicated that the requirement for a TIS have been met, and are satisfied with the findings of the report and are satisfied that the Holding (H) Symbol can be lifted for the lands.

Community Consultation

Community consultation is not required for an application to lift the Holding (H) Symbol and, as such, a community meeting was not held for this application.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. The proposal provides for additional employment while promoting the efficient use of land and infrastructure without adversely impacting the surrounding transportation network. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal conforms with the intent of the Toronto Official Plan, particularly as it relates to the Core Employment Areas designation. Staff recommend that Council support approval of the lifting of the Holding (H) Symbol application.

CONTACT

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E-mail: Marian.Prejel@toronto.ca

SIGNATURE

Al Rezoski, Acting Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7a: North Elevation

Attachment 7b: East Elevation

Attachment 7c: South Elevation

Attachment 7d: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 57, 59 and 60 Mobile Drive and 30 Old Eglinton Avenue
Date Received: June 3, 2020
Application Number: 20 151703 NNY 16 OZ
Application Type: OPA / Rezoning, Rezoning

Project Description: Lifting the 'Hold' application to permit a new 9,500 square metre office building.

Applicant	Architect	Owner
MARTIN RENDL ASSOCIATES c/o	MORYIAMA & TASHIMA ARCHITECTS 117 George Street, Toronto ON	ONTARIO SECONDARY SCHOOL TEACHERS FEDERATION 401 Bay Steet, Toronto ON

EXISTING PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N
Zoning:	MC(H)	Heritage Designation:	N
Height Limit (m):	n/a	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 14,310 Frontage (m): 134 Depth (m): 71

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	5,141	0	2,835	2,835
Residential GFA (sq m):				
Non-Residential GFA (sq m):	6,281	0	9,500	9,500
Total GFA (sq m):	6,281	0	9,500	9,500
Height - Storeys:	3		3	3
Height - Metres:			12	12
Lot Coverage Ratio (%):	19.81		Floor Space Index:	0.66

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:

Retail GFA:

Office GFA: 9,500

Industrial GFA:

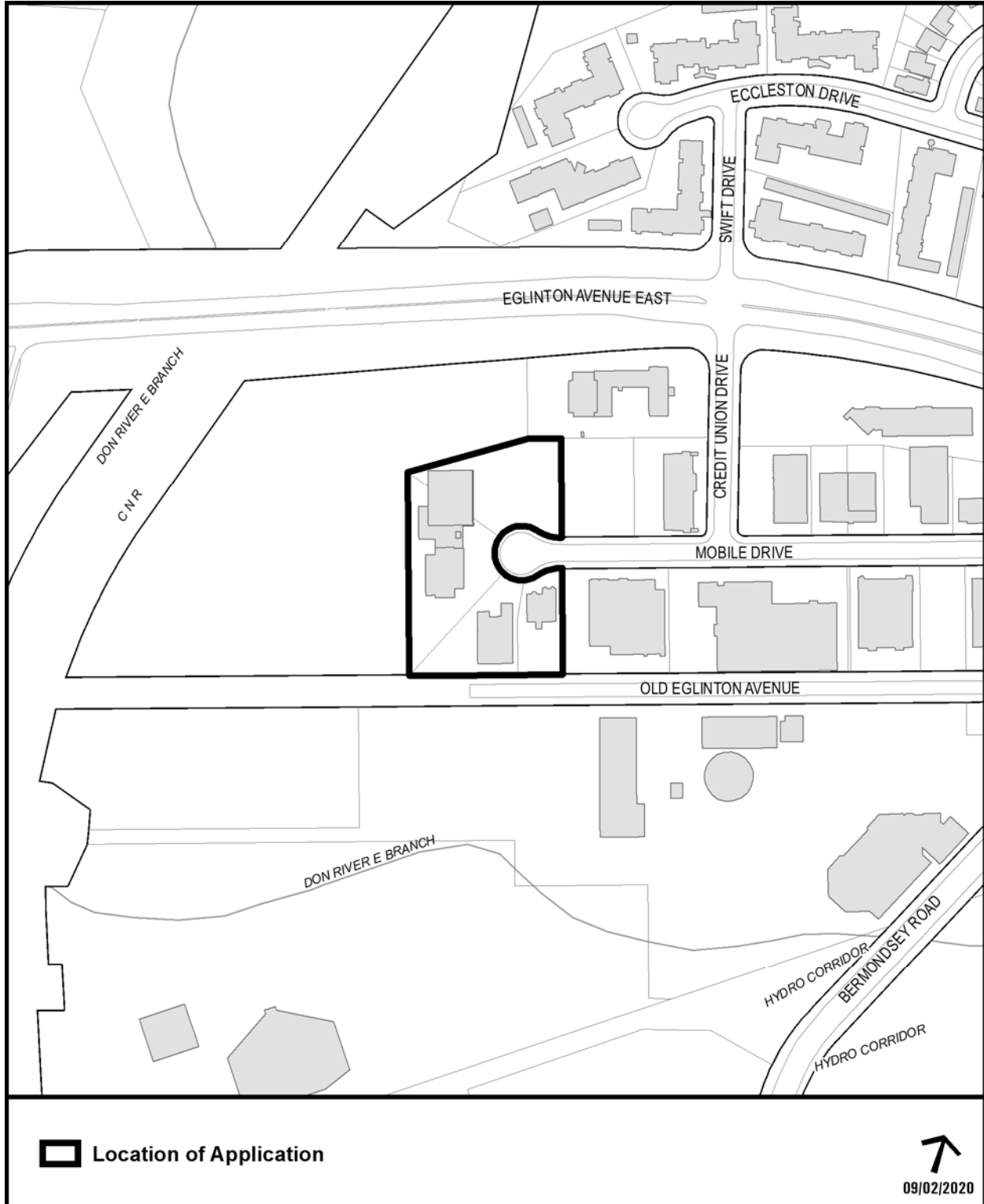
Institutional/Other GFA:

Parking and Loading

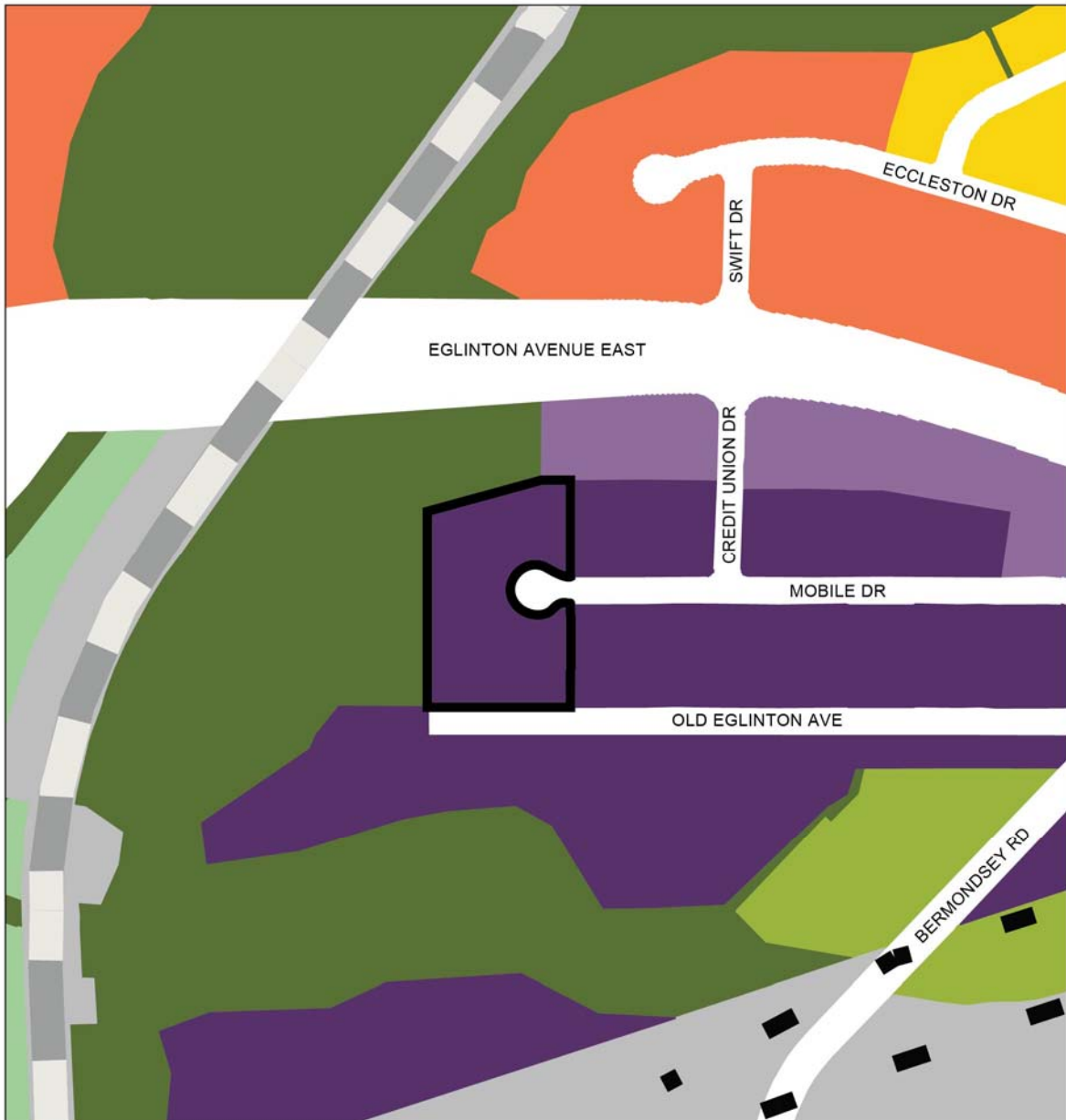
Parking Spaces: 156 Bicycle Parking Spaces: 37 Loading Docks: 4

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Marian.Prejel@toronto.ca

Attachment 2: Location Map



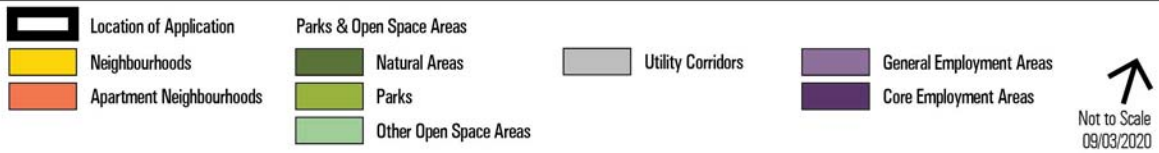
Attachment 3: Official Plan Land Use Map



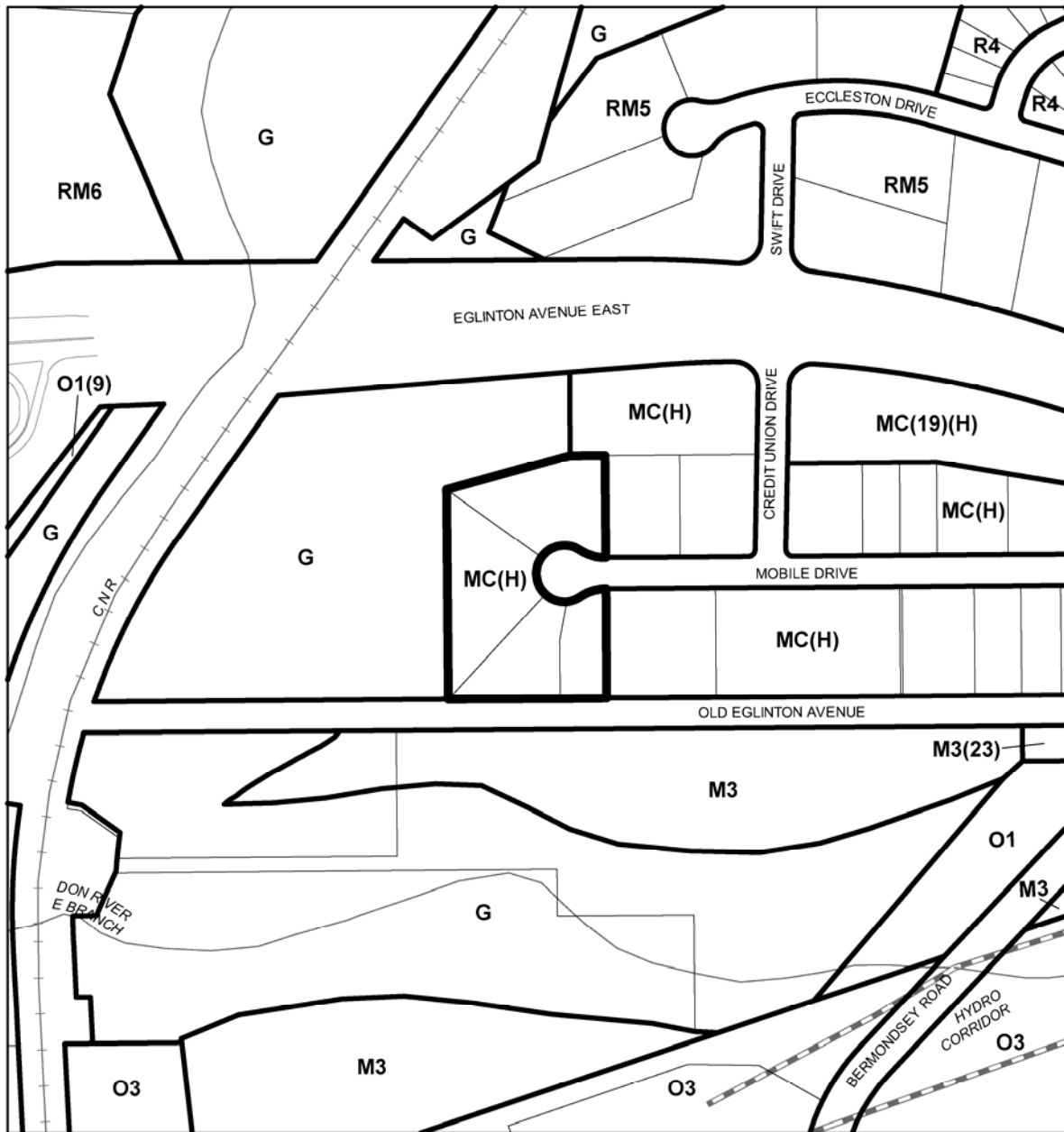
57, 59 and 60 Mobile Drive and 30 Old Eglinton Avenue

Official Plan Land Use Map #20

File # 20 151703 NNY 16 0Z



Attachment 4: Existing Zoning By-law Map



57, 59 and 60 Mobile Drive and 30 Old Eglinton Avenue

Zoning By-law 7625

File # 20 151703 NNY 16 0Z

Location of Application

- | | |
|--|---------------------------------------|
| R3 One-Family Detached Dwelling Third Density Zone | M3 Industrial Zone Three |
| R4 One-Family Detached Dwelling Fourth Density Zone | MC Industrial-Commercial Zone |
| RM5 Multiple-Family Dwellings Fifth Density Zone | O1 Open Space Zone |
| RM6 Multiple-Family Dwellings Sixth Density Zone | O3 Semi-Public Open Space Zone |
| | G Greenbelt Zone |

Not to Scale
Extracted: 09/02/2020

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item No. ~, as adopted by City of Toronto Council on ~, 2020

Enacted by Council: ~, 2020

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2020

To amend former City of North York Zoning By-law No. 7625, as amended, to remove the holding symbol (H) with respect to the lands known municipally in the year 2019 as 57, 59, and 60 Mobile Drive and 30 Old Eglinton Avenue

WHEREAS authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

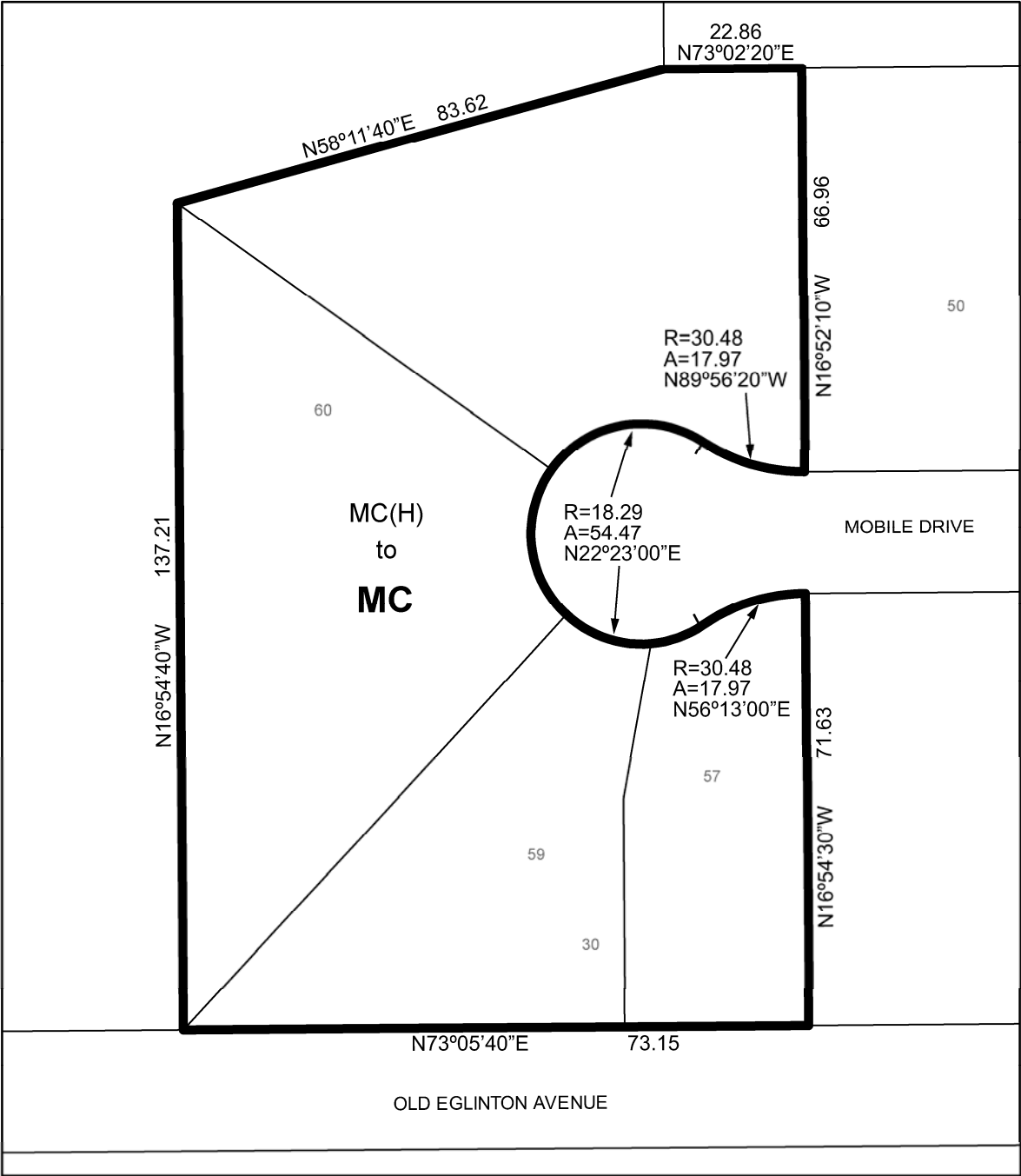
1. Zoning By-law 7625, as amended, is amended by removing the holding symbol (H) from the lands outlined by heavy lines such that the designation is revised from "MC(H)" to "MC" as shown on Schedule '1' attached.

ENACTED AND PASSED this ~ day of ~ , A.D. 2020.

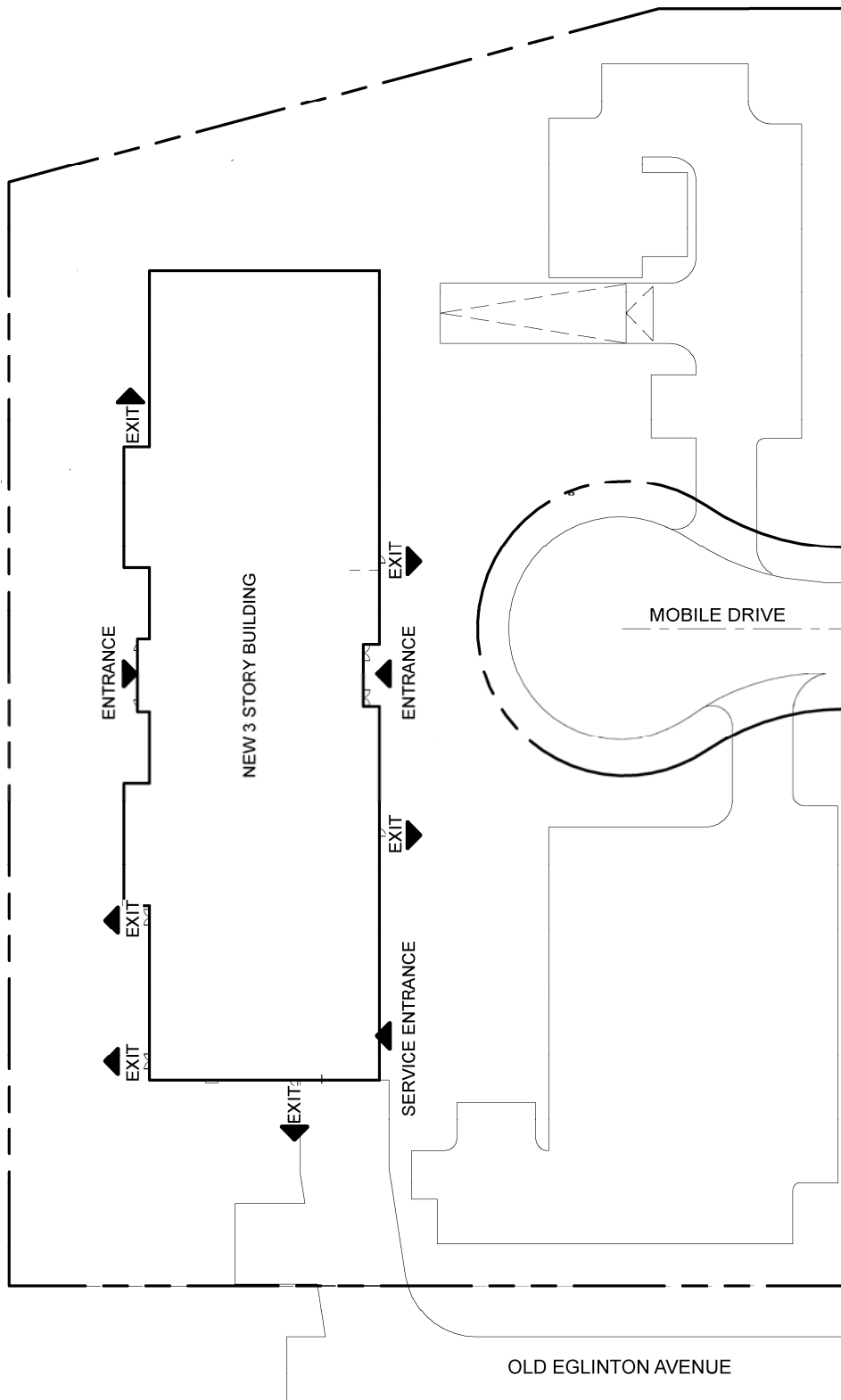
JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



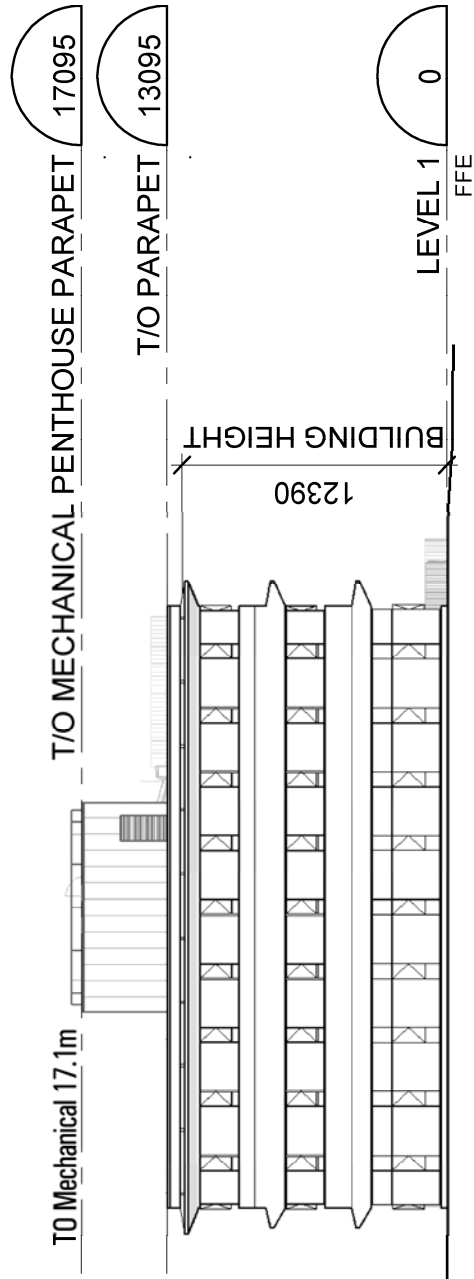
Attachment 6: Site Plan



Site Plan

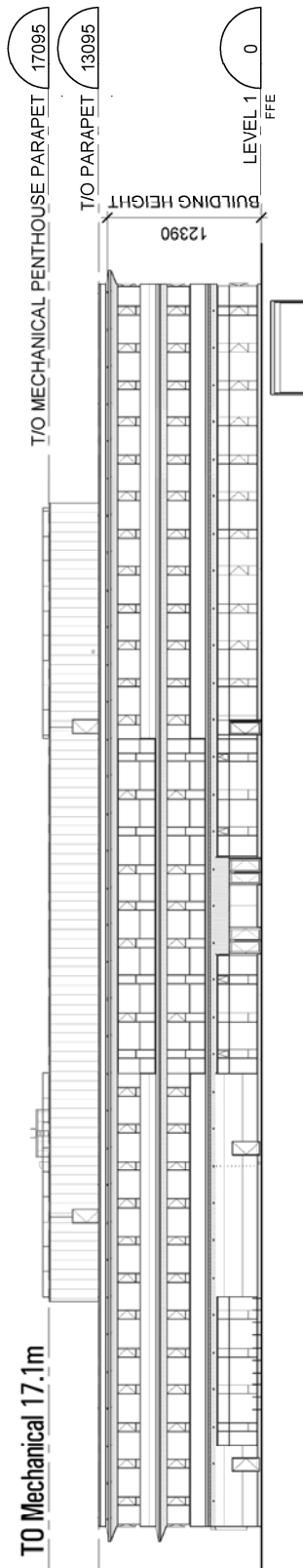


Attachment 7a: North Elevation



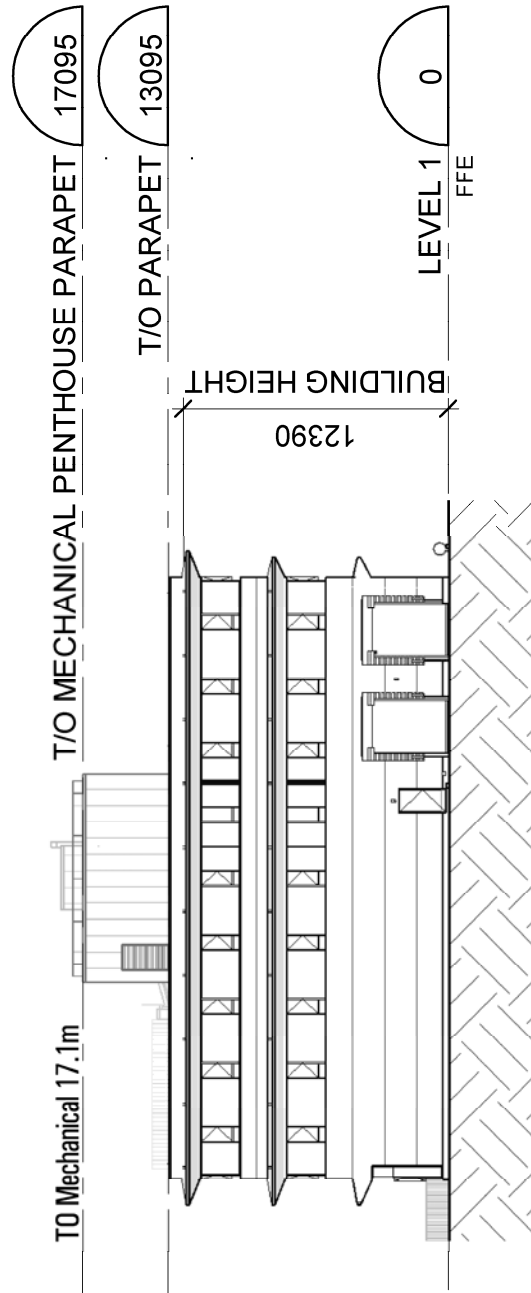
North Elevation

Attachment 7b: East Elevation



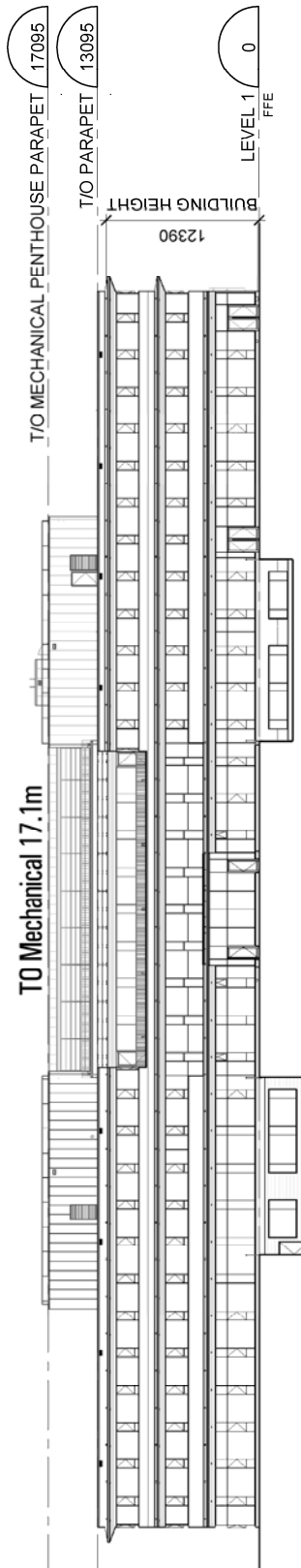
East Elevation

Attachment 7c: South Elevation



South Elevation

Attachment 7d: West Elevation



West Elevation