

## **37 Shorncliffe Road – Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** June 24, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Wards:** Ward 3 – Etobicoke-Lakeshore

**Planning Application Number:** 23 113750 WET 03 OZ

**Related Site Plan Control Application Number:** 23 113745 WET 03 SA

### **SUMMARY**

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This application proposes a Zoning By-law Amendment to redevelop the site at 37 Shorncliffe Road with a five-storey self-storage warehouse building as well as three one-storey buildings divided into 28 industrial and office condominium units.

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 proposed development also conforms with the general intent of the City's Official Plan and is consistent with the City's guidelines. The proposed development is appropriate for an *Employment Area*.

This report reviews and recommends approval of the application.

### **RECOMMENDATIONS**

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The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 37 Shorncliffe Road substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 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**

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

## **DECISION HISTORY**

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A pre-application consultation (PAC) meeting was held on September 21, 2022. The current application was submitted on February 16, 2023 and deemed complete on October 30, 2023 after additional information was submitted. Staff conducted a Community Consultation Meeting for the application on June 29, 2023. Community consultation is summarized in the Comments section of this report.

## **THE SITE**

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### **Description**

The site is located south-west of the intersection of Dundas Street West and Shorncliffe Road, south of the Canadian Pacific Railway (CPR) tracks and Hydro corridor and east of Shorncliffe Road. The site is an irregularly shaped lot with an area of 12,607 square metres, with an approximately 21-metre frontage on Shorncliffe Road and depth of approximately 170 metres. The site is generally flat, but is raised from the Shorncliffe Road frontage, which drops down beneath the CPR tracks to the north.

There is an existing City of Toronto and Toronto Hydro easement (Instrument No. EB53424) along the west perimeter of the site, which also traverses the site access off Shorncliffe Road. The easement to the City is for the purposes of general access to construct, maintain and repair any underground or above ground municipal services and appurtenant equipment located on the easement lands that may service the property or abutting properties. The easement to Toronto Hydro is for the purposes of access, construction, maintenance, and repair of all underground and above ground electric power lines and appurtenant equipment located on the easement lands that may service the property or abutting properties. This easement is intended to remain registered on title after registration of the subject condominium and will not be transferred, released or abandoned by the easement holders unless required by the City or Toronto Hydro, respectively.

### **Existing Use**

The site is currently vacant but was formerly utilized as a contractor's building and yard (by Bruell Contracting) for outdoor storage and parking. The site also contains an existing Bell cellular tower in the south-east corner that will remain.

Immediately north of the site is a 40-metre wide Hydro corridor. East of the site are Hydro One lands that are utilized primarily as vehicular storage. South of the site is the OK Tire Truck Centre which includes a one-storey building and related surface parking areas.

## **PROPOSAL**

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### **Description**

This application proposes to redevelop the site with a five-storey self-storage warehouse building as well as three one-storey buildings divided into 28 industrial and office condominium units.

### **Density**

The proposal has a density of 1.3 times the area of the lot.

## **Non-Residential Component**

The proposed self-storage warehouse and office, identified as Building A, would have a gross floor area of 11,891 square metres (including a 250 square metres office component within the self-storage warehouse). The proposed three condominium industrial unit buildings (identified as Buildings B, C and D) would have a combined gross floor area of approximately 4,860 square metres. The total gross floor area amounts to 16,752 square metres.

## **Access, Bicycle Parking, Vehicle Parking and Loading**

The proposal includes a total of 87 parking spaces at grade, a total of 10 bicycle parking spaces, three Type B loading spaces and four Type C loading spaces. Loading for the self-storage building is proposed within a consolidated, enclosed loading facility. No drive-up self-storage units are proposed; all loading and unloading activity would be accommodated within the consolidated loading facility. The proposed industrial condominium buildings are expected to accommodate light industrial uses that would be served by smaller vehicles (such as vans and passenger vehicles) and would not require the use of larger loading spaces. Based on the foregoing, the loading needs of the industrial condo uses would be appropriately accommodated via the proposed Type C loading spaces.

Shorncliffe Road descends along the western side of the site to pass beneath the CPR tracks. Due to the variance in elevation between the site and Shorncliffe Road, vehicular access is established through a remnant portion linking to Shorncliffe Road situated south of the site. This remnant connection of the site access is shared with another property to the south, presently occupied by a truck repair and servicing centre known as OK Tire Truck Centre (located at 39 Shorncliffe Road). A rectangular section of the driveway, where it intersects with Shorncliffe Road, is owned by the City of Toronto and represents a vestige of a former east-west public street that was connected to Shorncliffe Road prior to the implementation of a grade separation for Shorncliffe Road at the CPR tracks.

## **Additional Information**

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/37ShorncliffeRd](http://www.toronto.ca/37ShorncliffeRd).

## **Reasons for Application**

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to include a self-storage warehouse as a permitted use and to vary performance standards including, but not limited to, building setbacks and parking requirements.

## **APPLICATION BACKGROUND**

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### **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 evaluate the application and to formulate appropriate Zoning By-law standards.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe (2020).

### **Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as *Employment Areas*. The land use designation for the site is *Core Employment Areas*. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Uses permitted in *Core Employment Areas* include all types of warehousing, storage, and offices, among other uses.

The Official Plan can be found here: [www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/](http://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/).

### **Zoning**

The site is zoned Employment Industrial (E 1.0) under Zoning By-law 569-2013. The Employment Industrial zoning category permits industrial sales and service uses, warehouses, and offices, among other uses. See Attachment 4 of this report for the existing Zoning By-law Map. The current zoning does not permit a self-storage warehouse, which is a use that is currently only permitted within the Employment Light (EO) and Employment Office (EO) zones.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Toronto Accessibility Design Guidelines; and
- Design Guidelines for "Greening" Surface Parking Lots.

The City's Design Guidelines may be found here: [www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/](http://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/).

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application (file no. 23 113745 WET 03 SA) was submitted on February 16, 2023 and is under review.

## **COMMENTS**

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

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) (PPS) and conformity with the Growth Plan (2020), and determined this proposal is consistent with the PPS and conforms with the Growth Plan (2020).

## **Land Use**

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of the report as well as the policies of the Official Plan as a whole. Given the existing and the planned context for the subject property and the surrounding area, the proposal for a five-storey self-storage warehouse and industrial condominiums is an appropriate use for the land.

## **Public Realm**

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposal with landscaping along frontage of the site, will improve the pedestrian realm.

## **Built Form**

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of this report.

Given the existing and the planned context for the subject property and the surrounding area, the proposed built form, including the density, height and massing proposed by the applicant is appropriate and is supportable.

## **Site Organization**

The main entrance to the self-storage facility will be accessible via a clear pedestrian walkway connection and will be visible from the public sidewalk on Shorncliffe Road. The surface parking areas include space for soft landscape and mature trees and barrier-free pedestrian routes are provided throughout the site to connect individual building entrances and employee amenity areas. The site organization is appropriate and supported by staff.

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

A Traffic Impact Study was submitted to assess the traffic impact, access, parking, and loading arrangements for this development. The proposed development provides a minimum of eight accessible parking spaces and 87 total vehicular parking spaces; a total of 10 bicycle parking spaces; three Type B loading spaces; and four Type C loading spaces. The Traffic Impact Study has been reviewed by Transportation Services and have been deemed acceptable.

## **Servicing**

Engineering and Construction Services staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

## **Parkland**

This proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30 A (8), of the Toronto Municipal Code.

## **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). The submitted Tree Protection By-law Declaration, dated January 31, 2023, indicates that there are no by-law protected trees on site or within six metres of the subject lands. The submitted Soil Volume Plan and Landscape Plans indicate that a total of 26 deciduous trees will be planted on the site.

## **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard. The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS for zoning matters. Given the location and site constraints with the easement traversing across the entire frontage of the site, tree planting, street tree and soil volume requirement from Tier 1 have not been met. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

## **Community Consultation**

A virtual Community Consultation Meeting was held by City staff on June 29, 2023. In accordance with the direction of the local ward councillor, notice was sent to the notification area of 250 metres radius of the site. Approximately two members of the community, Councillor Amber Morley, and the applicant's team attended this meeting. City staff and the applicant team gave presentations. There were no questions asked during the meeting. A copy of the meeting recording was shared with members of the public who requested additional information.

## **CONCLUSION**

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The proposal contributes to the *Core Employment Area* by introducing a supportable use on currently vacant lands that will serve the community while well utilizing existing infrastructure. Staff recommend that Council support the approval of the proposed development.

## **CONTACT**

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Jaspreet Deol, Planner, Community Planning  
Telephone: 416-394-5779  
E-mail: [Jaspreet.Deol@toronto.ca](mailto:Jaspreet.Deol@toronto.ca)

## **SIGNATURE**

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Michael Mizzi, MCIP, RPP  
Director, Community Planning

## **ATTACHMENTS**

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- 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
- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

## Attachment 1: Application Data Sheet

Municipal Address: 37 Shorncliffe Road Date Received: February 16, 2023

Application Number: 23 113750 WET 03 OZ

Application Type: Zoning By-law Amendment

Project Description: The proposal seeks to redevelop the subject site with a five-storey self-storage warehouse building as well as three one-storey buildings divided into 28 industrial/office condominium units.

### Applicant

Bousfields Inc.  
3 Church Street,  
Toronto, ON  
M5E 1M2

### Agent

Brutto Consulting  
113 Miranda Ave.,  
Toronto, ON  
M6B 3W8

### Architect

Petroff Partnership  
Architects  
260 Town Centre  
Blvd., Suite 300,  
Markham, ON  
L3R 8H8

### Owner

Bayvest (37  
Shorncliffe) GP Inc.  
1 Richmond Street  
West, Toronto, ON  
M5H 3W4

## EXISTING PLANNING CONTROLS

Official Plan Designation: Core  
Employment  
Areas

Site Specific Provision: N/A

Zoning: E 1.0

Heritage Designation: N/A

Height Limit (m): N/A

Site Plan Control Area: Yes

## PROJECT INFORMATION

Site Area (sq m): 12,607

Frontage (m): 21

Depth (m): 170

### Building Data

#### Existing

#### Retained

#### Proposed

#### Total

Ground Floor Area (sq m):

4,852.2  
(building  
footprint)

4,852.2  
(building  
footprint)

Residential GFA (sq m):

Non-Residential GFA (sq m):

16,752

16,752

Total GFA (sq m):

16,752

16,752

Height - Storeys:

5

5

Height - Metres:

20.1

20.1

Lot Coverage Ratio  
(%):

38.49

Floor Space Index: 1.33



<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	N/A	
Retail GFA:	N/A	
Office GFA:	250	
Industrial GFA:	16,502	
Institutional/Other GFA:	N/A	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				N/A
Freehold:				N/A
Condominium:				N/A
Other:				N/A
Total Units:				N/A

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					
Total Units:	N/A	N/A	N/A	N/A	N/A

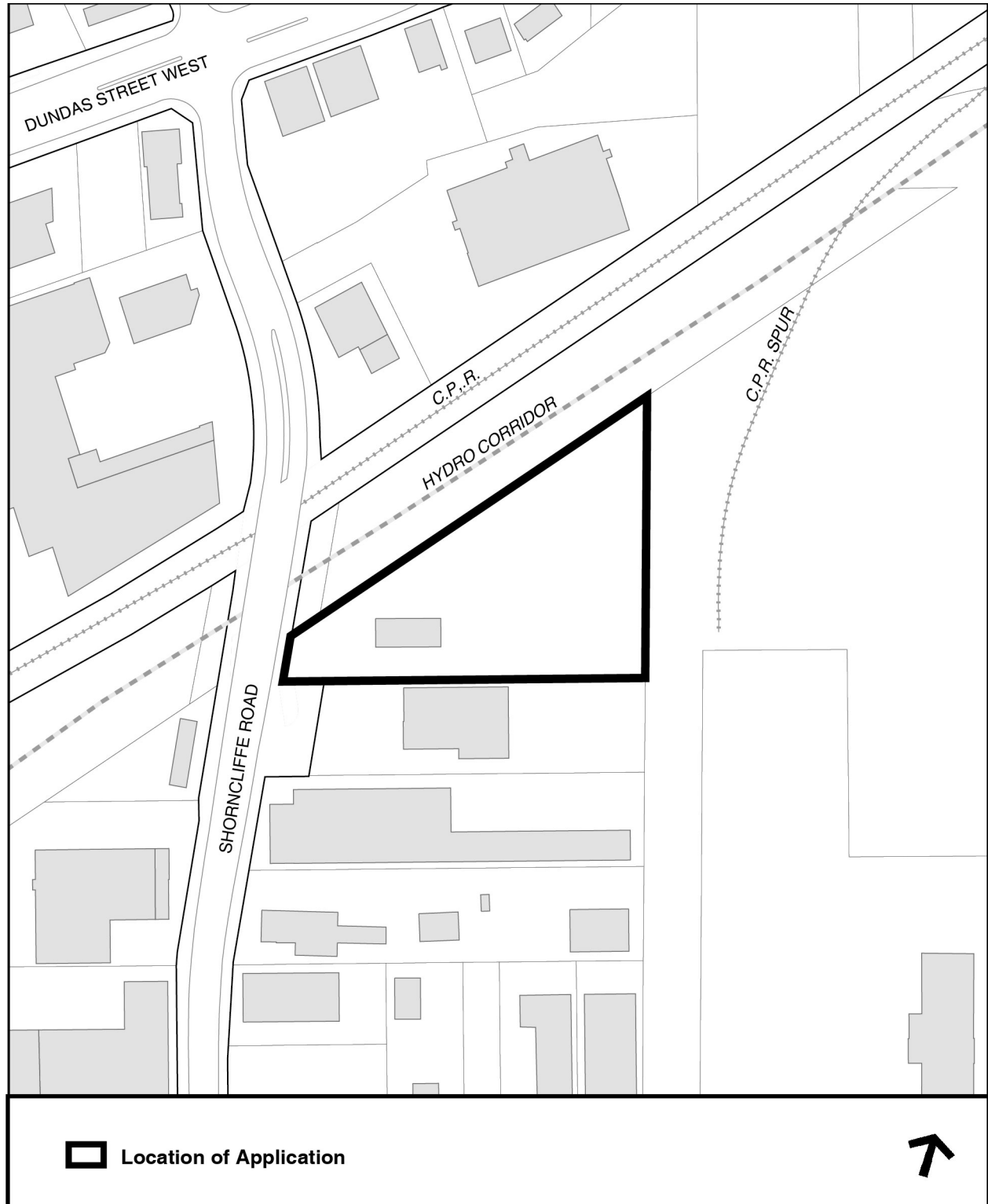
#### **Parking and Loading**

Parking Spaces:	87	Bicycle Parking Spaces:	10	Loading Docks:	7
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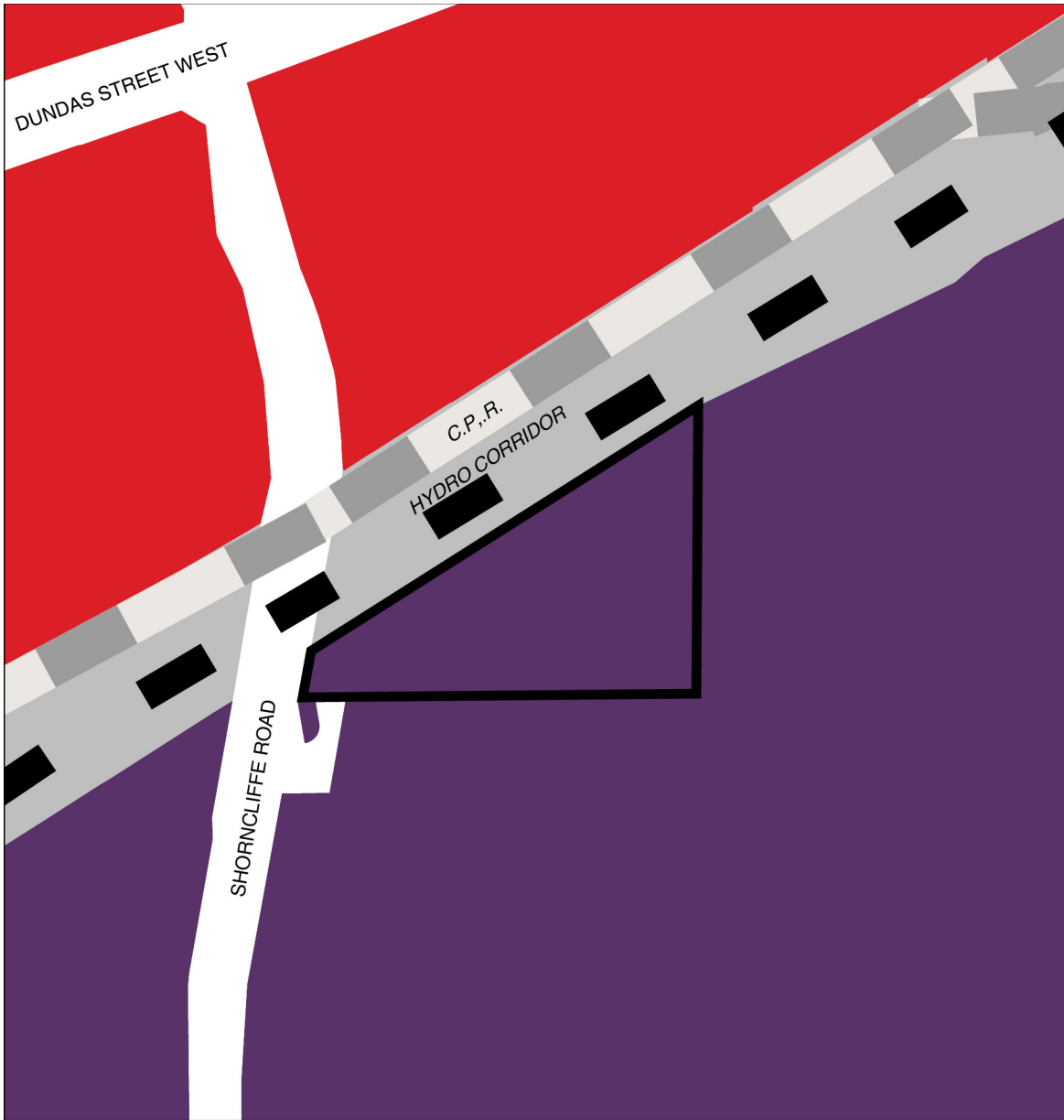
#### **CONTACT:**

Jaspreet Deol, Planner, Community Planning  
416-394-5779  
Jaspreet.Deol@toronto.ca

## Attachment 2: Location Map



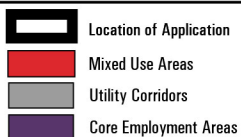
### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 15

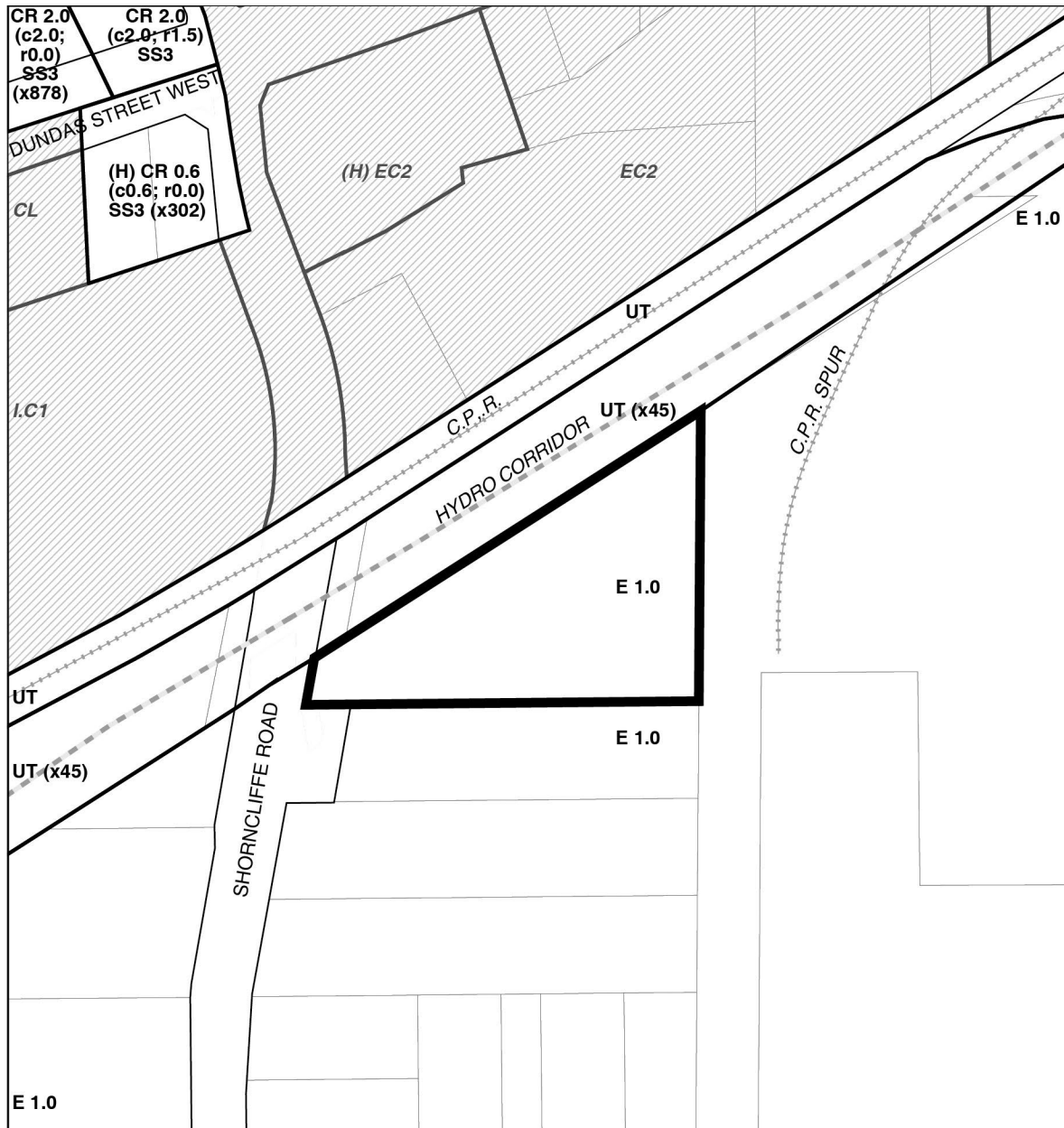
37 Shorncliffe Road

File # 23 113750 WET 03 0Z



↑  
Not to Scale  
Extracted: 02/22/2023

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**37 Shorncliffe Road**

**File # 23 113750 WET 03 02**



Location of Application

CR  
E  
UT

Commercial Residential  
Employment Industrial  
Utility and Transportation



See Former City of Etobicoke By-Law No. 11,737

I.C1  
CL  
EC2

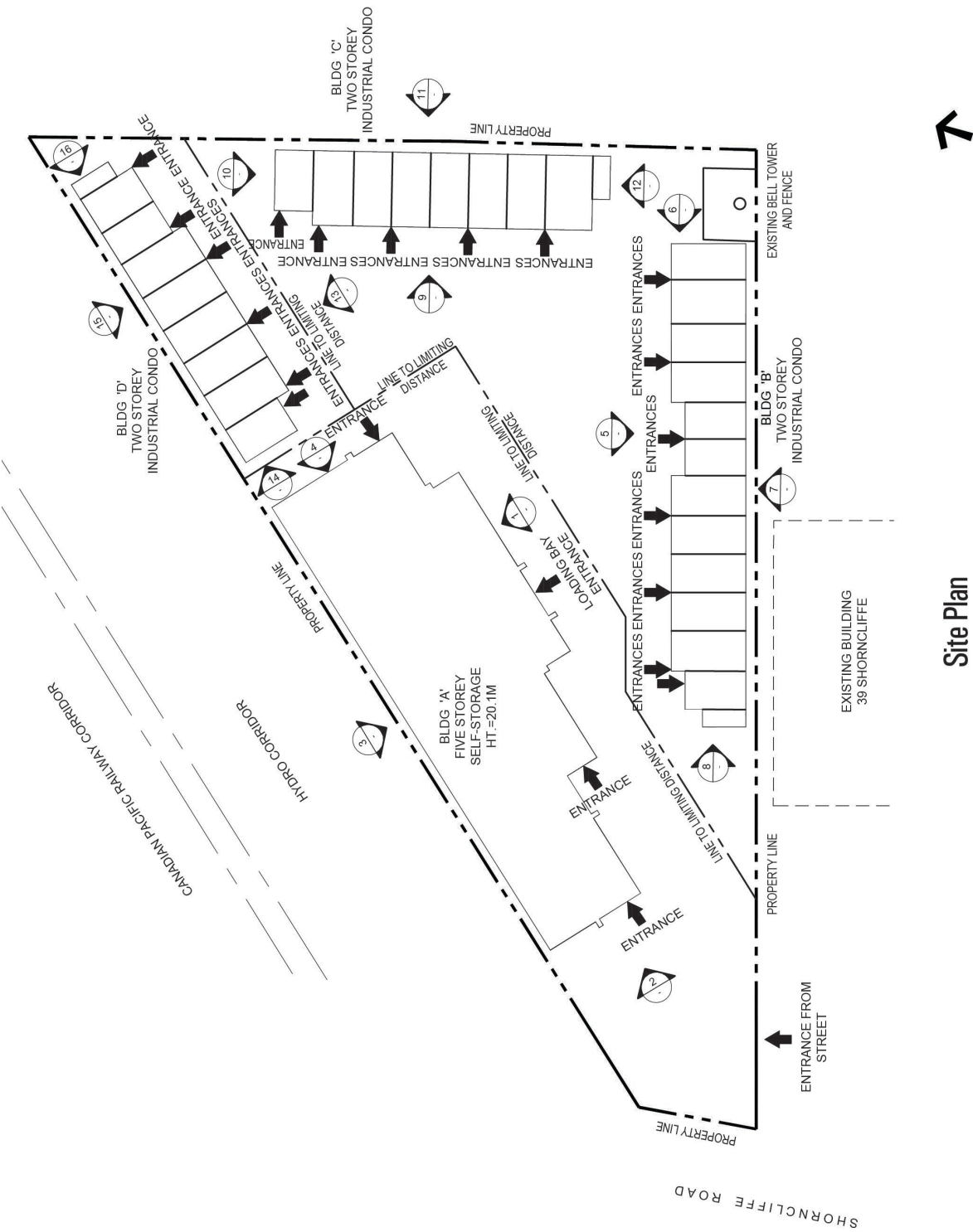
Class 1 Industrial Zone  
Limited Commercial Zone  
Etobicoke Centre 2



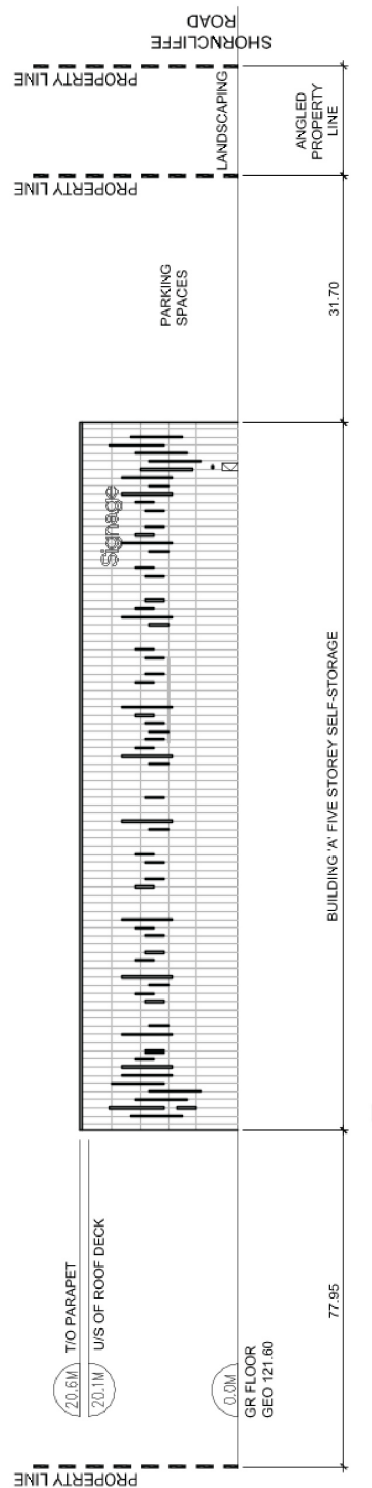
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## **Attachment 5: Draft Zoning By-law Amendment**

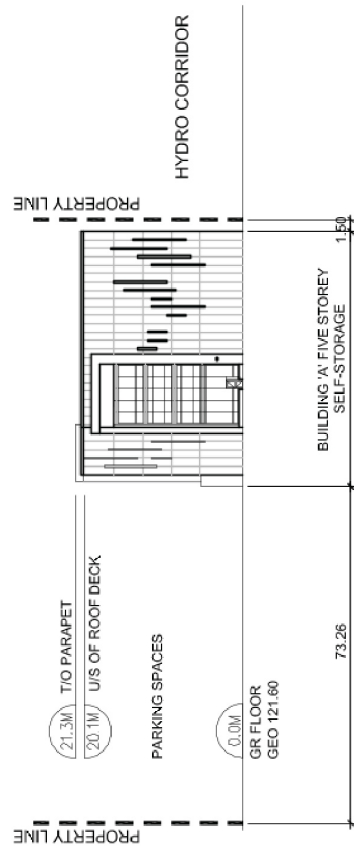
Attachment 6: Site Plan



Attachment 7: Elevations

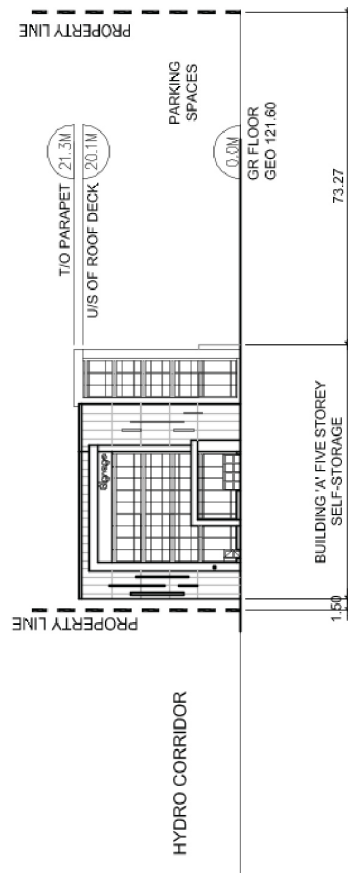


Northwest Elevation - Building A

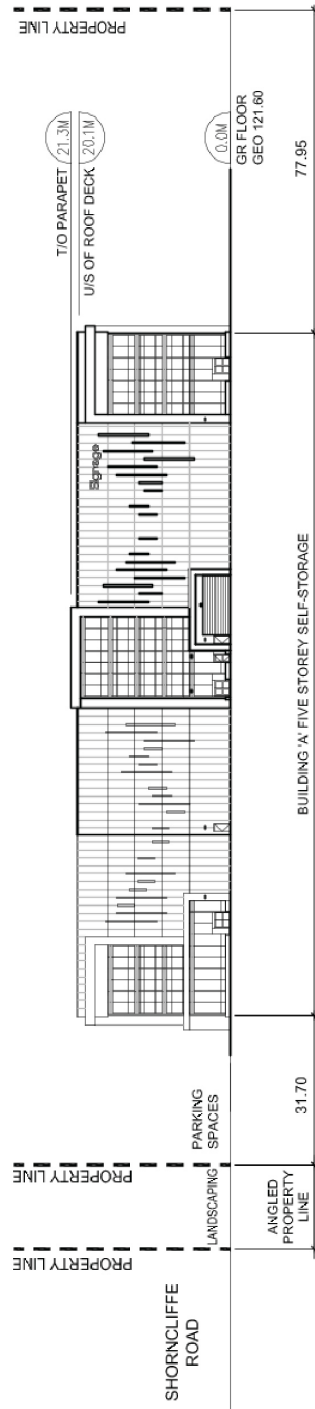


Northeast Elevation - Building A

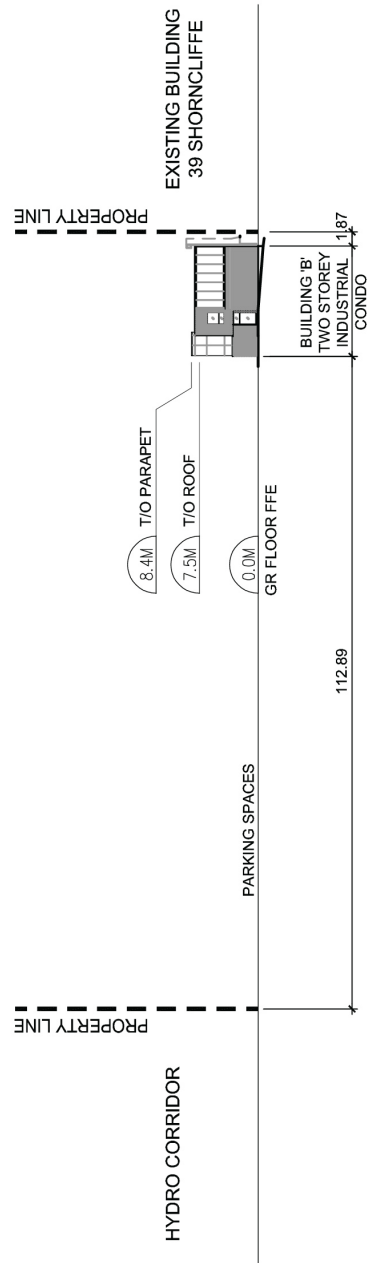




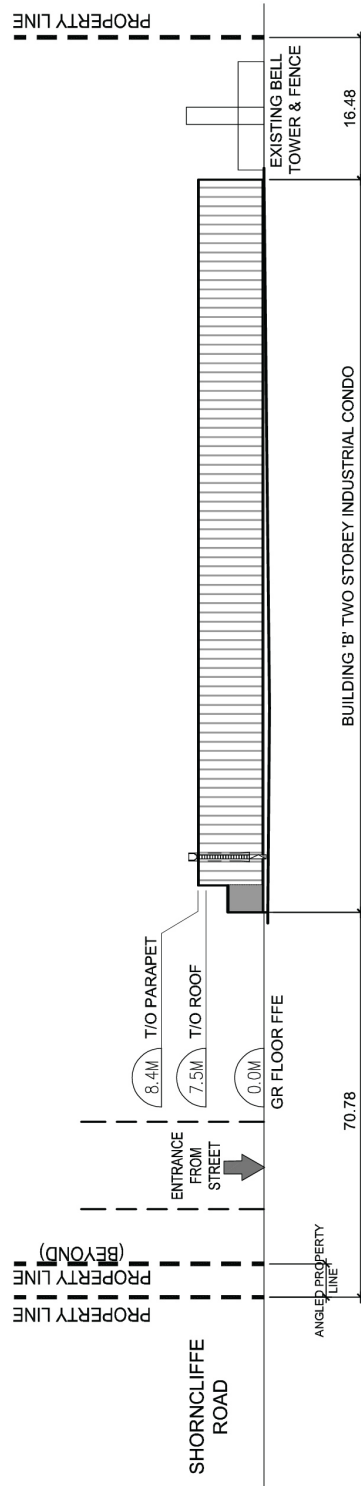
Southwest Elevation - Building A



Southeast Elevation - Building A

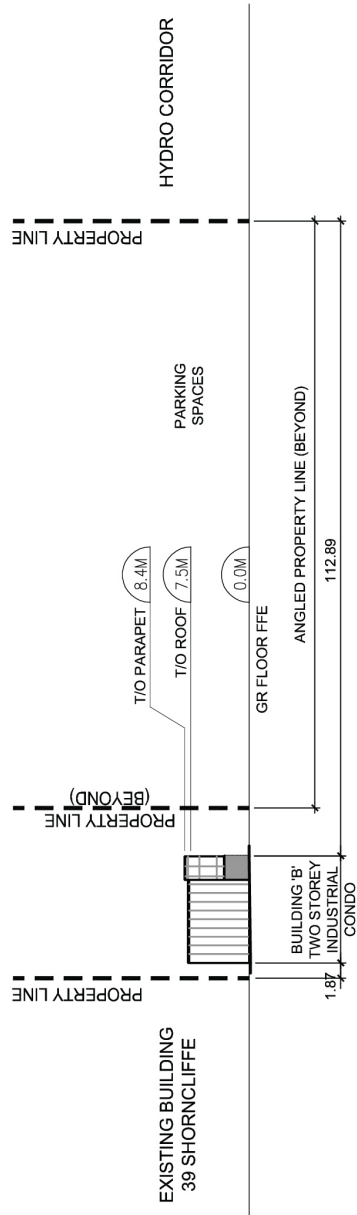


West Elevation - Building B

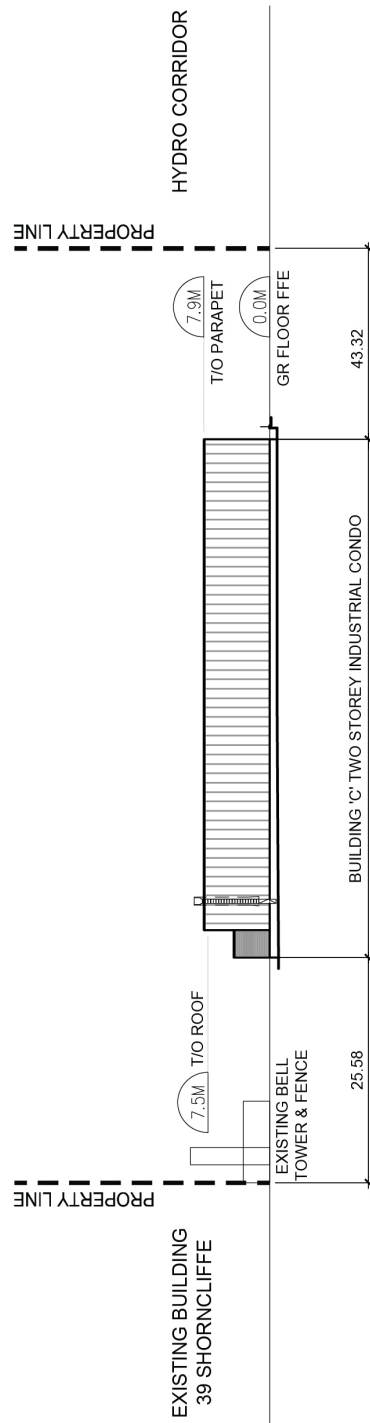


South Elevation - Building B

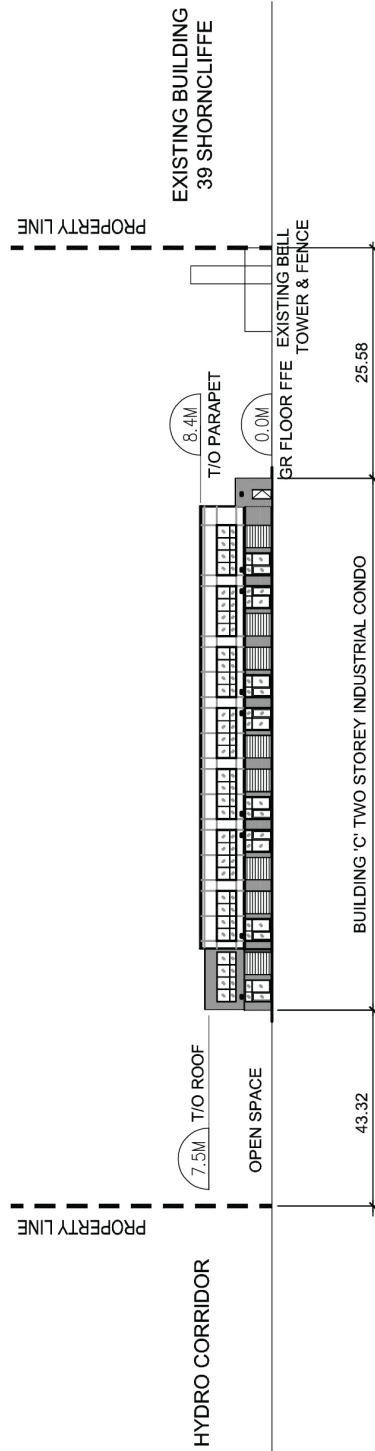




## East Elevation - Building B

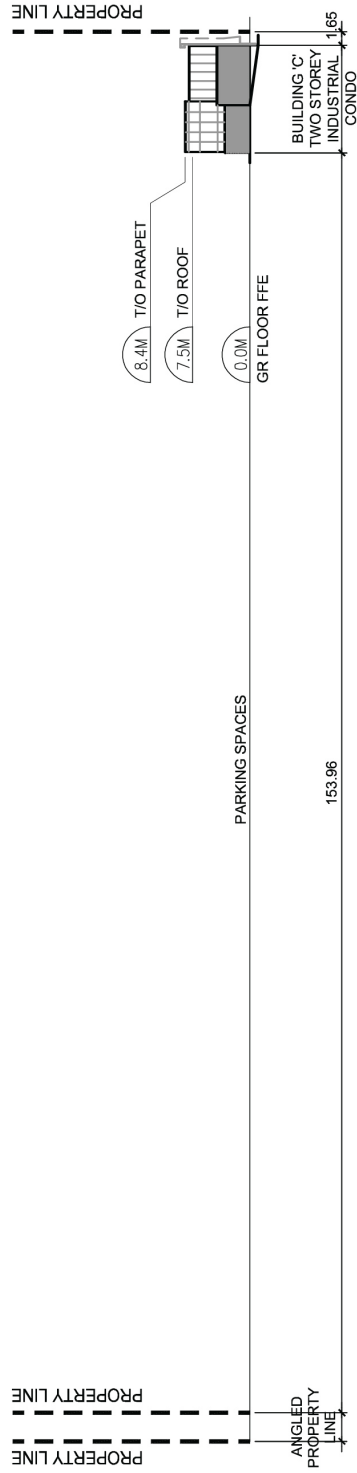


East Elevation - Building C

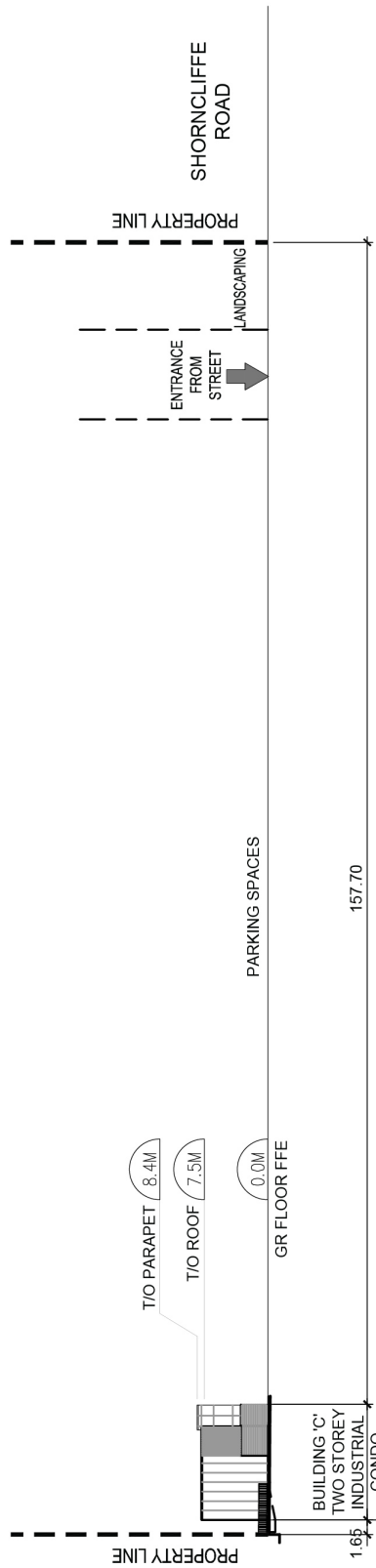


West Elevation - Building C

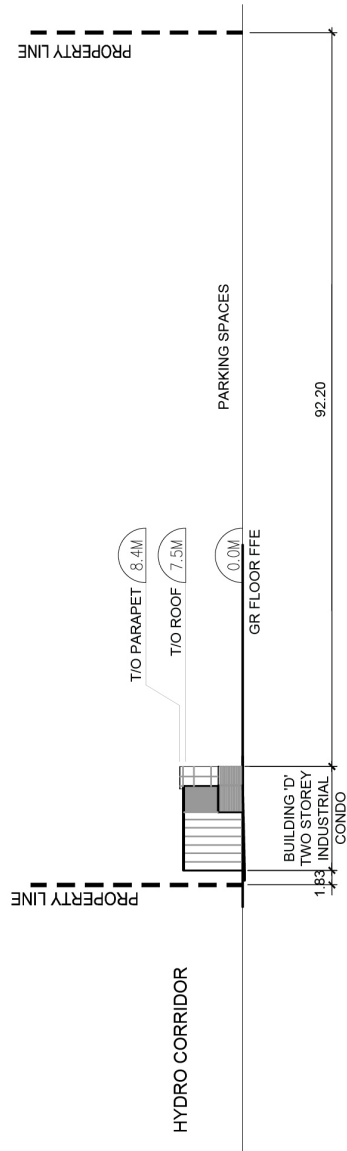




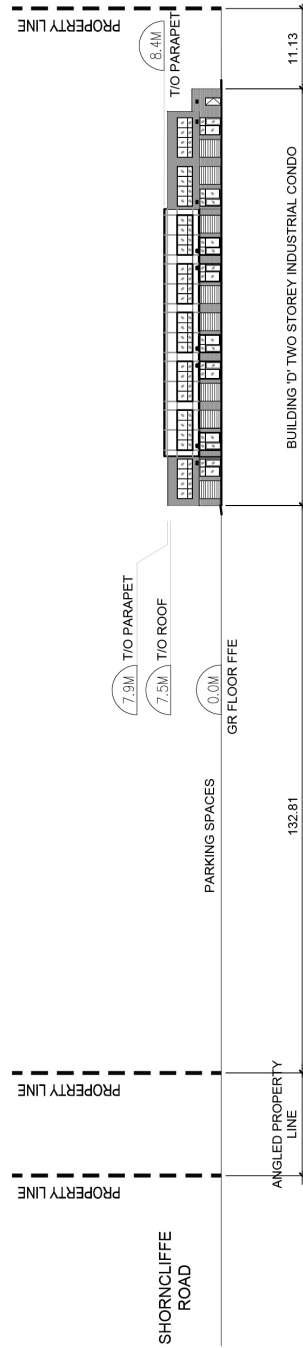
South Elevation - Building C



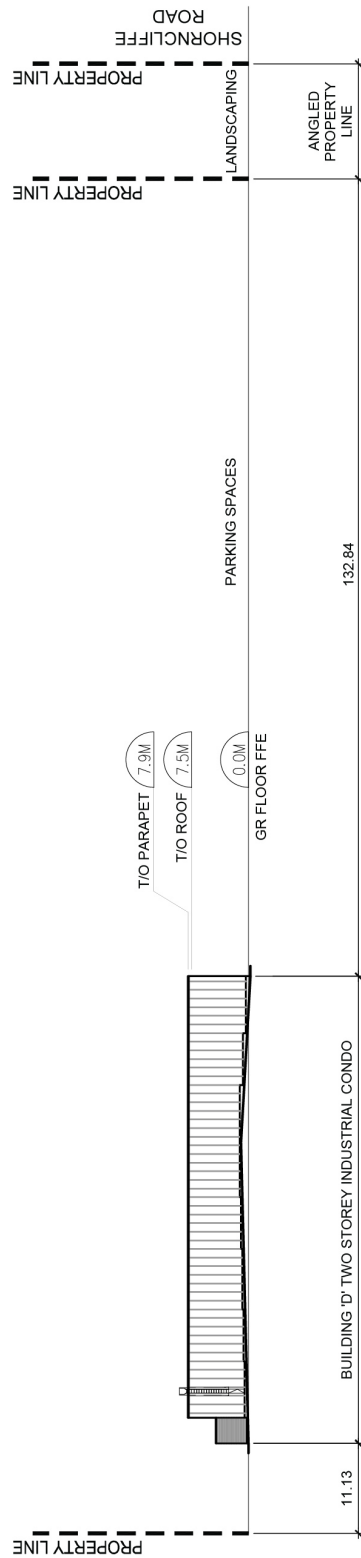
North Elevation - Building C



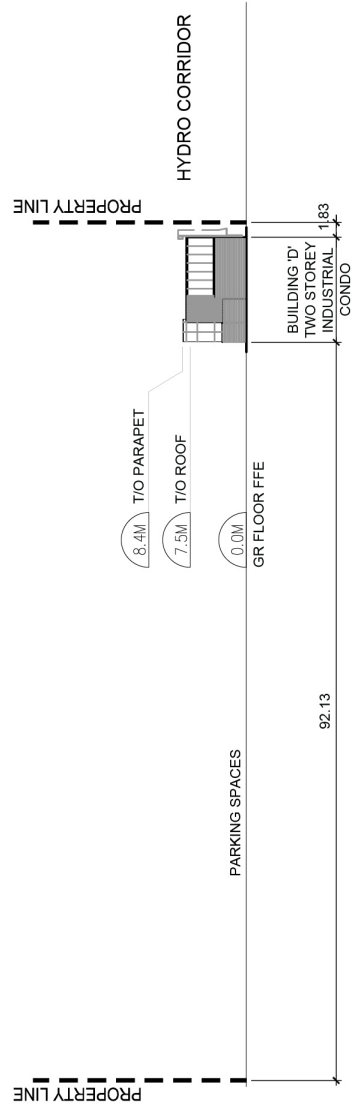
## Southwest Elevation - Building D



**Southeast Elevation - Building D**



Northwest Elevation - Building D



Northeast Elevation - Building D

## Attachment 8: 3D Massing

