

TORONTO STAFF REPORT

May 21, 2003

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Preliminary Report
Applications to amend the Official Plan and Zoning Code
Canadian Tire Corporation; R. Varacalli Architect Inc.
975 The Queensway
File Number: TA CMB 2003 0006
Etobicoke-Lakeshore (Ward 5)

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

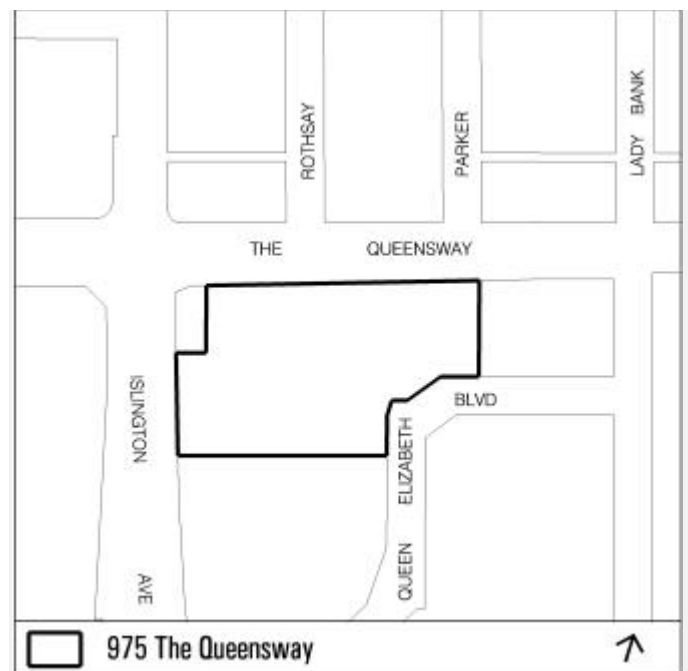
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



Comments:

(1) Proposal

The applicant proposes to construct two residential buildings, each ranging in height from 8 to 17 storeys. A total of 750 dwelling units are proposed along with approximately 1 200 square metres (13,000 square feet) of commercial gross floor area on the ground floor. The residential portion of the project will be marketed as condominium units.

A supply of 938 parking spaces is proposed for the development, the majority of which is contained in a three level underground parking garage. Access to the site will be provided from The Queensway, Islington Avenue and Queen Elizabeth Boulevard via driveways in approximately the same location as those previously used by the Canadian Tire store.

(2) Site Description

This 1.2 hectare (2.97 acres) parcel of land is located in the southeast quadrant of The Queensway and Islington Avenue. The site is currently occupied by a one-storey retail building, which was previously operated as a Canadian Tire store. The existing retail store (Queensway Electric) located immediately on the northwest corner of the site is not part of the proposed development.

Adjacent land uses are outlined below:

North: a mix of retail/commercial uses, on the opposite side of The Queensway.

South: a mix of industrial and commercial uses; further south is the F.G. Gardiner expressway.

West: the Cineplex Theatre site with restaurant/commercial uses along The Queensway frontage, on the opposite side of Islington Avenue.

East: a mix of retail/commercial uses.

(3) Official Plan Policies

(3.1) Etobicoke Plan

The site currently has dual designations. The front two thirds of the site is designated Commercial Residential Strip. Under the Commercial-Residential Strip designation, development in the form of a series of stores, offices and other uses along an arterial road, directly oriented to a public, is permitted. Specific development policies within this designation include a maximum height limit of six (6) storeys, as well as a 45-degree angular plane from residentially zoned lands. Non-commercial uses are also permitted including residential units above stores and apartment buildings (Sections 4.4.3 and 4.4.5).

The remaining rear third of the site is designated Industrial. This designation provides for a variety of primary industrial and non-industrial uses. Section 4.7 recognizes that some industries may close or relocate thereby creating pressure for redesignation and redevelopment to non-industrial uses.

(3.2) Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Toronto Official Plan comes into full force and effect, it will designate the property as a Mixed Use Area and an Employment Area (Sections 4.5 and 4.6). The proposal does not conform with Section 4.6, Employment Area. An amendment to the new Plan will be required.

Mixed Use Areas are areas that will absorb the majority of the anticipated increase in retail, office and service employment, as well as much of the new housing. Section 4.5 states that, "much of the new development along the Avenues will have a residential emphasis."

Employment Areas are places of business and economic activity, including offices, manufacturing, warehousing, distribution, ancillary retail outlets and small scale stores and services that serve area businesses and workers.

The Toronto Plan shows the subject site as an Avenue on Map 2, Urban Structure.

(3.3) Metropolitan Toronto Official Plan

The Metropolitan Toronto Official Plan contains policies for the re-urbanization of the former Metro Toronto and designates The Queensway as a Metropolitan Corridor (Map 2), as well as a Transit Corridor (Map 3), and the portion east of Islington Avenue to Park Lawn Road as a Metropolitan Mainstreet (Map 6).

Metropolitan Corridors provide for intensification of residential and employment uses in areas well served by transit. Metropolitan Mainstreets encourage street oriented, predominantly medium density mixed use development.

(4) Zoning

The subject site is zoned Class 1 Industrial (I.C1) by the Etobicoke Zoning Code, which permits a variety of industrial and non-industrial type uses. The current zoning does not permit any form of residential uses but permits some forms of retail and commercial uses. Accordingly a zoning amendment is necessary.

The site is also subject to By-law No. 280-2001, which states that, to a depth of 76.2 metres (250 feet), all business uses permitted in a Limited Commercial Zone (CL) shall be permitted on the Class 1 Industrial Zone lands.

At its meeting of May 21, 22 and 23, 2003, City Council will consider a recommendation to enact The Queensway Avenue Zoning By-law. This affects the lands located along the north and south side of The Queensway between the Mimico Creek Valley and Kipling Avenue, to a depth

of 35 metres (115 feet). The main changes permitted by The Queensway Avenue By-law include:

- (a) a floor space index of 3.0 times the lot area;
- (b) a building height of 6 storeys, and 8 storeys at key intersections;
- (c) maintaining a 45 degree angular plane from adjacent residential areas; and
- (d) reduced parking requirements for certain land uses.

The Avenue By-law will permit a floor space index of 3.0 times the lot area; whereas the proposed development has a floor space index of 5.0 times the lot area. The Avenue By-law permits a building height of 6 storeys and, at key intersections, 8 storeys. The east portion of the proposal exceeds the 6-storey height limit of the proposed Avenue zone. South of the proposed Avenue zone, amendments to zoning are required as the current zoning does not allow for residential development.

(5) Site Plan Control

The site is subject to site plan control. A site plan control application has not been submitted at this time.

(6) Reasons for the Application

The proposed mixed use development exceeds the current height provision of the former Etobicoke Official Plan and does not comply with the Employment Area policies of the Toronto Official Plan. The proposal does not meet the Zoning Code requirements with respect to the uses, density and height.

(7) Issues to be Resolved

No City-wide issues are raised by these applications.

(7.1) Density

The density of this project is above the upper range of other high density projects recently considered in nearby areas. As noted in Section 4.0 of this report, development along The Queensway Avenue will be permitted a maximum floor space index of 3.0 times the lot area. The proposed development has a floor space index of 5.0 times the lot area. This proposal introduces a project of significant scale for the area and staff, through the development review process, will be assessing the proposal to determine the appropriate amount of density and height for the site.

(7.2) Building Height

Building heights along The Queensway, within the proposed Avenue zone, are predominantly one and two storeys. Occasional development has been built up to four storeys (e.g. Lessmark and the Cloisters). The Queenston Square development has an approved height of nine storeys along The Queensway frontage.

The former Etobicoke Official Plan, under the Commercial-Residential Strip Designation, permitted building heights of six storeys. The proposed Avenue Zoning By-law will permit building heights of six storeys and, at key intersections, eight storeys. The subject site, due to its location at Islington Avenue and The Queensway, would be permitted a height of eight storeys on the west portion of the frontage and six storeys on the remainder of the frontage. The current proposal is for eight storeys along the entire Queensway frontage.

The Queensway Avenue study determined that the potential build out along the Avenue may occur on an incremental basis and larger sites may also build out in greater amounts than anticipated. The subject site has a depth of approximately 160 metres and the current proposal seeks to construct two 8; 11; 14; and 17 storey buildings stepping back from The Queensway street-edge and is deemed a larger development site requiring additional review.

(7.3) Environmental

The former City of Etobicoke, in September 1997, adopted a policy and procedures for dealing with contaminated or potentially contaminated sites. The policy applies to redevelopment proposals requiring amendments and requires the proponent to submit environmental (soil and groundwater) reports for peer review.

The proposed development faces onto The Queensway (north) and Islington Avenue (west). Also, in close proximity is the F. G. Expressway. As such, noise and air quality impacts are anticipated. The developer will be required to submit a study addressing noise and air quality impacts, as well as any mitigation measures required to support the proposed development.

(7.4) Transportation

Access to the site will be provided from The Queensway, Islington Avenue and Queen Elizabeth Boulevard. The Queensway and Islington Avenue are both arterial roads carrying a high volume of vehicular traffic. The applicant will be required to submit a transportation impact study for review.

(7.5) Section 37

As noted in Section 11.8.2 of the Etobicoke Official Plan and Section 5.1.1 of the Toronto Official Plan, Section 37 of the Planning Act provides the City with the means to secure facilities, services or matters that would result in a benefit to the public. In conjunction with any proposed increases in density and/or height, City Planning staff will be undertaking discussions with the applicant regarding a Section 37 contribution.

(7.6) Site Plan and Design

One of the goals contained in the Urban Design component of the Etobicoke Plan is to "encourage a high standard of design". New development should strive to create a positive urban context and a clear sense of the public realm.

The design criteria found in The Toronto Plan under Section 3.1.1 (Public Realm), Section 3.1.2 (Built Form) and Section 4.5 (Mixed Use Areas) will be used in evaluating a development proposal.

The proposed Queensway Avenue By-law has area specific design guidelines that include, but are not limited to, building heights, frontage, setbacks, landscaping, streetscape, parking, and parks and open space.

Of concern are the function of the buildings in relation to the primary street-edge, location of park/open space and the loading area. The applicant will be required to address the effects of wind conditions on the abutting properties, streets and open space. As well, consideration of building mass as it relates to the street-edge will be reviewed.

(7.7) Other Matters

Matters such as, but not limited to, parkland dedication, potential right-of-way dedications and other site related matters will be reviewed prior to bringing forward a recommendation report to Community Council.

Conclusions:

The subject site is currently occupied by a vacant industrial building, which is to be demolished. The requested amendments to the Toronto and Etobicoke Official Plans and Zoning Code and issues outlined in this report will be evaluated in the context of the Toronto and Etobicoke Official Plan policies.

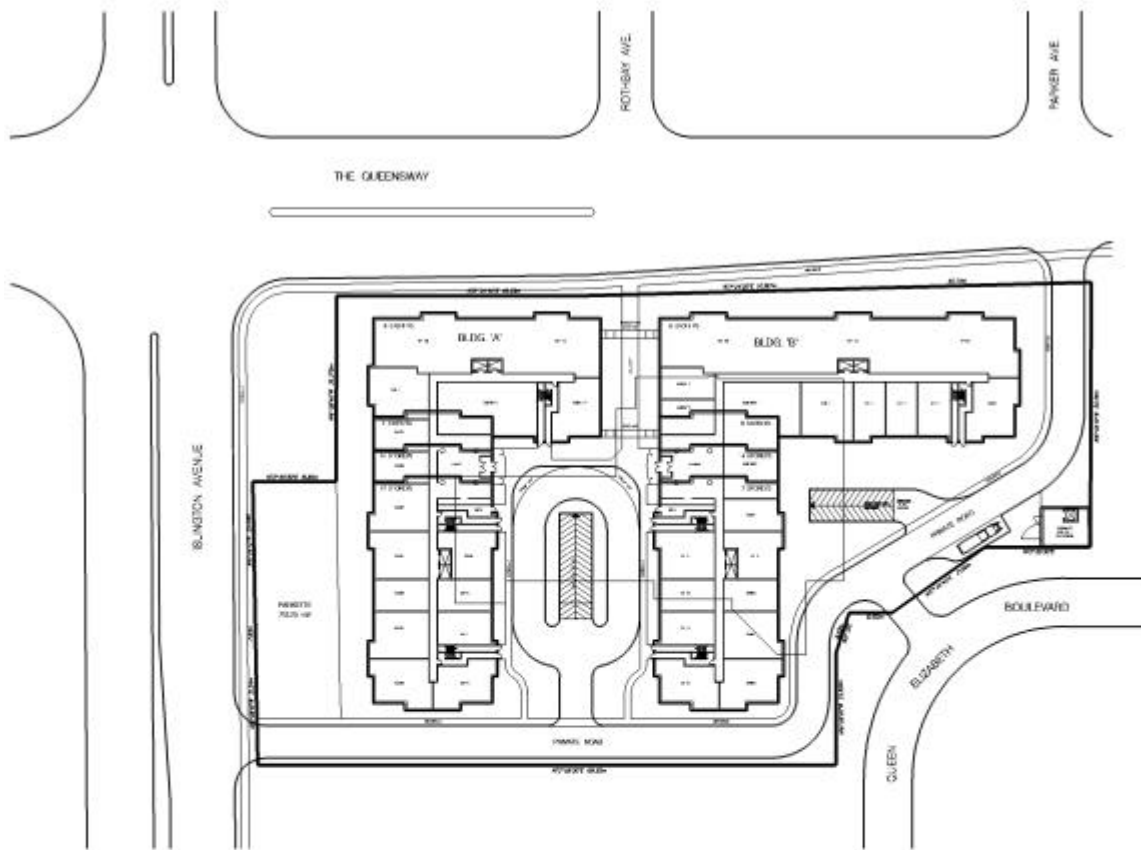
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Gary Wright, MCIP, RPP
Director, Community Planning
West District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet



Site Plan
 Applicant's Submitted Drawing

975 The Queensway
 File # TA CMB 2003 0006

↑ Not to Scale
 05/05/2003

Attachment 1



North Elevation



West Elevation



West Court Elevation

Elevations

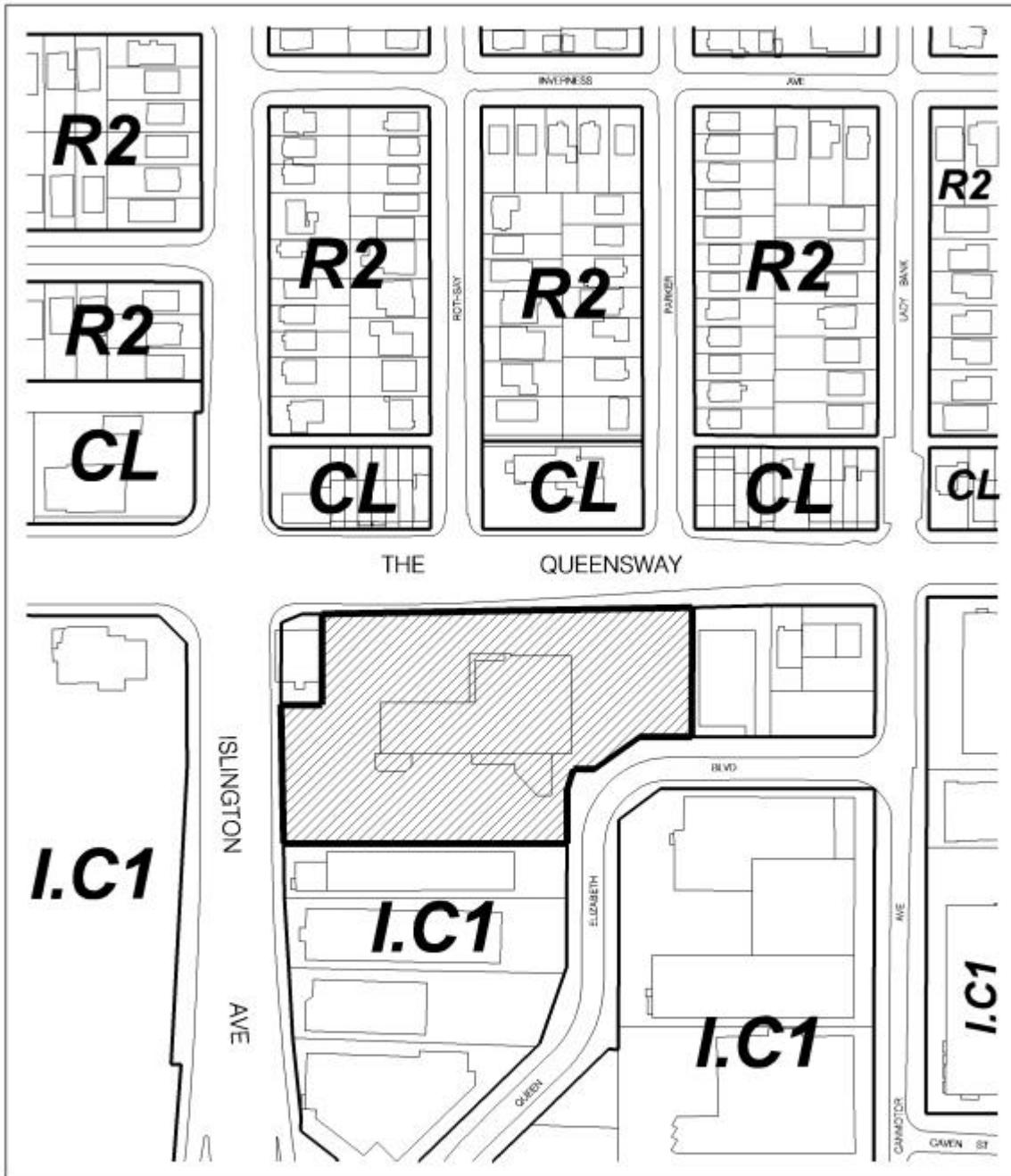
Applicant's Submitted Drawing

975 The Queensway

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Not to Scale
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Attachment 2



 **TORONTO** Urban Development Services
Zoning

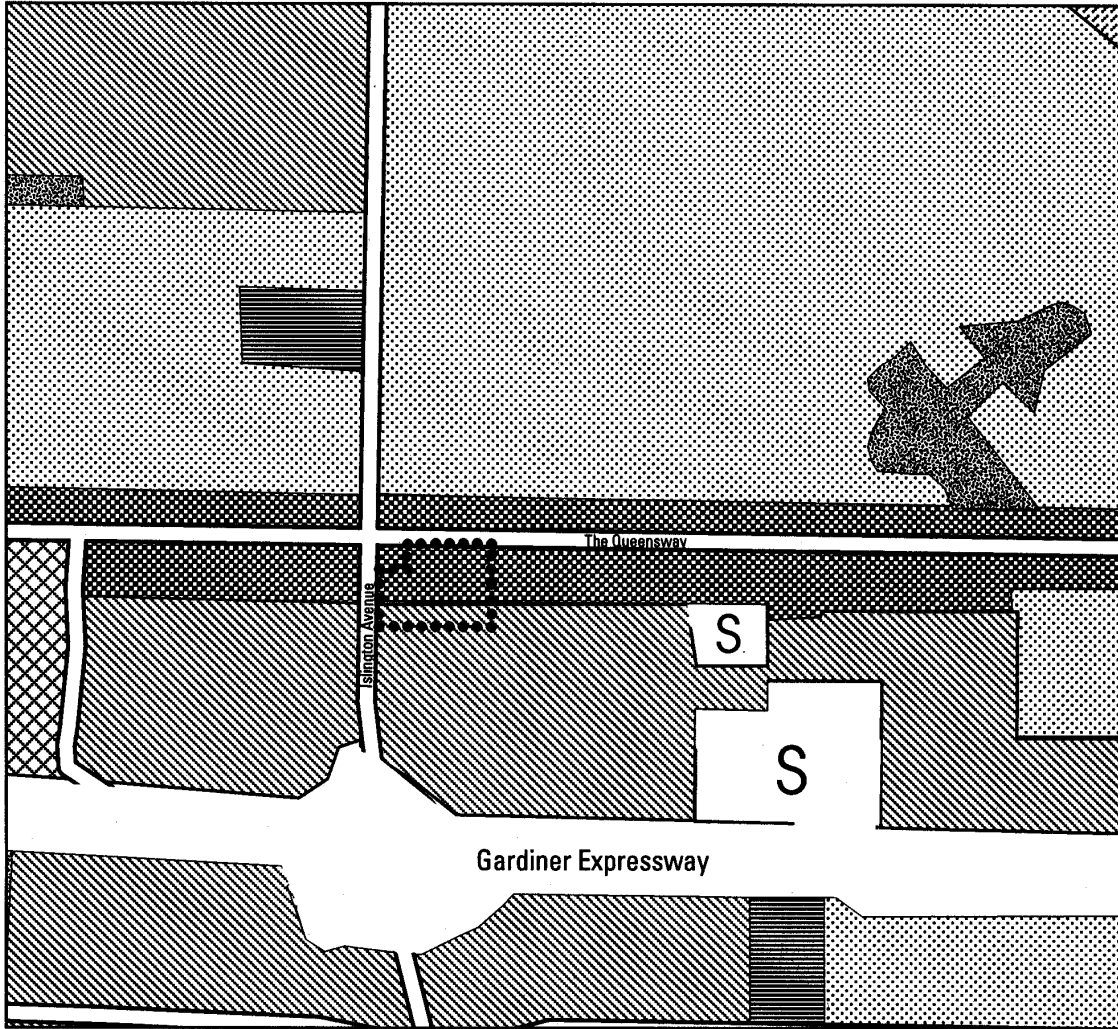
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- R2 Residential Second Density
- I.C1 Industrial Class 1
- CL Commercial Limited

 **Attachment 3**

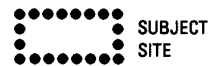
Not to Scale
Zoning By-law 11,737 as amended
Extracted 04/23/03 - MH



 **TORONTO** Urban Development Services
Official Plan

975 The Queensway
File # TA CMB 2003 0006

Land Use



Attachment 4

Not to Scale
Etobicoke Official Plan Map 4 as amended
Extracted 05/05/03 - MH

Attachment 5

APPLICATION DATA SHEET

Combination

Site Plan App'l: No File Number: TA CMB 2003 0006
Rezoning: Yes
O.P.A.: Yes Application Date: 04/02/2003

Municipal Address: 975 The Queensway
Nearest Intersection: South-East corner of The Queensway and Islington Avenue
Project Description: Proposed amendments to the Etobicoke Official Plan, the Toronto Official Plan and Zoning Code to permit the development of two residential buildings, each ranging in height from 8 to 17 storeys. A total of 750 dwelling units are proposed along with approx. 1 200 square metres of commercial gross floor area on the ground floor.

Applicant:

1405012 Ontario Inc.
50 Confederation Parkway
Concord, ON L4K 4T8
Attn. Patrick Berne

Architect:

R. Varacalli Architects Inc.
4800 Dufferin Street, Ste #201
Toronto, ON M3H 5S9

Owner:

Canadian Tire Corp
2180 Yonge Street
Toronto, ON M4P 2V8

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Commercial Residential Strip and Industrial (Etobicoke);
Mixed Use Area and Employment Areas (Toronto) Site Specific Provision: No
Zoning District: Class 1 Industrial (I.C1) Historical Status: None
Height Limit (m): n/a Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area: 1.2 ha **Height:** Storeys: 8, 11, 14 and 17
Frontage: 53.96 m Meters: 23, 31, 39, 47 metres
Average Depth: 159.87 m

	Indoor	Outdoor
Ground Floor GFA: 5 012 m2	Parking Spaces: 0	938
Residential GFA: 58 861 m2	Loading Spaces: 0	1
Non-Residential GFA: 1 184 m2		
Total GFA: 60 045 m2		

DWELLING UNITS

Tenure Type: n/a

Rooms:
Bachelor:
1 Bedroom: 450
2 Bedroom: 300
3+ Bedroom:
Total Units:
Total Proposed Density: 50%

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA: 58 861 m2		
Retail GFA: 1 184 m2		
Office GFA: 0		
Industrial GFA: 0		
Industrial/Other GFA: 0		