

**35 Tangiers Road - Zoning By-law Amendment
Application - Preliminary Report**

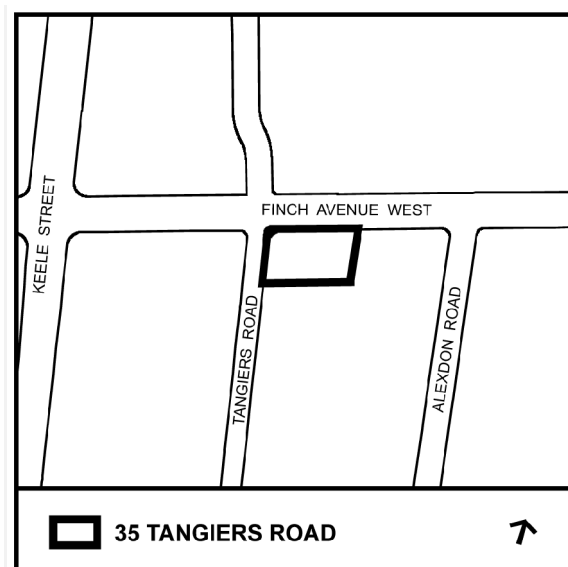
Date:	December 17, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	12 273550 NNY 08 OZ

SUMMARY

This application proposes to amend former City of North York Zoning By-law No. 7625 for the lands at 35 Tangiers Road to permit the development of an eight (8) storey office building with commercial uses at grade, including a drive-through facility. The proposed building would have a density of 2.5 FSI and would provide 275 parking spaces, 14 of which would be at grade and 261 would be located in two levels of underground parking.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for late 2013 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 35 Tangiers Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on January 16, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is for an eight storey office building having a height of 35m and containing retail uses at grade and on the second floor. The development would have a total GFA of 15,000m² and an FSI of 2.5. The ground floor commercial space, which includes a drive-through facility, would have a GFA of 2,595m². The second floor would be comprised of a mix of office and restaurant uses totalling 2,245m² of GFA. The majority of the parking would be located in a two level underground garage to be accessed from Tangiers Road. The garage would have 261 parking spaces and 14 spaces would be located at grade at the rear of the building.

Site and Surrounding Area

The site is located on the southeast corner of Finch Avenue West and Tangiers Road. The closest major intersection is Finch Avenue West and Keele Street, to the west. The site has an area of 5,955m², with a frontage of 92m on Finch Avenue West and a frontage of 52m on Tangiers Road. The site is currently vacant but was previously occupied by a gas station, car wash and a drive through facility.

The site is in close proximity to the future Finch West Station on the Toronto-York Spadina Subway Extension. It would also front the future Finch West LRT line.

Land uses surrounding the subject site include:

North: An industrial storage facility located in an *Employment Area*, several one and two storey commercial plazas and an 8 storey office building with retail uses at grade located in a *Mixed Use Area*.

East: Several one and two storey retail and commercial buildings on the south side of Finch Avenue West as well as a 6 storey office building with retail uses at grade located within an *Employment Area*.

South: Largely one and two storey commercial and industrial buildings. The entire south side of this portion of Finch Avenue West is designated as an *Employment Area*.

West: One storey retail buildings as well as a 5 storey office building with retail uses at grade. On the west side of Keele Street is a two storey plaza with retail and office uses. Further to the west is a *Neighbourhoods* designation with one and two storey detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site as *Employment Areas*. *Employment Areas* are places of business and economic activity and include uses such as office, manufacturing, warehousing, distribution, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses and restaurants.

Zoning

The subject site is currently zoned Industrial Commercial (MC) (H) Zone, under former City of North York Zoning By-law No. 7625. The uses permitted in the MC Zone include office uses, manufacturing, industrial sales and servicing, financial institutions,

custom workshops, fitness centres and health science research laboratory. The holding provision (H) specifically limits the size of retail, personal service and office use space. In each instance, retail stores/personal service shops and office uses are not to exceed an FSI of 0.5 or a combined total GFA of 5,000m², whichever is the lesser.

Former City of North York Zoning By-law No. 7625 was amended by City Council in 2002 with respect to drive-through facilities. By-law No. 778-2002 permits a drive-through facility on this site as it is located in an M zone and the entirety of the facility and stacking lanes are more than 30 metres from a lot in any R or RM zone.

The site also falls under Schedule "D", Airport Hazard Map, of former City of North York Zoning By-law No. 7625, which limits heights of buildings due to the flight paths of the Bombardier Aerospace facility. The height limit for this site is 15.24m and the height of the proposed building is over 35m.

Site Plan Control

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application.

Reasons for the Application

The current proposal does not meet certain requirements of the MC (H) Zone. The extent of the proposed office uses, the proposed height of over 35m and the proposed density of 2.52 FSI all exceed the By-law permissions. An amendment to the Zoning By-law is required to accommodate the proposed development, and may include additional revisions to the performance standards of the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Building Mass Model
- Traffic Impact and Parking Study
- Stormwater Management Report
- Functional Servicing Report
- Phase 1 and 2 Environmental Site Assessment
- Environmental Peer Review
- Environmental Remediation Report
- Pedestrian Level Wind Preliminary Assessment

City staff are reviewing the application for completeness.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Siting of the building and the relationship of the building to Finch Avenue West and Tangiers Road;
- Appropriateness of the proposed height, density and massing of the building;
- Quality and character of the building facades;
- Extent and materiality of the proposed landscaping on the site;
- Appropriateness of the proposed site circulation as it relates to the parking at and below grade as well as the drive-through facility on site;
- Compliance with Tier 1 of the TGS Checklist performance measures;
- Operational conflicts between the office uses and the drive-through facility;
- Appropriateness of the location and amount of parking and loading on site;
- Conformity with the Design Guidelines for Greening Surface Parking Lots; and
- The appropriateness of a drive-through facility together with the proposed office development.

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

CONTACT

Emily Rossini, Planner
Tel. No. 416-395-7172
Fax No. 416-395-7155
E-mail: erossin@toronto.ca

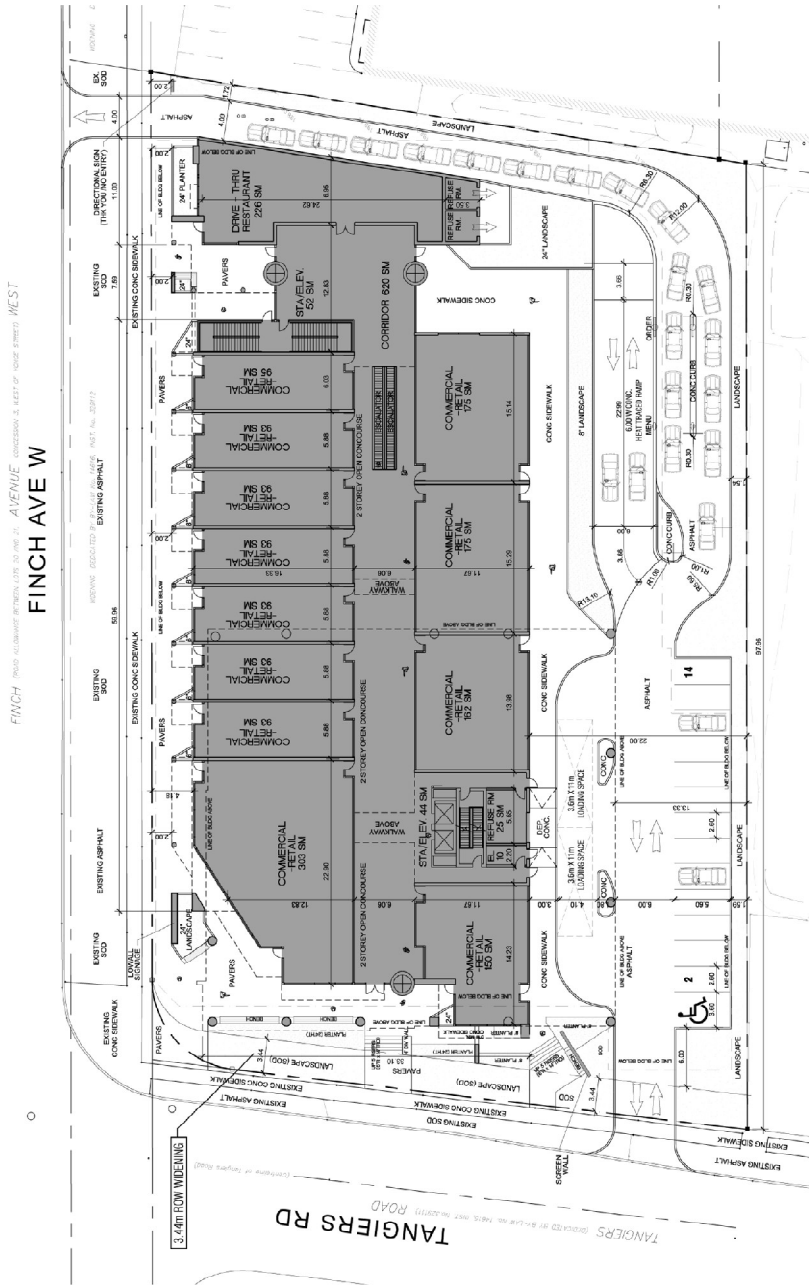
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



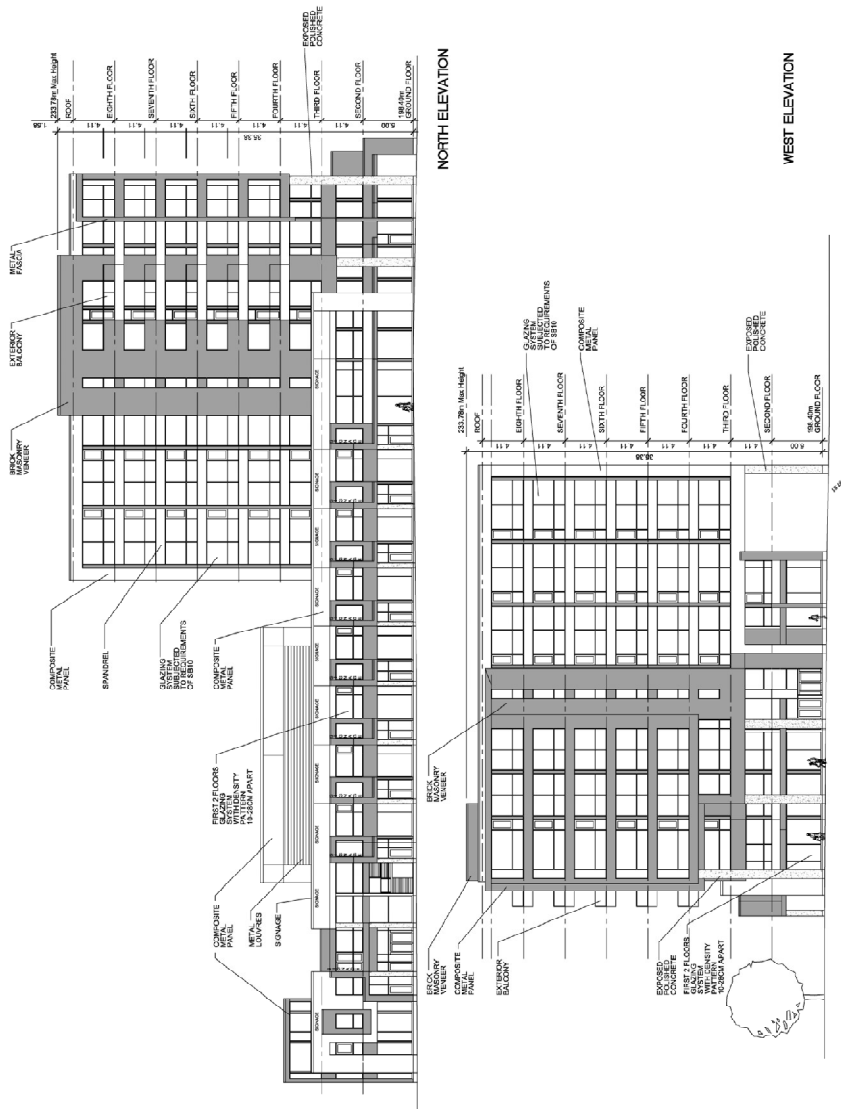
35 Tangiers Road

Site Plan
 Applicant's Submitted Drawing

File # 12 273550 NNY 08 SA

Not to Scale
 12/06/2012

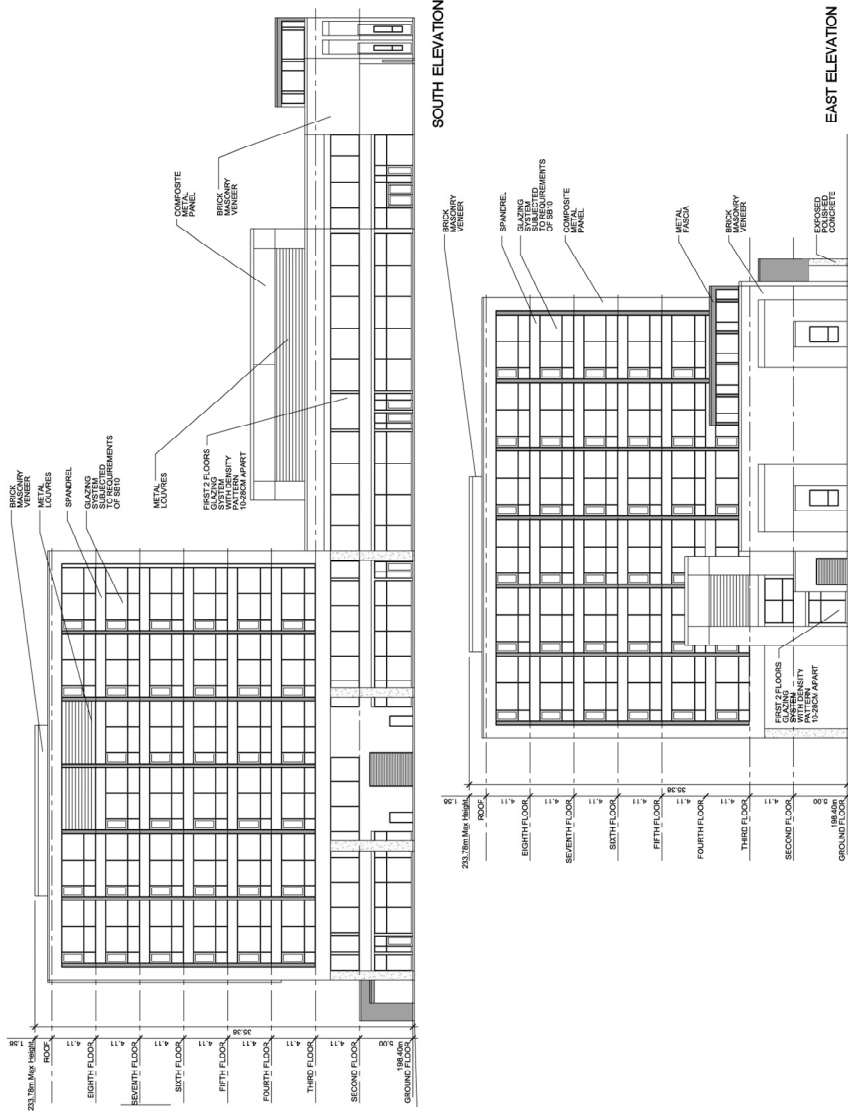
Attachment 2: Elevations



35 Tangiers Road

Elevations
Applicant's Submitted Drawing
Not to Scale
12/06/2012

File # 12 273550 MNY 08 SA

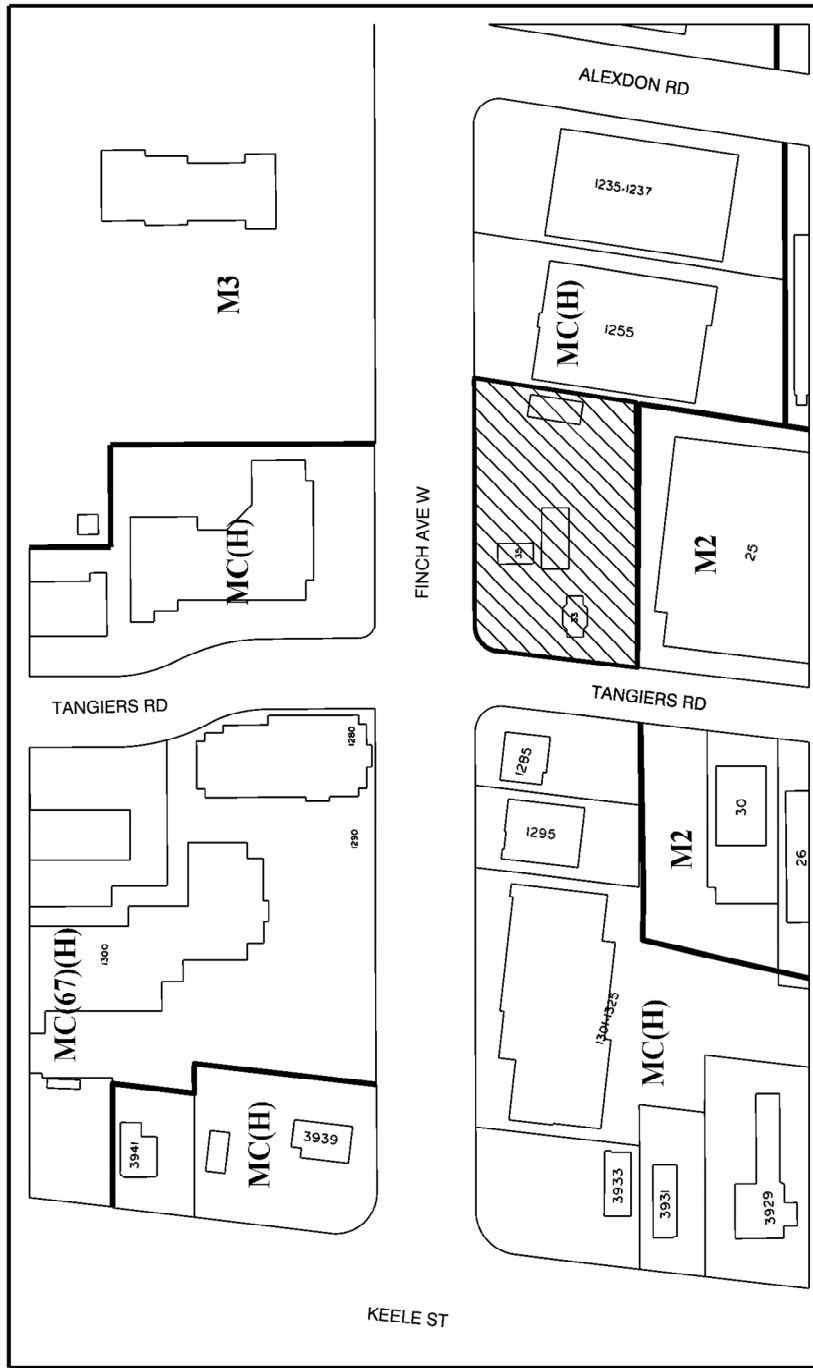


35 Tangiers Road

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 12/06/2012

File # 12 273550 NNY 08 SA

Attachment 3: Zoning



TORONTO City Planning
Zoning
35 Tangiers Road
 File # 12 273550 NNY 08 SA

Not to Scale
 Zoning Bylaw 7625
 Extracted 12/06/2012

M2 Industrial Zone Two
 M3 Industrial Zone Three
 MC Industrial-Commercial Zone
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 273550 NNY 08 OZ
Details	Rezoning, Standard	Application Date:	November 5, 2012

Municipal Address: 35 TANGIERS ROAD
 Location Description: CON 3 WY PT LOT 20 **GRID N0807
 Project Description: The proposal is for an eight storey office building with commercial uses at ground level.

Applicant:	Agent:	Architect:	Owner:
M BEHAR PLANNING AND DESIGN INC			2310039 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	MC(H)	Historical Status:	
Height Limit (m):	15.24m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5954.66	Height:	Storeys:	8	
Frontage (m):	92.06		Metres:	35.38	
Depth (m):	52.5				
Total Ground Floor Area (sq. m):	2595				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	275	
Total Non-Residential GFA (sq. m):	14999		Loading Docks	2	
Total GFA (sq. m):	14999				
Lot Coverage Ratio (%):	43.58				
Floor Space Index:	2.52				

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	2818	0
Office GFA (sq. m):	12181	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	14999	0

CONTACT: **PLANNER NAME:** **Emily Rossini, Planner**
TELEPHONE: **416-395-7172**