

STUDIOCENTRE

WORK • PLAY • CONNECT | 629 EASTERN

Status Update

*Please see all Notices & Reports attached below

Public Open Houses at the Studio to obtain industry and neighbourhood feedback

- [May 14 & 16, 2013](#)

Rezoning Amendment Application submitted to the City of Toronto

- [June 27, 2013](#)

Preliminary Staff Report to Toronto & East York Community Council

- [November 19, 2013](#)

Open House and City of Toronto Community Consultation Meeting to obtain neighbourhood and industry feedback.

- [January 27, 2014](#)

Rezoning Amendment Application formal re-submission to the City of Toronto.

- [April 1, 2015](#)

Status Report to Toronto & East York Community Council

- [June 16, 2015](#)

City of Toronto Community Consultation Meeting to obtain neighbourhood and industry feedback.

- [June 24, 2015](#)

Formal Public Meeting & Report to Toronto & East York Community Council:

- [October 6, 2015](#)

Supplementary Report to City Council

- [November 4, 2015](#)

Rezoning Application and By-law were approved by City Council on November 4, 2015 & are now in full force and effect.

***Please stay tuned for future updates as we move forward with this exciting development!**



STAFF REPORT ACTION REQUIRED

629, 633 and 675 Eastern Avenue – Zoning Application – Supplementary Report

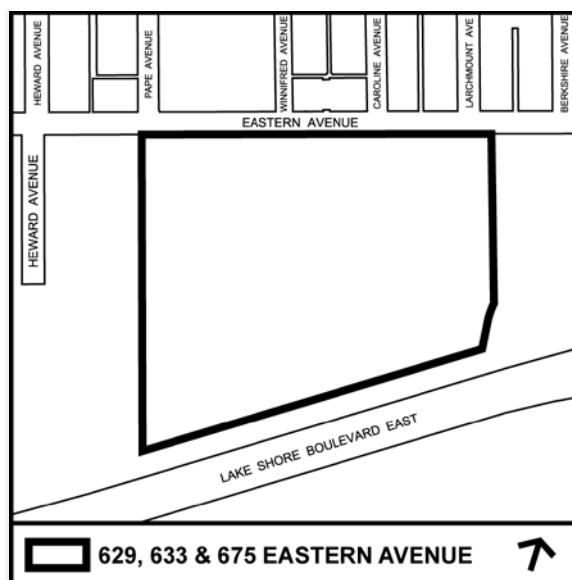
Date:	November 2, 2015
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	P:\2015\Cluster B\PLN\CC15138 (13-195390 STE 30 OZ)

SUMMARY

At its meeting of October 6, 2015, Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District to report directly to City Council with any further revisions to the draft Zoning By-law attached as Attachment No. 5 to the report (September 18, 2015) from the Director, Community Planning, Toronto and East York District, required to implement the employment intent of the draft by-law.

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

This report responds to the request from Toronto and East York Community Council. The draft Zoning By-law contained in Attachment No. 1 to this report has been amended to clarify the intent of the land use permissions.



RECOMMENDATIONS

The City Planning Division recommends that:

- a. City Council delete the Recommendation No. 1 from Toronto and East York Community Council Final Report dated September 18, 2015 from the Director, Community Planning, Toronto and East York District and replace with the following new Recommendation No. 1:

"1. City Council approve the draft Zoning By-law contained in Attachment No. 1, to the Supplementary Report, dated November 2, 2015 from the Director, Community Planning, Toronto and East York District."
- b. City Council determine that, pursuant to Section 34(17) of the *Planning Act*, no further notice is to be given in respect of the changes to the draft Zoning by-law.

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

At its meeting of October 6, 2015, Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District to report directly to City Council if there are any further revisions to the draft Zoning By-law required to implement its employment intent. Amendments to the draft Zoning By-law per Recommendation No. 1 from Toronto and East York Community Council have now been incorporated in the attached draft Zoning By-law and this report discusses some other amendments.

Retail Permissions and Employment Uses

There are several provisions within the draft Zoning By-law that were included to ensure that the development of retail on the site is supportive of the site's primary employment use. Overall, the zoning-by-law limits the retail uses to 14,100 square metres which represents approximately 12% of the overall 115,000 square metres of development permitted on the site. As it is anticipated that the site will develop in a phased manner, some flexibility had been provided in the draft Zoning By-law to allow for retail to represent up to 20% of the office uses on the site. With further consideration, it has been determined that there are other employment uses permitted within the draft Zoning By-law that should be considered within that provision, and not just office. At full build-out the retail will represent approximately 12% of the total uses on site; however, during construction of the development, retail can be up to 20% of the employment uses on site at any one time.

As discussed in the September 18, 2015 Final Report to Toronto and East York Community Council, from the Director, Community Planning, Toronto and East York District all retail on site must be provided in buildings which have a mix of employment uses, except for one building which currently exists on site and only one additional building. The existing building has a current gross floor area of 275 square metres and the draft by-law has been amended to provide an additional 10 square metres should retrofitting of the building require some flexibility. The other stand-alone building is limited to 5,200 square metres, however, a provision to the draft Zoning By-law has been added to further restrict this to 2,500 square metres until there are at least 1,000 square metres of new employment uses constructed on the site. These revisions to the draft Zoning By-law have been included to allow for this employment proposal to develop in a phased manner while ensuring the primary non-retail employment uses are prominent.

CONTACT

Angela Stea, Senior Planner
Tel. No. 416-392-7215
Fax No. 416-392-1330
E-mail: astea@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Zoning By-law

Attachment 1: Draft Zoning By-law

Authority: Toronto and East York Community Council Item TE● as adopted by City of Toronto Council on November 3 and 4, 2015

CITY OF TORONTO

Bill No.

BY-LAW No. -2015

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 629, 633 and 675 Eastern Avenue

Whereas the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2012 as 629, 633 and 675 Eastern Avenue; and

Whereas the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; and

Whereas the Council of the City of Toronto has determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto as requested and to, *inter alia*, ensure the provision and maintenance of employment, production and studio uses within the lands;

The Council of the City of Toronto enacts:

1. Pursuant to Section 37 of the *Planning Act*, the density of development permitted by this By-law is permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the *owner* of the facilities, services and matters set out in Appendix 2 hereof, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act*.
2. Upon execution and registration of an agreement or agreements with the *owner* pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services and matters set out in Appendix 2 hereof, the *site* is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the *owner* may not erect or use such building until the *owner* has satisfied the said requirement.
3. Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.

4. Except as otherwise provided herein, the provisions of *By-law No. 438-86* shall continue to apply to the *site*.
5. District Map 52G-324 contained in Appendix “A” of *By-law No. 438-86* shall be amended by rezoning the *site* from “I2 D5” to “I2 D1(H-1) (H-2)” as shown on Map 1 appended to this By-law and District Map 52G-324 contained in Appendix “B” of *By-law No. 438-86* shall be amended by introducing the height limits of 0.0 metres, 18.0 metres, 42.5 metres and 60.0 metres as respectively shown for each area following the H symbol on Map 2 appended to this By-law.

Permitted Uses

6. None of the provisions of Sections 4(2), 4(4)(b), 4(6), 4(11), 4(13), 9(1) to (3) and 12(2)270 of *By-law No. 438-86*, shall apply to prevent the erection or use within the *site* of those uses listed in Appendix 1 attached to this By-law, provided,
 - a. that all of the provisions of this By-law are complied with, and
 - b. the specific conditions as set out in section 2 of Appendix 1 attached to this By-law are satisfied in respect of the uses listed in that section.
7. No building erected or used within the area marked “STUDIO” on Map 3 may contain any of the uses listed in Section 1(c) of Appendix 1, RETAIL AND SERVICES SHOPS, except where such uses are:
 - a. located within one building existing within that area on the date of the passage of this By-law having a maximum *non-residential gross floor area* of 285 square metres, excluding *patios*; or
 - b. such uses are ancillary to *communication and broadcasting establishment, production studio* or office uses such that the uses serve businesses and workers on the site.

Pre-conditions for the Permitted Uses

8. The *lot* on which those uses are located shall comprise at least the *site* and notwithstanding any existing or future severances, partition, or division of the *site*, the provisions of this By-law shall apply to the whole of the *site* as if no severance, partition or division had occurred.
9. None of the following uses are permitted within the portion of the *site* designated as Area “A” on Map 3: *parking area, parking garage* and *private commercial parking garage*.

Maximum Non-residential gross floor area

10. The total combined *non-residential gross floor area* erected or used on the *site* shall not exceed 115,000 square metres.

Minimum Required gross floor area for certain uses

11. Within the *site*,
 - a. the *owner* shall at all times designate and provide an area or areas, within a building or buildings erected within the *site*, having a combined total *non-residential gross floor area* of at least 16,350 square metres exclusively for: *performing arts studio, communication and broadcasting establishment, production studio, artist studio and film and media training facility* uses, and
 - b. the owner shall, within those 16,350 square metres, at all times designate and provide an area or areas having a combined total *non-residential gross floor area* of at least 8,360 square metres exclusively for either or both of the following two uses: *communication and broadcasting establishment* or *production studio* uses.

Maximum gross floor area used for Retail

12. Within the site, the maximum total combined non-residential gross floor area erected or used for those uses listed in Section 1(c) of Appendix 1 of this By-law, RETAIL AND SERVICES SHOPS, shall be no more than twenty percent (20%) of the total combined *non-residential gross floor area* erected or used within the *site* for those uses listed in Sections 1(a), (d), (e), (i), (k) and (l) of Appendix 1 of this By-law, excluding *market gardens* and *ornamental structures*, to a maximum of 12.3% percent of the total combined *non-residential gross floor area* permitted by Section 10 of this By-law, which for greater clarity is a maximum of 14,100 square metres.

Maximum size of a single retail unit

13. No more than 5,200 square metres of *non-residential gross floor area* shall be provided within any building erected within the *site* for those uses listed in Section 1(c) of Appendix 1 of this By-law, RETAIL AND SERVICES SHOPS.
14. No building erected or used within the *site* may contain only those uses, solely or in combination, listed,
 - a. in Section 1(c) of Appendix 1, RETAIL AND SERVICES SHOPS, and

- b. a *parking garage* and *private commercial parking garage*.
- 15. Section 14 shall not apply to prevent the erection or use of a building containing only those uses noted in section 14, solely or in combination,
 - a. of one building located within the area marked “Studio” on Map 3 provided it has a maximum *non-residential gross floor area* of 285 square metres, excluding *patios*, and
 - b. of one building located within the area marked "C" on Map 3.
- 16. The building referred to in Section 15(b) shall be limited to a maximum of 2500 square metres of *non-residential gross floor area* for those uses listed in Section 1(c) of Appendix 1 of this By-law, RETAIL AND SERVICES SHOPS, until such time as a minimum of 1000 square metres of new *non-residential gross floor area* not existing on the *site* on the date of the passage of this By-law is erected or used for any of those uses listed in Sections 1(a), (d), (e), (i), (k) and (l) of Appendix 1 of this By-law, excluding *market gardens* and *ornamental structures*.

Setbacks

- 17. No part of any building and no part of any stair or ramp area may be located within 3 metres of Eastern Avenue, other than the building existing on the date of the passage of this By-law and located within the area marked “EXISTING BUILDING” on Map 4.

Canopies/Overhang prohibition

- 18. No part of any building or structure located above its ground floor can extend or overhang more than 3 meters beyond the ground floor exterior wall.

Common Outdoor Space

- 19. The minimum *common outdoor space* provided within the *site* shall be 4.5% of the total combined *non-residential gross floor area* provided on the *site* for those uses in Section 1(c), (d), (e) and (l) of Appendix 1 of this By-law.

Height

- 20. The *height* of each portion of a building or structure erected above *grade* within the *site* shall have a maximum *height* in metres as shown following the symbol H on the attached Map 2 for the corresponding area.
- 21. The previous Section of this By-law does not apply to prevent the erection or use of the following structures above the *height* limits for structures and buildings as illustrated on Map 2:

- a. a mechanical penthouses, a chimney stack or other heating, cooling or ventilating equipment, a screen around such equipment, and window washing equipment, extending no more than 5.0 metres above the applicable *height* limit of the building or structure as shown on Map 2, provided that the aggregate horizontal area of such elements, including any area contained within an enclosure, does not exceed 30 percent of the area of the roof of the building;
 - b. a structure used for outside or open air recreation, safety or wind protection purposes, and elements of a green roof, extending no more than 3.0 metres above the applicable *height* limit of the building or structure as shown on Map 2, provided that no part of the structure is less than two metres from the adjacent outside wall or a vertical projection of the wall, and the structure does not enclose space so as to constitute a form of penthouse or other room or rooms; and
 - c. ornamental elements, landscaping elements, privacy walls, trellises, parapets, stairs, stair enclosures, guardrails and railings, extending no more than 5.0 metres above the applicable *height* limit of the building or structure as shown on Map 2.
22. The previous Section of this By-law does not apply to any portion of a building or structure located within the portion of the *site* designated as Area “A” on Map 3.
23. No portion of a building containing a *parking garage* shall be higher than 103 metres Canadian Geodetic Datum.

Parking and loading

24. *Parking spaces* shall be provided and maintained on the *site* in accordance with the following:
- a. a minimum ratio of 2.0 *parking spaces* per 100 square metres of *non-residential gross floor area* and a maximum of 4.0 *parking spaces* per 100 square metres of *non-residential gross floor area* used for the uses listed in Section 1(c) of Appendix 1 of this By-law;
 - b. a minimum ratio of 1.5 *parking spaces* per 100 square metres of *non-residential gross floor area* and a maximum of 2.5 *parking spaces* per 100 square metres of *non-residential gross floor area* used for offices, *software development and processing* and *film and media training facilities*;
 - c. a minimum ratio of 1.0 *parking spaces* per 1 *hotel room*; and,

- d. a minimum of 120 *parking spaces* plus a minimum ratio of 1.5 *parking spaces* per 100 square metres of *non-residential gross floor area* used for *communications and broadcasting establishments, performing arts studios, production studios*.
25. Of the *parking spaces* provided and maintained within the *site* for *communication and broadcasting establishment* and *production studio* uses,
- a. a minimum of 150 *parking spaces* must be provided as surface parking on the *site*, and
 - b. these 150 *parking spaces* must be available for, and may be used for, the parking and storage of trailers and production vehicles required by the *communication and broadcasting establishment* and *production studio* uses.
26. *Parking spaces* provided and maintained for *communication and broadcasting establishment, performing arts studios* and *production studio* uses can be provided as *tandem parking spaces* provided they are not located within a *parking garage*.
27. The following shared parking occupancy factors shall apply to the *parking spaces* required by this By-law:
- a. 20% occupancy rate during the *morning*, a 100% occupancy rate during the *afternoon*, and a 100% occupancy rate during the *evening* for the uses listed in Section 1(c) of Appendix 1 of this By-law;
 - b. a 100% occupancy rate during the *morning*, a 60% occupancy rate during the *afternoon*, and a 0% occupancy rate during the *evening* for office uses;
 - c. a 80% occupancy rate during the *morning*, a 75% occupancy rate during the *afternoon*, and a 100% occupancy rate during the *evening* for *hotel* uses;
 - d. a 100% occupancy rate during the *morning, afternoon, and evening* for *communications and broadcasting establishments, production studios, performing arts studios* and *film and media training facilities*; and
 - e. the minimum number of *parking spaces* required shall be calculated as follows:
 - (i) for each of the *morning, afternoon, and evening* parking periods, the minimum number of *parking spaces* required for each use is calculated multiplying the respective parking requirement ratio by the occupancy rate;

(ii) the minimum number of *parking spaces* required for each parking period is the total of the *parking spaces* required for all uses during that parking period; and

(iii) the minimum number of *parking spaces* required is equal to the largest number of *parking spaces* required for any parking period.

28. Loading spaces shall be provided and maintained on the *site* in accordance with the following:

a. the minimum number of loading spaces for *retail store, restaurant, take-out restaurant, financial institution, private art gallery, bake-shop, artist and photographer studio and artist studio* uses shall be as follows:

- (i) 0 to 499 square metres of *non-residential gross floor area* – None Required
- (ii) 500 to 1,999 square metres of *non-residential gross floor area* – 1 loading space - type B
- (iii) 2,000 to 4,999 square metres of *non-residential gross floor area* – 2 loading space - type B
- (iv) 5,000 to 9,999 square metres of *non-residential gross floor area* – 3 loading space - type B
- (v) 10,000 to 14,100 square metres of *non-residential gross floor area* - 1 loading space - type A and 3 loading space - type B;

b. the minimum number of loading spaces for office uses shall be as follows:

- (i) 0 to 499 square metres of *non-residential gross floor area* – None Required
- (ii) 500 to 999 square metres of *non-residential gross floor area* – 1 loading space - type B
- (iii) 1,000 to 1,999 square metres of *non-residential gross floor area* – 1 loading space - type B and 1 loading space - type C
- (iv) 2,000 to 3,999 square metres of *non-residential gross floor area* – 1 loading space - type B and 2 loading space - type C
- (v) 4,000 to 27,999 square metres of *non-residential gross floor area* – 2 loading space - type B and 2 loading space - type C
- (vi) 28,000 to 51,999 square metres of *non-residential gross floor area* – 2 loading space - type B and 3 loading space - type C
- (vii) 52,000 square metres or greater of *non-residential gross floor area* - 2 loading space - type B and 3 loading space - type C;

- c. the minimum number of loading spaces for *hotel* uses shall be as follows:
 - (i) 0 to 4,999 square metres of *non-residential gross floor area* – 1 loading space - type B
 - (ii) 5,000 to 9,999 square metres of *non-residential gross floor area* – 1 loading space - type B and 1 loading space - type C
 - (iii) 10,000 to 19,999 square metres of *non-residential gross floor area* – 2 loading space - type B and 1 loading space - type C;
- d. *Non-residential gross floor area* used or designed for *communication and broadcasting establishment, performing arts studio, production studio, software development and processing and film and media training facility* uses, and existing on the *site* on the date of the passing of this By-law even if renovated or replaced on the *site* from time to time after such date, shall be exempt from loading requirements.

29. *Bicycle parking spaces* shall be provided and maintained on the *site* in accordance with the following:

- a. a minimum ratio of 0.2 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* for *Long-Term Bicycle Parking spaces* and a minimum of 3 *bicycle parking spaces* plus a ratio of 0.3 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* for *Short-Term Bicycle Parking spaces*, used for the following uses:
 - i. *retail store*
 - ii. *restaurant*
 - iii. *take-out restaurant*
 - iv. *branch of a bank or financial institution*
 - v. *private art gallery*
 - vi. *bake-shop*
 - vii. *artist or photographer's studios*
 - viii. *artist studio*;
- b. a minimum ratio of 0.2 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* used for office uses for *long-term bicycle parking* and a minimum of 3 *bicycle parking spaces* plus a ratio of 0.2 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* used for office uses for *Short-Term Bicycle Parking*;
- c. a minimum of 3 *bicycle parking spaces* plus a ratio of 0.1 per 100 square metres of *non-residential gross floor area* used for office uses for *long-term bicycle parking* and a minimum of 3 *bicycle parking spaces* plus a ratio of 0.2 spaces per 100 square metres of *non-residential gross floor area* used for office uses for *Short-Term Bicycle Parking*.

30. A *bicycle parking space* shall have the following minimum dimensions:
- a. if located in a horizontal position (on the ground):
 - (i) a minimum length of 1.8 metres,
 - (ii) a minimum width of 0.6 metres,
 - (iii) a minimum vertical clearance from the ground of 1.9 metres;
 - b. if located in a vertical position on the wall, structure, or mechanical device:
 - (i) a minimum length of 1.9 metres,
 - (ii) a minimum width of 0.6 metres,
 - (iii) a minimum horizontal clearance from the wall of 1.2 metres;
 - c. if a stacked *bicycle parking space* is provided, the minimum vertical clearance for each *bicycle parking space* is 1.2 metres.
31. *Long-term bicycle parking* for all uses shall be located in any number of *secure bicycle storage facilities* located on the *site*.
32. *Shower and change facilities* shall be provided for each gender at the following rates:
- a. none if less than 5 *long-term bicycle parking spaces* required;
 - b. 1 for each gender for 5 to 60 required *long-term bicycle parking spaces*;
 - c. 2 for each gender for 61 to 120 required *long-term bicycle parking spaces*;
 - d. 3 for each gender for 121 to 180 required *long-term bicycle parking spaces*; and
 - e. 4 for each gender for more than 180 *long-term bicycle parking spaces*.
33. *Parking spaces, bicycle parking spaces and shower and change facilities* may be provided and maintained anywhere on the *site*, and may be provided and maintained in centralized or shared facilities on the *site*, as long as the ratios in this By-law are met.
34. Any part of a ramp making up part of a drive aisle used for motor vehicle access to or from a building or structure that is above *grade* must be located entirely within the building that it is providing access to or from.

Holding Symbol

35. For such time as the *site* or any part of the *site* is subject to both the holding symbols (H-1) and (H-2) as shown on Map 1 appended to this By-law, the *site* or that part of the *site* shall be used for the following uses only:
- a. *communication and broadcasting establishment, performing arts studio*

and *production studio* uses, and *accessory* uses thereto, located only within the area marked “Studio” on Map 3, provided that the total combined *non-residential gross floor area* of these uses does not exceed 21,200 square metres; and

- b. any of the uses permitted on the *site* by Section 9(1) of *By-law 438-86*, as of the day before the enactment of this By-law, provided that the use is also listed within Appendix 1 of this By-law, which for clarity shall exclude all new uses permitted by this By-law and all the previously permitted uses that are removed by this By-law.

36. After the removal of the holding symbol (H-1) and thereafter for such time as the *site* or any part of the *site* is subject to only the holding symbol (H-2), the *site* or that part of the *site* shall be used for the following uses only:

- a. those uses set out in section 35 provided that the total combined *non-residential gross floor area* of the uses set out in section 35(a) does not exceed 21,200 square metres;
- b. an office use provided that the total combined *non-residential gross floor area* of the office uses does not exceed 20,000 square metres, including uses listed in Section 1(c) of Appendix 1, RETAIL AND SERVICES SHOPS which are *accessory* to the office uses such that the uses serve businesses and workers on the *site*; and
- c. uses listed in Section 1(c) of Appendix 1, RETAIL AND SERVICES SHOPS located within one building existing within the area marked “STUDIO” on Map 3 on the date of the passage of this By-law having a maximum *non-residential gross floor area* of 285 square metres, excluding *patios*.

37. An amending by-law to remove the (H-1) symbol from all or part of the *site* shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:

- a. a phasing plan updating the projected development of the entire site is provided to the satisfaction of the *Chief Planner*;
- b. detailed final engineering plans to the satisfaction of the Director of Development Engineering and Construction Services, demonstrating the manner in which the lands shall be serviced, have been provided to the City in respect of the portion of the *site* that will no longer have the (H-1) symbol;
- c. plans for the design of flood proofing measures and a site-specific flood emergency management plan to the satisfaction of the Toronto and Region

Conservation Authority have been provided to the City in respect of the portion of the *site* that will no longer have the (H-1) symbol;

- d. Tree Planting Plan to the satisfaction of Urban Forestry, Toronto and East York District of Parks, Forestry and Recreation and any City Council approval require to injure or remove trees(s) in respect of the portion of the *site* that will no longer have the (H-1) symbol; and
- e. Notice of Approval Conditions for Site Plan Approval have been issued by the City in respect of the portion of the *site* that will no longer have the (H-1) symbol.

38. An amending by-law to remove the (H-2) symbol from all or part of the *site* shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:

- a. a phasing plan updating the projected development of the entire site is provided to the satisfaction of the *Chief Planner*;
- b. the construction of a new north/south thoroughfare between Eastern Avenue and Lakeshore Boulevard by the *owner*, at the owner's cost, has been completed or otherwise secured to the satisfaction of the City;
- c. a surface easement in favour of the City and the general public for the purpose of the new north/south thoroughfare between Eastern Avenue and Lakeshore Boulevard has been granted to the City, to the satisfaction of the City. At the election of the City Solicitor, the transfer of the easement to the City may be provided in escrow to be released from escrow at any time at the election of the City;
- d. detailed final engineering plans to the satisfaction of the Director of Development Engineering and Construction Services, demonstrating the manner in which the lands shall be serviced, have been provided to the City in respect of the portion of the *site* that will no longer have the (H-2) symbol;
- e. plans for the design of flood proofing measures and a site-specific flood emergency management plan to the satisfaction of the Toronto and Region Conservation Authority have been provided to the City in respect of the portion of the *site* that will no longer have the (H-1) symbol;
- f. the submission of updated urban design guidelines satisfactory to the Chief Planner and Executive Director, City Planning which reflect built and planned uses entire *site*;

- g. Tree Planting Plan to the satisfaction of Urban Forestry, Toronto and East York District of Parks, Forestry and Recreation and any City Council approval require to injure or remove trees(s);
- h. Notice of Approval Conditions for Site Plan Approval have been issued by the City in respect of the portion of the *site* that will no longer have the (H-2) symbol; and
- i. a Transportation Impact Study and a traffic mitigation plan satisfactory to the Director of Community Planning and Director of Transportation Services, Toronto and East York District has been provided to the City for every portion of the *site* that will no longer have the (H-2) symbol.

Definitions

39. For the purpose of this By-law, the following expressions shall have the following meaning:

- a. “*artist studio*” means premises used for creating art or craft;
- b. “*By-law No. 438-86*” means By-law No. 438-86, as amended, of the former City of Toronto being, “A By-law to regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”;
- c. “*City*” means the City of Toronto;
- d. “*Chief Planner*” means *City’s* Chief Planner and Executive Officer;
- e. “*common outdoor space*” means an unenclosed, paved, sodded or landscaped exterior area or areas on a lot which provides outdoor amenities
and which:
 - (i) adjoins and is directly accessible from a street, or public road easement;
 - (ii) contains, but is not limited to, at least two of the following elements: landscaping such as grass, shrubs, trees and flowers; refuse receptacles/recycling bins; outdoor seating;
 - (iii) is located within 2 metres of grade and is accessible by a ramp not exceeding a gradient of 1 in 12, or by stairs and a ramp not exceeding a gradient of 1 in 12;
 - (iv) is not narrower than 2.5 metres; and
 - (v) is not for the purposes of a driveway, vehicular ramp, loading or servicing area, outdoor storage, motor vehicle parking, restaurant patio, vent or stairs;

- f. “*film and media training facility*” means premises used for training and education related to the production of digital media, broadcasts, motion pictures, or audio or video recordings or transmissions;
- g. “*grade*” means the Canadian Geodetic elevation of 78 metres;
- h. “*height*” means the vertical distance between *grade* and the highest point of the building or structure;
- i. “*long-term bicycle parking*” means *bicycle parking spaces* for use by the occupants or tenants of a building;
- j. “*morning*” means the hours between 6a.m to 12p.m., “*afternoon*” means the hours between 12p.m. and 6p.m., and “*evening*” means the hours between 6p.m. and 6 a.m.;
- k. “*owner*” means the fee simple owner(s) of the *site*;
- l. “*parking garage*” means a building or portion of a building, other than a *private garage*, that is used for the temporary parking of motor vehicles;
- m. “*production studio*” means premises used for producing live broadcasts, motion pictures, or audio or video recordings or transmissions. The mass reproduction of film or recordings is not a production studio;
- n. “*non-residential gross floor area*” means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below *grade*, of a *non-residential building* or the non-residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:
 - i. a room or enclosed area, including its enclosing walls, within the building or structure above or below *grade* that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
 - ii. loading facilities above or below *grade* required by this by-law;
 - iii. a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage or other *accessory* use; and

- iv. a part of the building or structure below *grade* that was erected and used for one or more nonresidential use permitted by this by-law on the *lot* on January 31, 1976;

but, despite the foregoing, for the purpose of determining pursuant to sections 7(2)4(ii), 8(2)7(b), 9(2)2(iii) or an exception in sections 12(1) or 12(2) of this by-law whether a *restaurant* or *take-out restaurant* exceeds any therein specified size limit, there shall be included in the calculation of *non-residential gross floor area* any floor area below *grade* exclusive of only one or more rooms or enclosed areas, including their enclosing walls, that are used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that services the building, laundry facilities, staff rooms, office, storage or washrooms;

- o. “*secure bicycle storage facility*” means any interior portion of a building used for bicycle storage and accessible only to tenants and staff of the *site*, or any lockable weather-protected shelter located outdoors;
- p. “*short-term bicycle parking*” means *bicycle parking spaces* for use by visitors to a building;
- q. “*site*” means those lands outlined by heavy lines on Map 1 attached hereto;
- r. “*software development and processing*” means premises used for software development and testing, or for the collection, analysis, processing, storage or distribution of electronic data;
- s. “*tandem parking space*” means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle, or driveway; and
- t. each other word or expression, which is italicized in this by-law shall have the same meaning as each such word or expression as defined in *By-law No. 438-86*.

Enacted and passed on (clerk to insert the date), 2015.

Frances Nunziata,
Watkiss,

Speaker

Ulli S.

City Clerk

(Seal of the City)

(Corporate Seal)

Appendix 1

Permitted Uses

1. The following non-residential uses, including *accessory* uses thereto, are permitted on the *site*:

- a. COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES

clinic

- b. GENERAL INSTITUTIONS

post office

union hall

- c. RETAIL AND SERVICE SHOPS

bake-shop

branch of a bank or financial institution

brew-on premises establishment

caterer's shop

dry-cleaner's distribution station

dry-cleaning shop

duplicating shop

newsstand

personal grooming establishment

private art gallery

restaurant

retail store

service, rental or repair shop

showroom

tailoring shop

take-out restaurant

- d. WORKSHOPS AND STUDIOS

artist studio

artist's or photographer's studio

communications and broadcasting establishment

custom workshop

data processing establishment

designer's studio

industrial computer service

laboratory, class A

performing arts studio

production studio

publisher

software, design and development establishment
software development and processing

e. OFFICES

office

f. AUTOMOBILE-RELATED USES

car washing establishment
parking area
parking garage
private commercial garage
private garage
sales or hire garage
taxicab stand or station

g. PUBLIC

city yard, class A
public commercial scales
pumping station
waterworks

h. WAREHOUSING AND STORAGE

cold storage plant
food warehouse
food wholesaling establishment
storage warehouse, class A
wholesaling establishment – general

i. INDUSTRIAL WORKSHOPS

bookbinder's shop
carpenter's shop
cleaning plant
contractor's shop, class A
sheet metal shop
welder's shop

j. TRANSPORTATION, DISTRIBUTION AND RELATED USES

courier service
industrial catering service
postal sorting station
public transit
railway station
railway tracks
security service and business equipment
shipping, trans-shipping or distribution depot

k. MANUFACTURING AND RELATED USES

bakery
brewery
electronic equipment factory
photographic plant
winery

l. MISCELLANEOUS USES

animal hospital
commercial school
film and media training facility
hotel
market gardening
trade school
ornamental structure

2. The following non-residential uses are permitted on the *site* if they comply with the specific conditions for each use:

a. AUTOMOBILE-RELATED USES

(1) An *automobile service and repair shop, automobile service station* and a *motor vehicle repair shop, class A* are permitted uses, provided:

- (i) a fence of opaque construction not less than 1.68 metres and not exceeding 2.0 metres in height is erected on any boundary abutting a *lot* in a R district or a *lot* on which a building containing a *dwelling unit* is located;
- (ii) a non-flexible guard rail, fence or wall not exceeding 0.9 metres in height is erected on any boundary abutting a *street*, excepting only any portion of the boundary used for access;
- (iii) not more than twenty per cent (20%) of the outdoor surface area of the portion of the *lot* containing that use is used for storage, including a garbage storage and disposal area; and
- (iv) where there is an outdoor storage area, it is enclosed by a fence not less than 1.68 metres and not exceeding 2.0 metres in height.

(2) A *parking station* or *commercial parking lot* are permitted uses provided:

- (i) any lights for illumination are so arranged as to divert the light away from adjacent premises;
- (ii) a non-flexible guard rail or fence is erected on any boundary abutting a *street*, excepting the portions used for access; and
- (iii) a fence of opaque construction, between 1.68 metres and 2.0 metres in height, is erected on any boundary abutting a *lot* in a R district or a *lot* on which a *dwelling unit* is located.

Appendix 2

Section 37 Provisions

The facilities, services and matters set out herein are the matters required to be provided by the *owner* of the *site* at its expense to the *City* in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the *City* with conditions providing for, where necessary, no credit for development charges, indemnity, insurance, HST, termination and unwinding, inurement, and registration and priority of agreement, whereby the *owner* shall agree as follows:

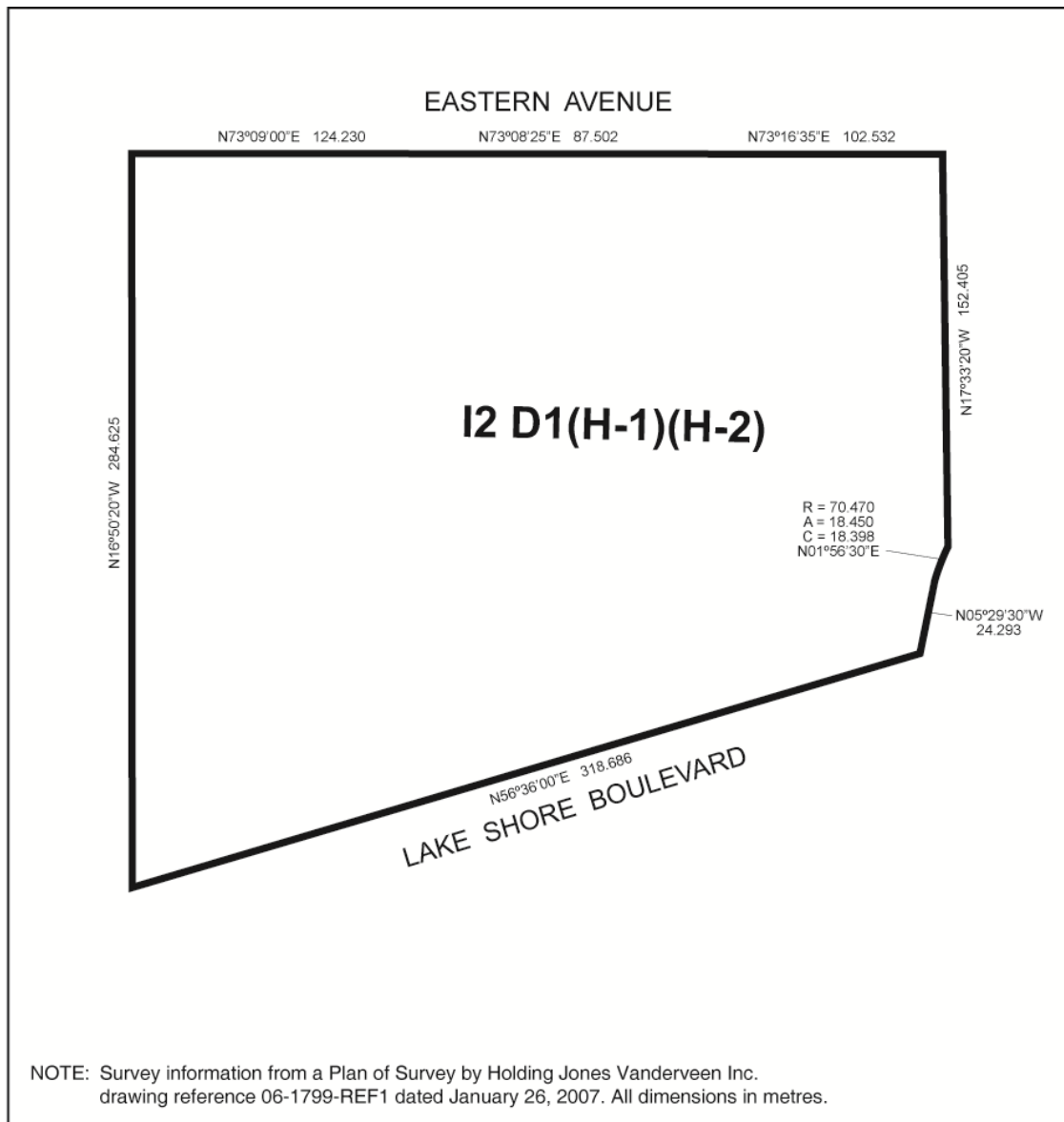
1. The *owner* shall transfer a site of approximately 485 square metres, known municipally on the date of the passing of this By-law as 652 Eastern Avenue, to the *City* for nominal consideration, no later than six (6) months after the date upon which this By-law comes into full force and effect and, in any event, prior to the issuance of the first building permit for any new building constructed within the *site*, with the transfer of the land to be to the satisfaction of the *City*. In which event, the transfer of this land to the *City* shall constitute an off-site parkland dedication by the *owner* and shall represent the full parkland dedication requirement for the development of the *site* for the uses and density permitted by the zoning amendment.
2. The owner will be required to finalize the purchase of the off-site parkland and provide conveyance of the off-site parkland no later than six (6) months after the date upon which this By-law comes into full force and effect and, in any event, prior to the issuance of the first building permit for any new building constructed within the site .
3. In the event that the owner does not successfully achieve an off-site parkland dedication, the owner will be required to otherwise satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks Forestry and Recreation.
4. The land to be conveyed as parkland shall be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation.
5. Prior to the conveyance of the parkland, the Owner at their expense, will be responsible for base park construction and installation of the Parkland.
6. Prior to the conveyance of the parkland, the owner agrees to pay for the costs of the parkland dedication and the preparation and registration of all relevant documents. The Owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans for the parkland dedication.

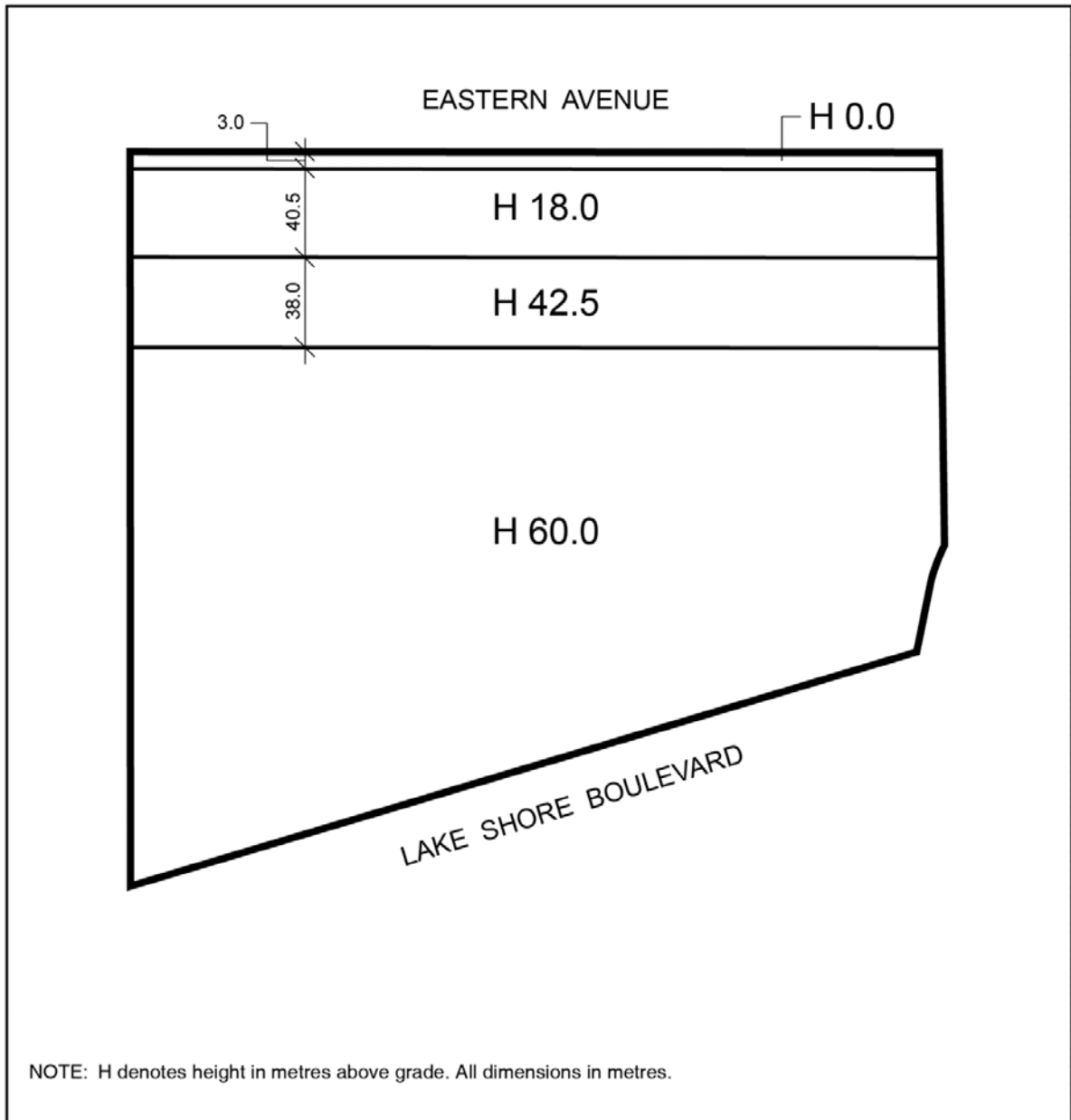
7. The owner will not be given any additional credits for any over dedication of parkland.
8. The Owner shall, prior to the issuance of a building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 40,000 square metres, or at such later time as the *Chief Planner* may agree, build a roadway over the proposed main north-south thoroughfare through the *site* (between Lakeshore Blvd. East and Eastern Avenue) (the “Easement Road”) to the City’s applicable standards for public roads, the precise location and specifications of which are to be secured in conjunction with site plan approval for the first phase of the development.
9. The *owner* shall, prior to the issuance of the first building permit for any new building constructed within the *site* or at such later time as the *Chief Planner* may agree, transfer a surface easement to the City and general public over the Easement Road for nominal consideration.
10. The terms of the transfer and the terms attaching to the easement shall be to the satisfaction of the City Solicitor in consultation with the *Chief Planner*.
11. The *owner* shall pay all applicable taxes and fees arising from the transfer of the easement to the City, including costs associated with the preparation and registration of all documents necessary for the registration of the easement.
12. The Easement Road is to be open and accessible 24 hours a day, seven days a week for pedestrian, bicycle and motor vehicle access, subject to such closures as are acceptable to the *Chief Planner*.
13. The *owner* shall maintain the Easement Road, including the sidewalks, in accordance with the City’s applicable standards for public roads, and in particular, shall keep it reasonably free of all encumbrances to vehicular and pedestrian use, including keeping it free of snow, ice and rubbish.
14. The *owner* shall acknowledge that the City Council has not fettered its discretion to seek a future conveyance of the Easement Road to the City either through expropriation or as a condition of development approval.
15. The *owner* shall pay for all costs for the installation of traffic control signals at the intersection of the Easement Road and Eastern Avenue and the intersection of 629 Eastern Avenue (the Easement Road) and Lake Shore Boulevard East; and the owner shall pay all costs for the installation of traffic control signals at Pape Avenue and Eastern Avenue if recommended in the local traffic mitigation plan.
16. The *owner* shall comply with its obligations under the Certificate of Property Use registered on title to the *site*.

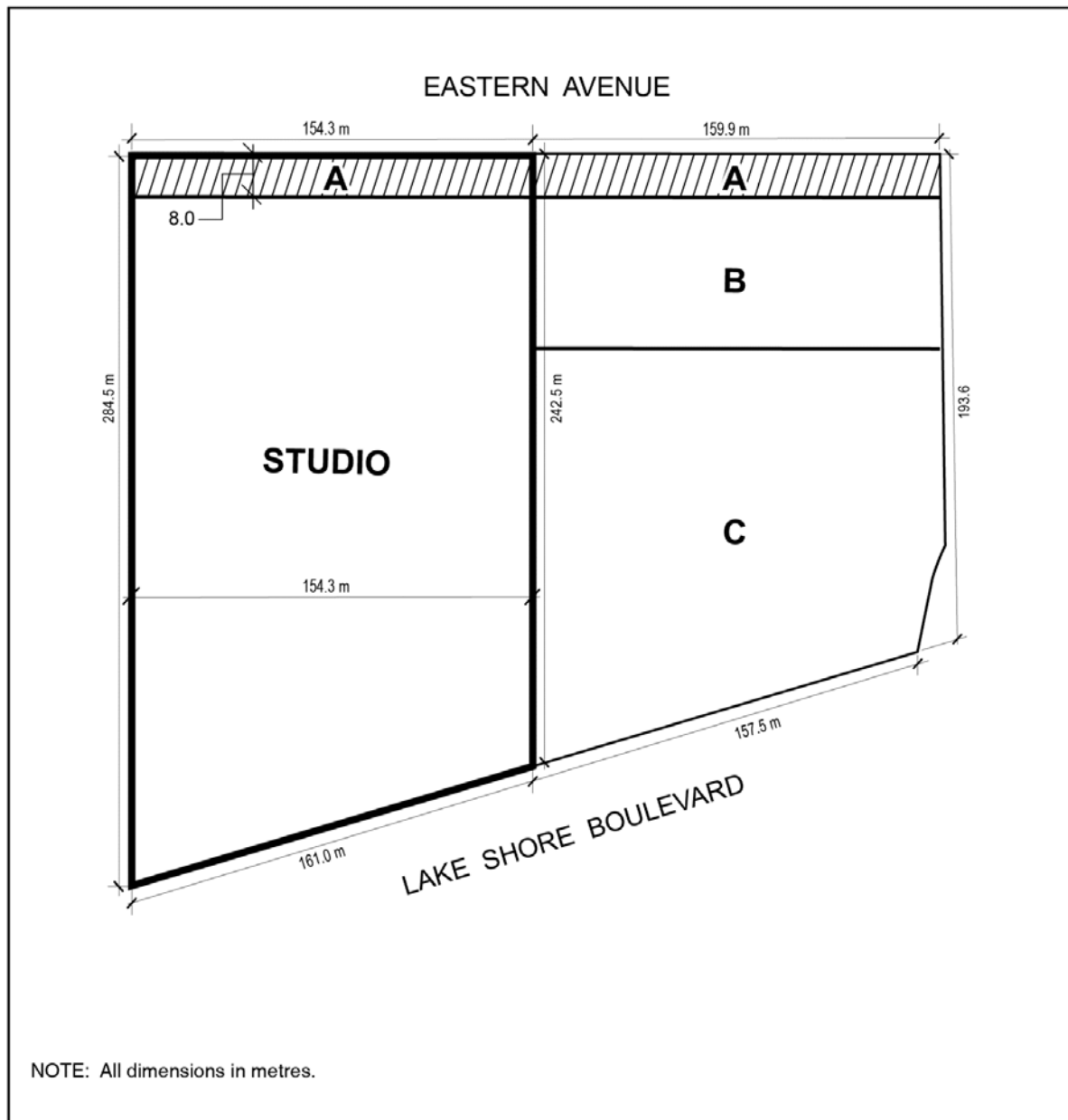
17. Construction Staging Management Plan, to the satisfaction of the General Manager of Economic Development and Culture, to ensure that as the site develops consideration is given to the functioning of the existing film studio.
18. The Owner shall submit a Film Studio Security Plan to the satisfaction of the General Manager of Economic Development and Culture and the Director of Community Planning, Toronto and East York District, to ensure that appropriate consideration is given to matters of security for the existing studio on site.
19. The owner of the site shall provide a cash contribution of \$2.25 million, for the following local community improvement initiatives:
 - i. \$400,000 for the design, development and construction of a new park, which will be secured as an off-site parkland dedication at 652 Eastern Avenue to be payable no later than six (6) months after the date upon which this By-law comes into full force and effect and, in any event, prior to the issuance of the first building permit for any new building constructed within the site or other local area park improvements;
 - ii. \$350,000 for local area park improvements payable upon first building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 60,000 square metres;
 - iii. \$100,000 for Bruce School yard improvements or other local playground improvements payable upon first building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 50,000 square metres;
 - iv. \$100,000 for Morse School yard improvements or other local playground improvements payable upon first building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 50,000 square metres;
 - v. \$500,000 for public art, in accordance with the City of Toronto's Percent for Public Art Program to be located on or along the new north/south road between Eastern Avenue and Lake Shore Boulevard payable upon first building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 40,000 square metres;
 - vi. \$700,000 for off-site traffic safety and public realm improvements for Eastern Avenue and the surrounding local neighbourhood streets, or other

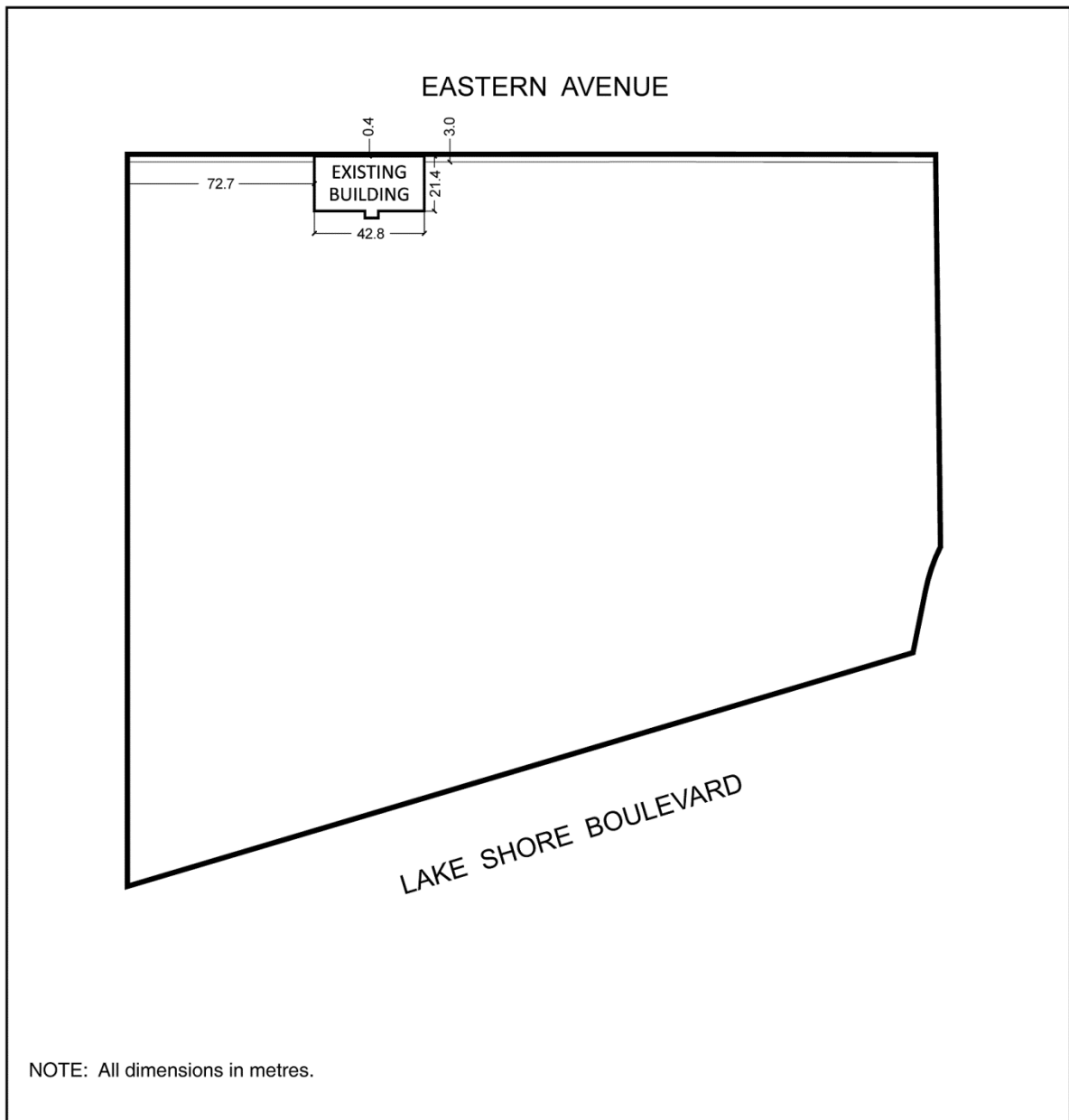
public realm improvements as identified in the future South of Eastern Strategic Direction, of which \$350,000 is payable at the time of first building permit for any new construction and the additional \$350,000 payable upon first building permit for any new building constructed within the *site* which would result in the total and combined *non-residential gross floor area* erected or used on the *site* to exceed 40,000 square metres;

- vii. \$50,000 for the Leslieville Historical Society heritage plaque project payable at the time of first building permit for any new construction; and
- viii. \$50,000 for local tree planting payable at the time of first building permit for any new construction.









629, 633, and 675 Eastern Avenue - Zoning By-law Amendment Application – Supplementary Report

Date:	September 30, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-195390 STE 30 OZ

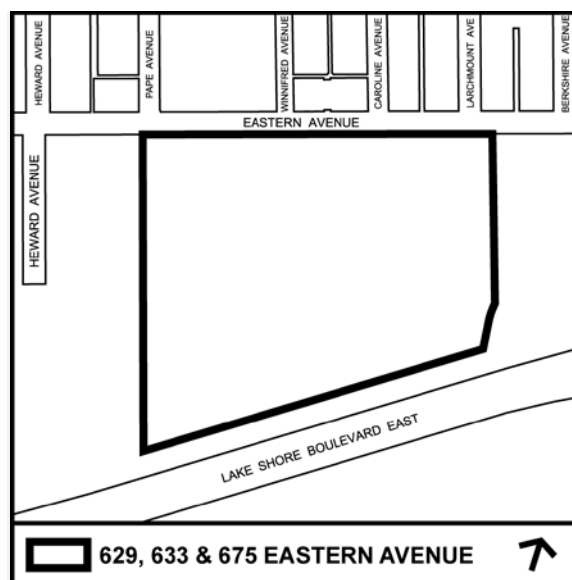
SUMMARY

A report dated September 18, 2015, from the Director of Community Planning, Toronto and East York District, recommends approval of the Zoning By-law Amendment application to permit a mixed employment development which includes the retention of approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

The purpose of this report is to provide supplemental information to the September 18, 2015 report regarding Section 37 benefits to be secured under the Planning Act, and the draft Zoning By-law Amendments as well as recent discussions with film industry stakeholders.

RECOMMENDATIONS

- A. The City Planning Division recommends that Recommendation No. 7 within the report dated September 18, 2015 from the Director of Community Planning, Toronto**



and East York District be deleted and replaced with the following:

7. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The Owner shall transfer a site of approximately 485 square metres, known municipally on the date of the passing of this By-law as 652 Eastern Avenue, to the City for nominal consideration, prior to the issuance of the first building permit outside of the portion of the *site* marked “Studio” on Map 3, with the transfer of the land to be to the satisfaction of the City. In which event, the transfer of this land to the City shall constitute an off-site parkland dedication by the *owner* and shall represent the full parkland dedication requirement for the development of the *site* for the uses and density permitted by the zoning amendment.
 - b. The Owner will be required to finalize the purchase of the off-site parkland prior to first Site Plan approval and the conveyance of the off-site parkland will be required prior to the issuance of the first above grade building permit.
 - c. In the event that the Owner does not successfully achieve an off-site parkland dedication, the owner will be required to otherwise satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks Forestry and Recreation.
 - d. The land to be conveyed as parkland shall be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation.
 - e. Prior to the conveyance of the parkland, the Owner at their expense, will be responsible for base park construction and installation of the Parkland.
 - f. Prior to the conveyance of the parkland, the owner agrees to pay for the costs of the parkland dedication and the preparation and registration of all relevant documents. The Owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans for the parkland dedication.
 - g. The Owner will not be given any additional credits for any over dedication of parkland.
 - h. The Owner shall, when required by the City, build a roadway over the proposed main north-south thoroughfare through the *site* (between

Lakeshore Blvd. East and Eastern Avenue) (the “Easement Road”) to the City’s applicable standards for public roads, the precise location and specifications of which are to be secured in conjunction with site plan approval for the first phase of the development.

- i. The Owner shall, when required by the City, transfer a surface easement to the City and general public over the Easement Road for nominal consideration.
- j. The terms of the transfer and the terms attaching to the easement shall be to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning.
- k. The Owner shall pay all applicable taxes and fees arising from the transfer of the easement to the City, including costs associated with the preparation and registration of all documents necessary for the registration of the easement.
- l. The Easement Road is to be open and accessible 24 hours a day, seven days a week for pedestrian, bicycle and motor vehicle access, subject to such closures as are acceptable to the Chief Planner and Executive Director of City Planning.
- m. The Owner shall maintain the Easement Road, including the sidewalks, in accordance with the City’s applicable standards for public roads, and in particular, shall keep it reasonably free of all encumbrances to vehicular and pedestrian use, including keeping it free of snow, ice and rubbish.
- n. The Owner shall acknowledge that the City Council has not fettered its discretion to seek a future conveyance of the Easement Road to the City either through expropriation or as a condition of development approval.
- o. The Owner shall pay for all costs for the installation of traffic control signals at the intersection of Caroline Avenue and Eastern Avenue and the intersection of 629 Eastern Avenue (the extension of Caroline Avenue) and Lake Shore Boulevard East.
- p. The Owner shall comply with its obligations under the Certificate of Property Use registered on title to the *site*.
- q. The Owner shall submit a Construction Staging Management Plan, to the satisfaction of the General Manager of Economic Development and Culture, to ensure that as the site develops consideration is given to the functioning of the existing film studio uses.

- r. The Owner shall submit a Film Studio Security Plan to the satisfaction of the General Manager of Economic Development and Culture and the Director of Community Planning, Toronto and East York District, to ensure that appropriate consideration is given to matters of security for the existing studio on site.
- s. The owner of the site shall provide a cash contribution of \$2.25 million, for the following local community improvement initiatives:
 - i. \$400,000 for the design, development and construction of a new park, which will be secured as an off-site parkland dedication at 652 Eastern Avenue;
 - ii. \$350,000 for local area park improvements;
 - iii. \$100,000 for Bruce School yard improvements or other local playground improvements;
 - iv. \$100,000 for Morse School yard improvements or other local playground improvements;
 - v. \$500,000 for public art, in accordance with the City of Toronto's Percent for Public Art Program to be located on or along the new north/south road between Eastern Avenue and Lake Shore Boulevard;
 - vi. \$700,000 for off-site traffic safety and public realm improvements for Eastern Avenue and the surrounding local neighbourhood streets, or other public realm improvements as identified in the future South of Eastern Strategic Direction;
 - vii. \$50,000 for the Leslieville Historical Society heritage plaque project; and
 - viii. \$50,000 for local tree planting.

B. The City Planning Division recommends the addition of the following as Recommendation No. 8 to the report dated September 18, 2015 from the Director of Community Planning, Toronto and East York District:

- 8. City Council request that the Director of Urban Design, City Planning Division review all future site plan applications in consultation with the City of Toronto's Design Review Panel, to ensure the urban context of the site is respected and a high quality of urban design and architecture is achieved.

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

Studio Uses

The draft zoning by-law was presented to representatives of Toronto Film, Television & Digital Media Board (Film Board) and other film industry representatives on September 23, 2015. Representatives sought greater clarity of intent and requested that the provisions within the by-law addressed their concerns around parking and security for the studio uses as well as provisions for maintenance of studio buildings and physical production spaces on site.

There had also been significant discussion with film industry representatives that the zoning definitions for this site should be similar to other sites where film studios currently operate across the City. In response to the September 23, 2015 meeting, minor edits are being included in the draft zoning by-law. The draft zoning by-law, (to be included as Attachment No. 5 in the Final Report dated September 18, 2015 from the Director of Community Planning, Toronto and East York District) now requires at least 16,350 square metres exclusively for: *performing arts studio, communication and broadcasting establishment, production studio, artist studio and film and media training facility* uses, and the owner shall, within those 16,350 square metres, provide at least 8,360 square metres exclusively for either or both of the following two uses: *communication and broadcasting establishment* or *production studio* uses. Accessory uses are not permitted within the 8,360 square metres. This is to ensure that there is a meaningful physical production space within the larger studio related uses permitted on site. The permission for *communication and broadcasting establishment* under the former City of Toronto Zoning By-Law 438-86 currently exists and is the provision, which has permitted the studio uses currently on site. *Production studio* uses is a definition that has been taken from the new consolidated Zoning By-Law 569-2013, which does not apply to this site but which is a more current definition for a film studio, and therefore included.

Concerns around parking were raised as they related to the type of parking. There was a general satisfaction with the parking ratios presented in the draft zoning by-law; however, representatives of the film industry asked for clarity to ensure that at least 150 spaces were allocated as surface parking, as shown in the Concept Plan, rather than in structured parking facilities. This ensures functionality for larger trucks and trailers as occasionally required for studio productions. This change is being included in the draft zoning by-law.

Security for the studio was also raised. Staff noted that most matters of perimeter/security (fences, gates etc) can be addressed through the site plan review process. As this site plan application process is required to lift the holding ("h") provision of the draft zoning by-law, there will be an opportunity for staff to review the site plans with respect to perimeter/security matters. Further, staff have added

Recommendation No. 7(r) for a film studio security plan to be included, among other matters to be secured in a Section 37 agreement.

Linked to issues of security were concerns about the office building along Lake Shore Boulevard being shown in the Concept Plan. There was some discussion that the location of this building interrupted the ability to provide a secure perimeter around the studio. The draft zoning by-law now requires a phasing plan prior to lifting of the hold ("h"). This will provide a clear sense of how future phasing will occur. The additional requirement of a phasing plan to lift the hold ("h") in the zoning by-law, as well as the film studio security plan, will help identify any challenges and ensure that they are addressed through the site plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density for a use pursuant to Section 37 of the Planning Act. The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and addressing planning issues associated with the development. The application at 629, 633 and 675 Eastern Avenue exceeds the permitted density and height for certain non-industrial uses including office, hotel and retail. The applicant has agreed to the following Section 37 contribution:

The owner of the site shall provide a cash contribution of \$2.25 million, with the timing of payments to be established through the Section 37 agreement, for the following local community improvement initiatives:

- a) \$400,000 for the design, development and construction of a new park, which will be secured as an off-site parkland dedication at 652 Eastern Avenue;
- b) \$350,000 for local area park improvements;
- c) \$100,000 for Bruce School yard improvements or other local playground improvements;
- d) \$100,000 for Morse School yard improvements or other local playground improvements;
- e) \$500,000 for public art, in accordance with the City of Toronto's Percent for Public Art Program to be located on or along the new north/south road between Eastern Avenue and Lake Shore Boulevard;
- f) \$700,000 for traffic safety and public realm improvements for Eastern Avenue and the surrounding local neighbourhood streets, or other public realm improvements as identified in the future South of Eastern Strategic Direction;

- g) \$50,000 for the Leslieville Historical Society heritage plaque project; and
- h) \$50,000 for local tree planting.

As outlined in the Recommendations included in this report, there are a number of other matters that will be secured under Section 37 as a legal convenience. These include the off-site Parkland conveyance, installation of the traffic signals, the public easement over the new north/south roadway, a construction staging and a film studio security plan.

Urban Design

Urban Design Guidelines (UDG) were submitted with the original application in June 2013. In it, several objectives were presented to achieve the vision of an urban employment district. In addition the requirement for an update to the UDG being required prior to lifting the ("h") for the site, staff have added Recommendation No. 8 to ensure that the Director of Urban Design, City Planning Division review all future site plan applications in consultation with the City of Toronto's Design Review Panel to ensure the urban context of this employment site is respected and a high quality of urban design and architecture is achieved.

CONTACT

Angela Stea, Senior Planner
Tel. No. 416-392-7215
Fax No. 416-392-1330
E-mail: astea@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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STAFF REPORT ACTION REQUIRED

629, 633, and 675 Eastern Avenue - Zoning By-law Amendment Application – Final Report

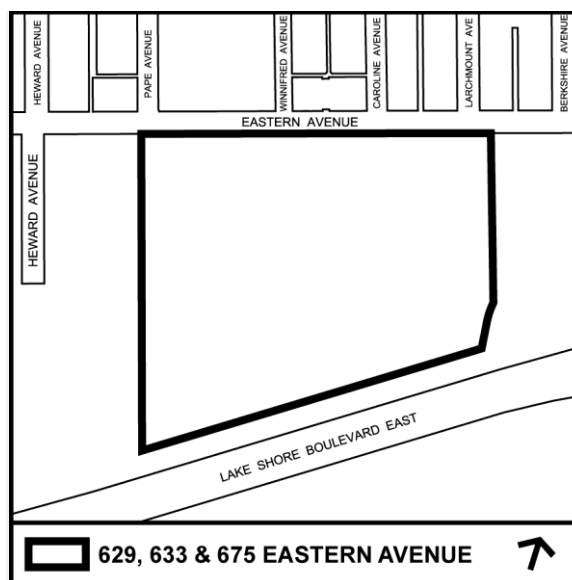
Date:	September 18, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-195390 STE 30 OZ

SUMMARY

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

This proposal, located within the changing South of Eastern employment district, is expected to bring investment and reinforce the success of this employment area. The review of the proposal has included special consideration of the existing studio on site and the additional uses which are expected to support and add vibrancy to creative industry space on site.

This report reviews and recommends approval of the application to amend the Zoning By-law subject to a Holding provision ("h") in the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 438-86, for the lands at 629, 633, 675 Eastern Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report (September 18, 2015) from the Director, Community Planning, Toronto and East York District.
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.
3. City Council approve the installation of traffic control signals at the intersection of Caroline Avenue and Eastern Avenue, to the satisfaction of the General Manager, Transportation Services, at the applicant's expense.
4. City Council approve the installation of traffic control signals at the intersection of the site driveway to 629, 633 and 675 Eastern Avenue (the extension of Caroline Avenue) and Lake Shore Boulevard East, to the satisfaction of the General Manager, Transportation Services, at the applicant's expense.
5. City Council request the Director, Transportation Services, Toronto and East York District in cooperation with the Director of Community Planning, Toronto and East York District, to continue to work with the traffic working group for 629, 633 and 675 Eastern Avenue on addressing any traffic infiltration issues in the neighbourhood immediately north of the subject property and to bring forward any recommendations to Toronto and East York Community Council as required.
6. City Council require that the owner shall agree that the required parkland dedication will be satisfied through an off-site parkland conveyance and subject to the conditions as set out in the Section 37 Agreement requirements and that there will be no additional credits given to the owner for any over dedication of parkland.
7. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The Owner shall transfer a site of approximately 485 square metres, known municipally on the date of the passing of this By-law as 652 Eastern Avenue, to the City for nominal consideration, prior to the issuance of the first building permit outside of the portion of the *site* marked “Studio” on Map 3, with the transfer of the land to be to the satisfaction of the City. In which event, the transfer of this land to the City shall constitute an off-site parkland dedication by the *owner* and shall represent the full parkland dedication requirement for the development of the *site* for the uses and density permitted by the zoning amendment.

- b. The Owner will be required to finalize the purchase of the off-site parkland prior to first Site Plan approval and the conveyance of the off-site parkland will be required prior to the issuance of the first above grade building permit.
- c. In the event that the Owner does not successfully achieve an off-site parkland dedication, the owner will be required to otherwise satisfy the parkland dedication requirements to the satisfaction of the General Manager, Parks Forestry and Recreation.
- d. The land to be conveyed as parkland shall be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation.
- e. Prior to the conveyance of the parkland, the Owner at their expense, will be responsible for base park construction and installation of the Parkland.
- f. Prior to the conveyance of the parkland, the owner agrees to pay for the costs of the parkland dedication and the preparation and registration of all relevant documents. The Owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans for the parkland dedication.
- g. The Owner will not be given any additional credits for any over dedication of parkland.
- h. The Owner shall, when required by the City, build a roadway over the proposed main north-south thoroughfare through the *site* (between Lakeshore Blvd. East and Eastern Avenue) (the “Easement Road”) to the City’s applicable standards for public roads, the precise location and specifications of which are to be secured in conjunction with site plan approval for the first phase of the development.
- i. The Owner shall, when required by the City, transfer a surface easement to the City and general public over the Easement Road for nominal consideration.
- j. The terms of the transfer and the terms attaching to the easement shall be to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director of City Planning.
- k. The Owner shall pay all applicable taxes and fees arising from the transfer of the easement to the City, including costs associated with the preparation and registration of all documents necessary for the registration of the easement.
- l. The Easement Road is to be open and accessible 24 hours a day, seven days a week for pedestrian, bicycle and motor vehicle access, subject to such

closures as are acceptable to the Chief Planner and Executive Director of City Planning.

- m. The Owner shall maintain the Easement Road, including the sidewalks, in accordance with the City's applicable standards for public roads, and in particular, shall keep it reasonably free of all encumbrances to vehicular and pedestrian use, including keeping it free of snow, ice and rubbish.
- n. The Owner shall acknowledge that the City Council has not fettered its discretion to seek a future conveyance of the Easement Road to the City either through expropriation or as a condition of development approval.
- o. The Owner shall pay for all costs for the installation of traffic control signals at the intersection of Caroline Avenue and Eastern Avenue and the intersection of 629 Eastern Avenue (the extension of Caroline Avenue) and Lake Shore Boulevard East.
- p. The Owner shall comply with its obligations under the Certificate of Property Use registered on title to the *site*.
- q. Construction Staging Management Plan, to the satisfaction of the General Manager of Economic Development and Culture, to ensure that as the site develops consideration is given to the functioning of the existing film studio.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Council adopted staff recommendations to refuse Application No. 04-168616 STE 30 OZ for the site in July 2007. The proposed development comprised 68,615 square metres of floor area and included large format retail and residential uses. At the time of Council's decision, the proposal had been appealed to the Ontario Municipal Board (OMB), which had held a number of pre-hearing conferences on the application.

In January 2008, City Council adopted the South of Eastern Secondary Plan as an amendment to both the (former) City of Toronto Official Plan and the City's current Official Plan. The Secondary Plan was subsequently appealed to the OMB.

Also in January 2008, City Council adopted By-law 130-2008 amending the Zoning By-law with respect to the South of Eastern area. Among other matters, the by-law permitted office uses; established a 30 metre height limit in certain locations where there was previously no height limit; required a 2.0 metre setback from Eastern Avenue; and removed permission for a tannery on the site at 633 Eastern Avenue. By-law 130-2008 was appealed to the OMB.

In March 2009, the OMB issued a decision refusing the proposed development, finding that the proposed Official Plan and Zoning By-law amendments did not constitute good

planning and would very likely destabilize the South of Eastern Employment District, and did not meet the tests of the (former) City of Toronto Official Plan respecting redesignation of industrial lands. The OMB also allowed the appeals against the South of Eastern Secondary Plan, finding it did not represent sound land use planning. The OMB also allowed appeals against Zoning By-law 130-2008 and ordered its repeal.

In January 2012, City Council requested the Chief Planner and Executive Director, City Planning Division, to consider a planning framework for the South of Eastern Employment District and report thereon to Planning and Growth Management Committee as soon as possible.

In November 2012, City Council considered a report on draft Official Plan policies and designations for employment, prepared as part of the five-year Official Plan and Municipal Comprehensive Reviews (MCR). The draft policies presented in the report proposed a *Core Employment* designation for the site. The MCR was completed and Official Plan Amendment No. 231 was adopted by Council in December 2013. OPA 231 designates the site at 629, 633, and 675 Eastern Avenue as *Core Employment* and includes Site and Area Specific Policy No. 427 permitting secondary uses including recreation, entertainment, retail and service commercial uses up to a maximum of 20% of the gross floor area of development on the site.

In June 2013, an application to amend the zoning bylaw for this site was made which proposed the retention of the existing film/television studio and the addition of office, hotel and retail uses. The Preliminary Report was considered at Toronto and East York Community Council, at its meeting on November 19, 2013. A copy of this report can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-63123.pdf>.

On July 9, 2014 the Ministry of Municipal Affairs and Housing approved, with some modifications the majority of OPA No. 231. The OPA is currently under appeal before the OMB. Although the province approved the subject site's underlying Council adopted *Core Employment Area* designation, it should be noted that the Minister's decision was withheld for any site specific policies and employment land conversion e designation changes applying to lands located within the flood plain of the Lower Don Special Policy Area (SPA), of which this site is a part. However, as the proposal complies with the Employment policies of the Official Plan in-force at the time of the application, an amendment to the SPA is not required. City Planning staff have met with staff from the Toronto and Region Conservation Authority and the Ministry of Municipal Affairs and Housing to discuss this site as well as others impacted by SPA.

A further staff report was prepared to provide a status update for Toronto and East York Community Council (TEYCC). This report dated May 29, 2015 noted that City Planning was supportive of the rezoning in principle; however, there were several technical issues to be resolved before the Division could report out with a final recommendation. Some of these issues included the phasing of development and the transportation and parking implications, timing of park land dedication, and zoning provisions for the protection of

studio uses on site. A copy of this report can be found at:
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-81027.pdf>

In addition to adopting the recommendation in that report, Councillor Fletcher, moved two new Recommendations, as follows:

- “2. Request the Director, Community Planning, Toronto and East York District to secure standards in any future zoning by-law for 629, 633 and 675 Eastern Avenue, respecting the following matters to ensure the successful viability of studio uses:
 - a. minimum physical production studio space, including a use definition;
 - b. minimum parking for studio employees;
 - c. minimum parking for studio production vehicles;
 - d. maximum retail space relative to office and studio uses; and
 - e. provisions which secure minimum space, sizes and related parking by phase.
3. Request the Director, Community Planning, Toronto and East York District to ensure that there are appropriate site plan control provisions for a secured studio perimeter on site and other security provisions for parking required by studio uses”.

ISSUE BACKGROUND

Proposal

The major elements of the application remain as outlined in the Preliminary Report dated October 30, 2013: the retention of studio uses on site with a mix of other employment uses including office, hotel and some retail. The proposed concept plan (See Attachment 1 and 2) is for 6 new buildings alongside the existing film studio and production uses. New buildings will include: two 10-storey office buildings, two 4-storey office buildings with retail at grade along Eastern Avenue, one 4-storey above grade parking structure with retail at grade along Lake Shore Boulevard, one 9-storey building with retail at grade, above grade parking and a hotel.

It is noted that while the applicant has provided a concept plan, the final built form may vary from this layout to allow for some flexibility with the detailed design during the site plan process. The draft zoning by-law does include specific uses, setbacks, heights and built form parameters to ensure the orderly development of the site.

The breakdown of floor area for each of the proposed uses is highlighted in Table 1 below:

TABLE 1: Proposed Uses for 629, 633 and 675 Eastern Avenue

Proposed Uses	Square Metres	Square Feet
Existing Studio & Office	16,540	178,035
Office	75,632	814,095
Retail	14,066	151,405
Hotel	7,292	78,490
Total	113,530	1,222,026

The applicant's proposal also provides for a north/south road through a public easement connecting Eastern Avenue southward to Lake Shore Boulevard aligned with Caroline Avenue.

Site and Surrounding Area

The site is located on the south side of Eastern Avenue midway between Carlaw Avenue and Leslie Street. The site is approximately 7.5 hectares and has 314 metres of frontage on Eastern Avenue. The south side of the site has a dimension of approximately 319 metres abutting the Lake Shore Recreational Trail, with one existing vehicular access across the Trail to Lake Shore Boulevard East.

The site comprises the property located at 629 Eastern Avenue, which was formerly occupied by the Toronto Iron Works, and the properties located at 633 and 675 Eastern Avenue, formerly occupied by the A.R. Clarke Tannery, destroyed by fire in March 2001.

The former Toronto Iron Works buildings on the western portion of the site house the Revival 629 film studio and associated offices. One building is located at the street line of Eastern Avenue. The other buildings are set well back from both Eastern Avenue and Lakeshore Boulevard, with surface parking areas located between the buildings and the street.

The eastern portion of the site is vacant and currently acts as an overflow parking lot for the Revival 629 studios.

Surrounding land uses are as follows:

- North: The lands north of the site in the area north of Eastern Avenue are generally occupied by low-scale residential development in house-form buildings. A five-storey multi-unit apartment building sits across from the site fronting onto Eastern Avenue.
- South: A strip of land abutting the south edge of the site is City-owned, dedicated as parkland, and accommodates the Lake Shore East Trail. On the south side of Lake Shore Boulevard East are employment uses including a film studio, a shingle manufacturer, and a TTC yard, and the larger Port Lands area.

East: The property east of the site is occupied by a film studio and was formerly the location of Canada Metal Company Ltd.

West: An automobile dealership occupies the property immediately west of the site.

Planning Act

Section 2 of the *Planning Act* addresses matters of Provincial Interest and requires municipal Councils to have regard to matters such as:

- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the province and its Municipalities;
- (o) the protection of health and safety; and
- (p) the appropriate location of growth and development.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

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.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The Plan requires municipalities to promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- c) planning for, protecting and preserving *employment areas* for current and future uses; and
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

Five-Year Official Plan Review and Municipal Comprehensive Review

As noted above City Planning has completed the five-year Official Plan Review and the Municipal Comprehensive Review (MCR) of employment lands required under Provincial statute. OPA 231 designates the site at 629, 633, and 675 Eastern Avenue as *Core Employment* and includes Site and Area Specific Policy No. 427 permitting secondary uses including recreation, entertainment, retail and service commercial uses up to a maximum of 20% of the gross floor area of development on the site. (See Attachment 6)

Official Plan

The site is within an *Employment District* identified on the Urban Structure Map (Map 2) of the Official Plan. *Employment Districts* are large districts comprised exclusively of lands where the Employment Areas land use designation applies. *Employment Districts* can accommodate substantial growth in jobs and meet the needs of key economic clusters. *Employment Districts* are protected and promoted exclusively for economic activity.

The Official Plan's land use designation for the subject site is *Employment Areas*. Section 4.6 of the Official Plan describes *Employment Areas* as "hothouses where we grow our enterprises and jobs". It goes on to state that business increasingly requires flexibility in order to compete effectively in the global economy. This need for flexibility extends to a firm's lands and building, and to what is available to support that business activity in the immediate area. A broad and inclusive approach to employment uses in *Employment Areas* is needed for the City's economic future. Uses that support the prime economic function of *Employment Areas*, such as parks; small scale retail stores and services to meet the daily needs of business and employees; workplace daycare; and restaurants must also be readily accessible within *Employment Areas*. Uses that detract from the economic function of these lands will not be permitted to locate in *Employment Areas*.

Most of the site lies within the Lower Don River flood plain and the Special Policy Area identified on Map 10 of the Official Plan. Official Plan Policies relating to the Special Policy Area have not yet been approved by the Ontario Municipal Board; therefore, the policies of the (former) City of Toronto Official Plan remain in full force and effect with respect to the Special Policy Areas. Section 2.58 of the Official Plan for the former City of Toronto, states that development may be permitted on condition that it is flood protected to at least the 1:350 year level, in which case no building or structure will be subject to a risk of flooding in excess of 25 percent over an assumed life of 100 years. Section 2.68 of the Official Plan for the former City of Toronto, contains requirements

that all development must meet in addressing the flood risk associated with the Lower Don area.

Among other relevant policies in evaluating the proposal are policies related to the Built Environment, Parks and Open Space, and Public Realm.

Zoning

Former Zoning By-law 438-86 is in force on the site. The site is zoned I2 D5, permitting a range of non-residential uses including manufacturing uses, warehouse uses, workshops and studios, and limited retail and service uses, among others which may developed to densities up to 5 times the area of the lot. The zoned height limit on the site is 18.0 metres for that portion of the property within 36.6 metres from the south side of Eastern Avenue; further south than 36.6 metres from Eastern Avenue, there is no height limit. (See Attachment 3)

South of Eastern Strategic Direction

In January 2012, Planning and Growth Management Committee requested the Chief Planner and Executive Director, City Planning Division, to consider developing a planning framework for the South of Eastern Employment District. In response to this request staff from the City Planning Division and Economic Development and Culture Division are undertaking background studies for a three-pronged planning framework. The South of Eastern Strategic Direction will address the area's economic potential and the resulting transportation, servicing needs, and urban design implications. The planning studies are being coordinated with planning work underway as part of the Port Lands Acceleration Initiative, particularly with respect to the Port Lands and South of Eastern Transportation and Servicing Master Plan (TSMP)

Community consultation regarding the South of Eastern Strategic Direction is ongoing and is linked to the TSMP. Staff considered the proposal in the context of the emerging findings of the South of Eastern Strategic Direction's background study and the TSMP.

A status update report of the South of Eastern Strategic Direction, dated July 10, 2014 was prepared for Toronto and East York Community Council and can be found here: <http://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-71928.pdf>

Site Plan Control

The proposal will require Site Plan Approval; however, no application has yet been submitted.

Reasons for Application

The proposal requires a rezoning application because the proposed office, hotel, and retail uses are not permitted in an I2 D5 zone. The proposed hotel building would be located to the rear of another building, which is not permitted, and portions of the development exceed the 18.0 metre height limit within 36.6 metres of Eastern Avenue.

Community Consultation

There has been a series of consultations that have happened with respect to this proposal. Prior to submitting an application, the proponent held an open house in May 2013 on the site to inform community members and other stakeholders about the proposal. On October 3, 2013, City Planning staff attended an open house hosted by the Ward Councillor where the applicant displayed some drawings and answered preliminary questions about the proposal.

City Planning hosted a community consultation meeting, held on January 27, 2014 at the Revival 629 studios on site. Per Council direction, the notice area was expanded beyond the usual 120 metre area and 6,772 notices were mailed out. There were approximately 75 community members in attendance. Staff made a brief presentation outlining the agenda for the meeting and providing the planning framework for the site, and SmartCentres presented the proposal to the community. The presentations were followed by an open forum (Q&A) session. There was general support for the proposal in particular because of the retention of the studio employment use on the site. Concerns raised included:

- Traffic infiltration and impact on the local streets;
- Concerns about how proposed private open space would function;
- Mix of uses – the right mix of hotel, retail and office and how can these support the studio use on site;
- Parking and associated vehicle storage – whether there is there sufficient parking on site to support the studio and other uses;
- Transition of built form from the residential character of the north side of Eastern Avenue to the development proposal on the south side; and
- A desire to see more green space as part of the proposal.

On June 12, 2015 a second community consultation meeting was held on site. While the notice area was reduced from the January 2014 meeting, it was expanded beyond the usual 120 metre area and 4,145 notices were mailed out. In addition, 88 emails were sent out to those who had attended the first community consultation meeting and provided City Planning with their email address. This second meeting provided an opportunity for the community to understand the revisions and progress that had been made so far and what issues were still being worked on. As a result of significant and outstanding concerns regarding traffic infiltration into the local neighbourhood, the Councillor for Ward 30 suggested that a working group be conveyed. Other community concerns raised at this meeting included:

- Percentage of uses being proposed; there was still a concern that the retail component which represents approximately 12% of the GFA on site is too much and will have a negative impact on the nearby Queen Street East businesses;
- Supportive of the proposal's intent to retain the film studio on site; and

- Improvements to the Bruce Public School yard should be included as part of the community benefit for this project.

A survey was also provided to residents to help gauge what types of traffic infiltration measures were preferred. At the end of the community meeting 18 surveys were completed and provided to staff. The results of the survey were discussed at the first traffic infiltration working group meeting that was held on August 12, 2015. These surveys again reiterated that signage was not perceived as an effective tool to reduce infiltration and bump-outs and turn channels, in addition to signage for the restricting of movement may be the best approach. At the first traffic infiltration working group meeting City staff took the opportunity to further brief the community on the planning review process and how transportation and traffic are considered in the review of a rezoning application, in addition to planning tools that can assist in ensuring the phasing of the development continues to consider the transportation impacts. Staff also discussed the Port Lands and South of Eastern Transportation and Servicing Master Plan EA which has also identified a new north-south connection as a needed new component to the overall transportation network for the area, in order to accommodate growth. Staff are targeting September 2015 to hold a further working group meeting.

In addition to the broader community consultations, the proposal was discussed with the Toronto Film, Television & Digital Media Board (Film Board) on May 12, 2014. The Film Board is an executive group with 14 industry members and six City Councillors that provides advice to the Mayor and City Council on matters of concern and gives voice to Toronto's interests on related local, provincial and national issues. Concerns around parking and security for the studio were raised and the means through which a planning approval would secure on-going film industry presence on the site. Further meetings with representatives of the film community were held on July 7, 2014 to discuss parking for the studio and on May 13, 2015 to review the revised proposal. The proposal will also be presented again at the September 29, 2015 Film Board meeting.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Planning Act

The proposal for studio, office, hotel and supportive retail, retains the employment uses as confirmed by the MCR. This helps to ensure that the City has sufficient lands available for the adequate provision of employment as required by Section 2 of the *Planning Act*. Further, restrictions in the draft zoning by-law on retail provisions help ensure that the site will contribute to its planned employment function.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The PPS and Growth Plan define employment areas as 'areas designated in an official plan for clusters of businesses and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.'

Provincial Policy Statement policy 1.3.1 directs that "Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs".

The proposal complies with the above noted policy as it includes a variety of employment uses including the continuation of the existing film studio and post-production uses as well as the addition of approximately 75,000 m² of office space. The hotel and retail uses are ancillary and complementary to the core office and studio use on site and within the larger South of Eastern employment area.

This application also complies with the policies of the PPS with respect to natural hazards. Policy 3.1.7 provides that development may be permitted in those portions of hazardous lands (which includes lands subject to flooding hazards) where the effect and risk to public safety are minor, could be mitigated, in accordance with provincial standards. TRCA has noted that the flood-proofing of the site to the regional flood elevation appears feasible and the final flood-proofing elevations will be determined at the Site Plan Application process. TRCA has also indicated that the Zoning Bylaw be amended to exclude the following uses identified in policy 3.1.5 of the PPS including:

- a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) any essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

The draft zoning bylaw attached in Appendix 5 reflects this direction.

The proposed development also meets the policies of the Provincial Growth Plan. The Growth Plan requires that the City maintain an adequate supply of lands providing locations for a variety of appropriate employment uses. Adding office, with some hotel and retail to support the existing film studio employment use on site further diversifies the economic base for the South of Eastern Employment area.

Official Plan

The proposal complies with the policies of the Official Plan that are in-force and effect as well as the policies as adopted by City Council in OPA No.231 which were developed as part of the Municipal Comprehensive Review of the Employment policies of the Official Plan.

Employment Districts

The site is within an *Employment District* identified on the Urban Structure Map (Map 2) of the Official Plan. *Employment Districts* are large districts comprised exclusively of lands where the Employment Areas land use designation applies. The Official Plan also provides criteria to review development proposed within *Employment Districts* (Section 2.2.4). The objective of these criteria is to ensure that developments contribute to: the creation of competitive, attractive, highly-functional areas by supporting the economic function of the *Employment Areas* and the amenity of adjacent areas; providing adequate parking and loading on-site; providing landscaping to create attractive streetscapes and screening of parking, loading and service areas; and sharing driveways and parking areas wherever possible.

Employment Areas

Policy 4.6.1 of the Official Plan states that *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

While Policy 4.6.3 of the Official Plan permits large scale, stand-alone retail stores in *Employment Areas* only through enactment of a zoning by-law and subject to a number of tests respecting location, transportation impact and economic impact, the retail being proposed on this site represents only 12% of the other employment uses on the site and limits the size of a stand-alone retail unit to 5,200 square metres. Therefore, the proposal does not represent large-scale retail and is keeping with the Employment Policies that have emerged as part of the MCR.

Core Employment Areas – OPA 231

Lands designated as *Core Employment Areas* are reserved for certain identified employment uses: manufacturing and warehousing, offices, research and development facilities, distribution of goods, utilities, media facilities, post-secondary business and trade training facilities, arts training facilities and studios, and vertical agriculture. These *Core Employment Areas* are intended to develop with an intensification of office uses and post-secondary training business and trade training schools are permitted which would open the door for training and development opportunities for the existing film studio. The Culture sector is a major employer in the City and media facilities, arts training schools and studios are provided for.

Secondary uses proposed to be permitted in Core Employment Areas are those which directly support the businesses and workers, including: hotels, parks, small-scale restaurants and catering facilities whose size is limited by zoning, workplace daycare ancillary to a business, and small scale service uses that directly serve businesses such as courier services, banks and copy shops.

Site and Area Specific Policy No. 427– OPA 231

In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use, SASP 427 permits film and media training facilities that are intended to strengthen and reinforce the site's primary employment uses. Secondary uses including recreation, entertainment, retail and service commercial are also permitted up to a maximum of 20% of the gross floor area through the enactment of a zoning by-law provided such uses are ancillary to and/or support the viability of the site's primary employment uses as well as provide amenities for the site's current and future employees. Upon completion, as proposed, the retail of the plan will represent 12% of the overall permitted density on the site. As it is anticipated that the development will move forward on a phased basis, the draft zoning by-law restricts the retail to no more than 20% at any one given time. SASP 427 also restricts stand alone retail to less than 6,000 square metres and the proposal shows one stand alone retail store of 5,200 square metres.

Lifting of the “H”

The Holding Symbol is an important strategy to ensure that necessary infrastructure and facilities are in place prior to redevelopment of each phase and that important matters of public interest are being achieved as redevelopment proceeds. Council may enact zoning by-laws pursuant to Sections 34 and 36 of the *Planning Act* with an “h” holding symbol. This holding symbol may be removed after the necessary studies and plans have been provided and secured through an agreement or agreements entered into pursuant to Section 37 and/or Section 51 of the *Planning Act*.

Policy 5.1.2.1 of the Official Plan states "A holding provisions may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in the Plan or by-law are satisfied."

Policy 5.1.2.2 provides a list of potential conditions to be met prior to the removal of the holding provision. These may include:

- a) transportation or servicing improvements;
- b) parks and open space, recreational, and community services and facilities;
- c) environmental protection, remediation or mitigation measures;
- d) measures to protect a natural heritage area or environmentally sensitive natural features;
- e) professional or technical studies to assess potential development impacts;
- f) phasing of development;
- g) entering into agreements, including subdivision agreements or agreements pursuant to Section 41 of the *Planning Act*, to secure any of the matters required to satisfy the conditions for removal of the holding provision; and
- h) measures to protect heritage buildings, properties with archaeological potential and archaeological sites.

It is expected that the landowners, will make an application to lift the Holding Symbol (h) for the entire site or incrementally after Council's decision on this rezoning application. The draft by-law requires the following conditions to be met prior to lifting of the hold:

- a) A surface easement to be secured in favour of the City and the general public for the purpose of a new north/south thoroughfare between Eastern Avenue and Lakeshore Boulevard.
- b) The construction of the new north/south connection at the owner's cost with final street design to satisfaction of the City.
- c) Detailed final engineering drawings demonstrating how the site will be serviced to the satisfaction of the Director of Engineering and Construction Services.
- d) Updated Urban Design Guidelines for the entire site.
- e) Tree Planting Plan to the satisfaction of Urban Forestry and if necessary the applicant must have any City Council approval required to injure or remove trees(s).
- f) Notice of Approval Conditions as a result of Site Plan application has been issued.
- g) Transportation Impact Study and a traffic mitigation plan and ensure that the proposed parking supply for the built and proposed uses on the site continues to be sufficient.

Should the applicant wish to remove the Holding Symbol (h) for an office building adjacent to the existing film studio, a separate lifting of the hold can be accommodated in advance of the easement and north/south connection. The (h) for up to 20,000 square metres of office can be lifted when the following conditions for the office building have been satisfied:

- a) Detailed final engineering drawings demonstrating how the building will be serviced to the satisfaction of the Director of Engineering and Construction Services.
- b) Tree Planting Plan to the satisfaction of Urban Forestry and if necessary the applicant must have any City Council approval required to injure or remove trees(s).
- c) Notice of Approval Conditions as a result of Site Plan application has been issued.

Employment Uses

The South of Eastern Employment District contains 4,190 jobs, accounting for 1.0% of employment found in the Employment Districts. Employment recorded in the District declined by 90 jobs in the past year and 890 jobs in the past five years. The Manufacturing sector is the largest sector in this District, accounting for 44.6% of employment. Between 2009 and 2011, the Manufacturing sector lost 530 jobs, decreasing by 22.8%. Over the past three years, Manufacturing sector employment remained stable due to the continuing presence of a major employer in the Printing, Data Processing and Sorting subsector. Office sector employment accounts for 37.5% of employment in the South of Eastern Employment District. Over the past five years, this sector has fluctuated, decreasing by 170 jobs or 9.8%. The Retail sector and Service sector have also experienced declining employment in the past five years, losing 80 jobs and 90 jobs respectively. The creative industry which includes film studios, post-production, graphic arts and other types of studios has been experiencing growth in the past five years, in part since the opening of the on-site Revival 629 studio. In 2014, the Employment Survey found approximately 750 jobs in this category compared to 2010 when there were less than 250 jobs.

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space. At full build out there will be a variety of employment uses on site, with the largest employment use being that of office.

TABLE 2: Proposed Employment Uses vs Total Development Permitted On-site

Proposed Employment Use On-Site	Square Metres	Percentage of Total Uses Proposed
Existing Studio & Offices	16,350	14%
Office	75,632	67%
Retail	14,066	12%
Hotel	7,292	6%
TOTAL	113,374	

Studio Uses

The intent of the redevelopment is to foster an employment environment that maintains physical production activity while providing for digital media in support of the studio function that exists on site, with hotel, office and retail/services. Revival 629 studios is rebuilding and improving the existing sound stages of the former Toronto Film Studios site at 629 Eastern Avenue and recently a major visual effects studio, Pixomondo Inc., moved into the renovated spaces creating approximately 30 new jobs for Toronto with a potential for expansion.

The zoning bylaw will be crafted to allow for uses currently not permitted in the I2 zoning but which could complement and support the studio uses on site. Uses such as *office, film and media training facility, artist studio and software development and processing* would be permitted and heavier industrial uses currently permitted as-of-right would be removed, including *metal wares factory, printing plant, packaging plant and plastic products factory*.

City Planning is also working with the Film Commissioner and Director, Entertainment Industries, to ensure the zoning definition for the studio use clearly distinguishes between spaces for physical production and other types of film-related uses such as post-production and digital media.

Retail Permissions

There are several provisions within the draft zoning by-law that have been included to ensure that the development of retail on the site is as intended in the Official Plan; to be subsidiary and supportive to the site's primary employment uses. Overall, the zoning by-law limits the retail uses to 14,100 square metres, which represents approximately 12% of the overall 115,000 square meters of development permitted in the draft zoning by-law. Some flexibility in the zoning by-law has been provided up to a maximum of 20% of the office gross floor area for retail uses as it is anticipated that the redevelopment of the site will take place in a phased manner, however, at full build-out retail will represent 12% of the total employment uses on site. The draft zoning by-law further restricts the retail unit

size to 5,200 square meters. All retail on site must be provided in buildings which have a mix of employment uses, except for one 275 square metre building which currently exists on the site and only one additional new building. The intent of the by-law is to manage the development of the site in a way that maintains a cap on retail as the site is incrementally developed while fostering a character of mixed employment. This helps to ensure the future of the studio uses and prevents any reset which would see the site turn into a single use retail centre.

It should be noted that several retail and services shop uses are currently permitted within the current I2 zoning designation, these include:

- | | |
|--|--|
| - <i>branch of a bank or financial institution</i> | - <i>newsstand</i> |
| - <i>brew-on-premises establishment</i> | - <i>personal grooming establishment</i> |
| - <i>caterer's shop</i> | - <i>restaurant</i> |
| - <i>dry-cleaner's distributing station</i> | - <i>showroom</i> |
| - <i>dry-cleaning shop</i> | - <i>service, rental or repair shop</i> |
| - <i>duplicating shop</i> | - <i>tailoring shop</i> |
| | - <i>take-out restaurant</i> |

Retail and Economic Analysis

The applicant has submitted an Economic Analysis Report dated June 26, 2013 prepared by Altus Group Economic Consulting. The report which examined the potential economic implication of the proposed development concluded that the proposed development will not adversely affect the economic health of nearby retail areas including Queen Street East. It states the new retail and service uses proposed represent a small portion of the gross floor area being proposed and will compliment the principal non-retail uses on the site and support the economic function of the South of Eastern employment district.

Density, Height, Massing

Former Zoning By-law 438-86 is in force on the site. The site is zoned I2 D5, permitting a range of non-residential uses and it limits height on the site to 18.0 metres for that portion of the property within 36.6 metres from the south side of Eastern Avenue; further south than 36.6 metres there is no height limit.

While the land use permissions are expanded as part of the draft zoning by-law, the density will be reduced from 5 times the lot area. The maximum 115,000 square metres of gross floor area permitted in the draft by-law represents approximately 1.52 times the lot area. The attached draft by-law will reduce the base density to 1.0 but permit an increase to the proposed 1.52 provided the various new zoning performance standards are met.

The proposed massing will urbanize the site's Eastern Avenue frontage while providing north-south connections for pedestrian, cyclist and vehicles. The draft zoning by-law (see Appendix 5 – Map 2) is more restrictive in the height permissions. There will be a 3 metre setback along Eastern Avenue for any new construction. The height is then limited to 18 metres for the portion of the property within 40.5 metres from the south side of Eastern Avenue. It then steps up to a height of 42.5 metres for a portion of the site and further steps

up to 60 metres. This helps to ensure that the built form is in keeping with the existing scale along the south side of Eastern Avenue and respects the residential scale north of the site. Further within the first 8 metres of the site, no mechanical, fencing or rooftop amenities are permitted to ensure that the shadow impacts are limited.

As noted above the final built form may vary from the concept plan shown in Attachment 1 and 2. The draft zoning by-law (Attachment 5), however, does include specific uses, setbacks, heights and built form parameters to ensure the built form is in line with the design concepts of an urban employment site, discussed in this report.

Urban Design Guidelines

Urban Design Guidelines (UDG) were submitted with the original application in June 2013. In it, several objectives were presented to achieve the vision of an urban employment district. As the rezoning application evolved, the UDG were not updated and the requirement to update the guidelines is now requirement of lifting the ("h") for the site and help further refine the high quality of architecture which will be reflected in the site plan application(s) that the applicant has made a commitment to achieve in their discussions with the City staff and the community.

Tree Preservation

An Application to Injure or Destroy Tree Private was submitted and on April 29, 2015 for approximately 40 private trees and 18 City trees. Since the time of the tree removal application, one of the site's access driveways off of Lake Shore Boulevard has been removed, therefore, there may be a reduction in the number of trees requiring removal. Further details of tree removal and any City Council approval required as well as a tree planting plan will be a requirement of lifting the ("h").

Soil Conditions

The site has a long history of industrial land uses. The western portion of the site was occupied by Toronto Iron Works from the 1920s until the early 1990s and the eastern portion of the site was home to A.R. Clarke Tannery from 1902 until the late 1970s. The tannery building was destroyed by fire in 2001. These types of uses have historically been associated with environmental contamination. To facilitate the redevelopment, a Risk Assessment (RA) was completed by the landowners for the site and accepted by the Ontario Ministry of the Environment (MOE) in 2007. A Record of Site Condition (RSC) was filed with the MOE in 2009 and in 2010 a Certificate of Property Use (CPU) was issued for the site by the MOE. The CPU allows for commercial uses, including those proposed as part of this development application and the CPU outlines specific requirements to manage the environmental conditions at the site, including the implementation of Risk Management Measures (RMM). These RMMs include the requirement for barriers to the site soil and ongoing monitoring.

It should be noted these MOE requirements do not currently meet the City's policies for conveyance of public streets and/or public parks. As a result, the applicant will be making an off-site parkland dedication and providing the City with a public easement for a new north-south connection through the site. This easement will also protect for future conveyance opportunities should the MOE or City requirements change.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.78 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

The application proposes approximately 96,715 m² of new office, hotel and retail space in an area equivalent to 41,682.60 m² (total site area is 74,000 m²). Non-residential uses are subject to a 2% parkland dedication, which results in a 833.7 m² parkland dedication requirement.

The applicant would be required to satisfy the parkland dedication requirement through a land conveyance. The proposal is for a substantial commercial/office component on a large site which is located within a parkland priority area. Accordingly, a parkland dedication would be appropriate.

Due to the challenges that an on-site parkland dedication presents to the applicant as a result of the MOE requirements for the site, the applicant has agreed to satisfy the parkland dedication requirements through an off-site parkland conveyance with the size and location of the parkland being subject to the approval of the General Manager of Parks, Forestry and Recreation.

The applicant has proposed a site directly north of this development at 652 Eastern Avenue for the location of the off-site parkland. This property is currently owned by Toronto Hydro. While not yet finalized, City Legal along with staff from Parks, Forestry and Recreation will work with the applicant to determine how the site can be purchased from Toronto Hydro and transferred to the City for the purposes of a neighbourhood parkette.

The off-site parkland dedication must be finalized prior to first Site Plan approval for any part of the development, and its conveyance will be required prior to the issuance of the first above grade building permit for the development. Conditions related to the conveyance of the parkland will be secured in the appropriate agreements. Should the applicant not be successful in securing an off-site parkland dedication, an on-site parkland dedication will be required.

Site Access & Traffic Management

In support of this proposal, the applicant's transportation consultant (BA Group) prepared a June 2013 Urban Transportation Considerations report and updated reports, dated December 2014, March 2015 and July 2015. City staff reviewed the report with due consideration to pedestrian and cycling safety, infiltration through the neighbourhood, trip assignment and distribution, Toronto Official Plan, Access Management Guidelines and Road Classification System. Taking into account the projected site traffic volumes the proposed development can be accommodated on the area road system subject to implementation of the following road improvements:

- Relocation of the Eastern Avenue signal at Larchmount Avenue to Caroline Avenue
- Installation of new signal at the future intersection of Lake Shore Boulevard and new north/south road aligned with Caroline Avenue

These improvements would be the responsibility of the applicant, at no cost to the City, with timing of construction to be coordinated with the public easement of the new north/south road.

A total of seven access driveways were proposed for the project, three off Lakeshore Boulevard East and four off Eastern Avenue. These roadways are respectively classified as major and minor arterials under the City's Road Classification System. City staff reviewed the site access arrangement and recommended the following:

- Existing site access point from Eastern Avenue which aligns with Pape Avenue and the only existing access off Lake Shore Boulevard can remain. They are important to the current functioning of the studio uses on site.
- Site access to Lake Shore Boulevard via the proposed Larchmount extension does not appear to be required based on anticipated truck loading volumes. As such, the proposed access to Lake Shore Boulevard from the proposed Larchmount Extension was removed. Trucks to/from Lake Shore Boulevard can use the proposed Caroline Avenue/Lake Shore Boulevard signalized intersection for site ingress and egress. Eastern Avenue which aligns with Larchmount would remain.
- Initially staff requested the closure of the Eastern Avenue proposed access point which exists just east of Winnifred Avenue in order to consolidate the number of accesses off Eastern Avenue; however, further analysis supports restricting turns to right in/right out.

Traffic Working Group

A Traffic Working Group was developed to address community concerns regarding future traffic congestion and neighbourhood infiltration. The Traffic Working Group consists of area residents, stakeholders including Toronto District School Board and Ward 30 Bikes, the applicant/applicant's transportation engineer and City staff. In consultation with the Traffic Working Group and the community at large, a number of potential traffic calming measures were identified to discourage traffic infiltration through residential streets north of Eastern Avenue. The Traffic Working Group specifically wanted to reduce the potential for infiltration by external traffic destined for the proposed site as well as traffic that may use the proposed new north/south road to avoid traffic along Carlaw Avenue and Leslie Street during peak hours. The Traffic Working Group also identified issues with existing traffic levels on the subject residential streets and expressed the desire to have minimal additional traffic on these streets which could be attributed to the proposed site.

Based on the above, various countermeasures were discussed by the Traffic Working Group to address potential traffic infiltration on the existing local streets to the north of the proposed site (Winnifred Avenue, Caroline Avenue and Larchmount Avenue). To date, the group has discussed options that include the following:

- The potential to install a traffic signal at the Pape Avenue/Eastern Avenue/Revival Studio Access Driveway;
- Bumpouts along the residential streets to the north of the proposed site, located at the intersections with Eastern Avenue, intended to slow vehicle turning speeds to/from side streets, reduce pedestrian crossing distances, and enhance the public realm along the north side of Eastern Avenue;
- Peak hour turn prohibitions for westbound left turns along Queen Street East, intended to discourage traffic infiltration;
- Crosswalks along the north side of Eastern Avenue consisting of textured pavers to enhance visibility and public realm;
- Contraflow bicycle lane northbound on Caroline Avenue, shifting all parking permanently to the west side of the street, intended to enhance bicycle access to Lake Shore Boulevard via the proposed new north/south road and to reduce the width of Caroline Avenue north of Eastern Avenue as an additional traffic calming measure;
- Prohibition of northbound through movements from the proposed site at Larchmount Avenue and Winnifred Avenue, intended to discourage pass-through traffic to Queen Street East from the proposed site;
- Prohibition of southbound through movement from Caroline Avenue north of Eastern Avenue into the proposed site, intended to discourage through traffic from Queen Street East to the proposed site;
- Installation of midblock bumpouts, speed tables and speed humps on the subject streets, intended to reduce speeds and discourage traffic infiltration; and
- Conversion of the site access driveway across from Winnifred Avenue to a "right in/right out" configuration, intended to reduce traffic congestion along Eastern Avenue and to prohibit pass-through traffic from the site via Winnifred Avenue.

The Traffic Working Group continues to meet to discuss potential mitigating measures that may or may not be included in the above-noted list. Implementation will be finalized and secured as part of site plan approval.

Parking

The issue of parking was identified early on as a challenge to this employment site, with a particular emphasis on the needs of the studio uses. Film Board and other industry representatives articulated concerns that the amount of space reserved for film workers and parking for trailers and large trucks may not be sufficient if there is more than one production on site at the same time. The applicant prepared a phasing plan which highlight areas of the site that would continue to be available for surface parking as the development progressed. The draft zoning by-law provides a parking ratio for studio related uses in addition to 120 spaces.

The majority of parking is proposed to be provided in above-grade parking garages incorporated into various buildings with other uses. There are two existing surface parking areas, one along Eastern Avenue and the other along Lake Shore Boulevard that will be partially retained at full build out. As the development is contrasted incrementally, there will be portions of the undeveloped site made available for film studio vehicles as needed based on the number of productions being filmed at any one given time. The draft zoning by-law includes the following provisions for vehicle parking ratios:

TABLE 3: PARKING BY-LAW RATIOS

	Minimum Rate	Maximum Rate
Film Studios	1.5 spaces per 100 m ² plus 120 spaces	No maximum
Office	1.5 spaces per 100 m ²	2.5 spaces per m ²
Retail	2.0 spaces per 100 m ²	4.0 spaces per 100 m ²
Hotel	1 space per hotel room	No maximum

The proposed concept plan illustrates a total parking supply of 1,406 spaces (203 surface and 1,203 structure). At full build out, the ratios noted in Table 3 would require approximately 1,645 parking spaces, however, with full build out comes the opportunities for Travel Demand Management Initiatives aimed at reducing the need to travel by car. The requirement for an updated Travel Demand Management and Parking Study prior to lifting of the holding provision gives the City and the applicant an opportunity to revisit the parking requirements to ensure there is sufficient parking to accommodate the full development and avoid oversupply.

Cycling Infrastructure

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan aim to increase the opportunities for better walking and cycling conditions for residents of the City.

Policy 2.4.7 states, “Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for everyday transportation and enjoyment including... the provision of bicycle parking facilities in new developments”. The development will provide bicycle parking per the ratios set out in Bicycle Zone 1 of the City's consolidated Zoning By-Law 569-2013. In addition, the new north/south connection and public easement connecting Eastern Avenue southward to Lake Shore Boulevard aligned with Caroline Avenue will be designed with bike lanes which connect from Eastern to the Lower Don Recreational Trail along Lake Shore Boulevard.

Servicing

The applicant has submitted a Functional Servicing and Stormwater Management Report dated March 2015 and a downstream sanitary and storm sewer analyses dated May 11, 2015. The information provided was found acceptable for the purposes of this rezoning application

with further information being provided with an application(s) to lift the hold and future site plan applications.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS and performance measures will be secured through the Site Plan Approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits for increases in height and/or density for a use pursuant to Section 37 of the Planning Act. The community benefits must bear a reasonable planning relationship to the proposed development including at a minimum, an appropriate geographic relationship and addressing planning issues associated with the development. The application at 629, 633 and 675 Eastern Avenue exceeds the permitted density and height for certain non-industrial uses including office, hotel and retail. Staff and the applicant, in consultation with the Ward Councillor continue to discuss a negotiated agreement regarding the Section 37 contribution at the time of writing of this report.

As outlined in the Recommendations included in this report, there are a number of other matters that will be secured under Section 37 as a legal convenience. These include the offsite Parkland conveyance, installation of the traffic signals, and the public easement over the new north/south roadway.

Planning Staff will also report directly to October 6, 2015 Toronto and East York Community Council, via a Supplementary Report, regarding any further Section 37 contributions.

Conclusion

The proposed mixed employment proposal at 629, 633 and 675 Eastern Avenue is appropriate for this site and is consistent with Policies contained within the Official Plan. This proposal, located within the South of Eastern employment district, is expected to bring investment and reinforce the success of this employment area. City Planning staff recommend approval of this application.

CONTACT

Angela Stea, Senior Planner
Tel. No. 416-392-7215
Fax No. 416-392-1330
E-mail: astea@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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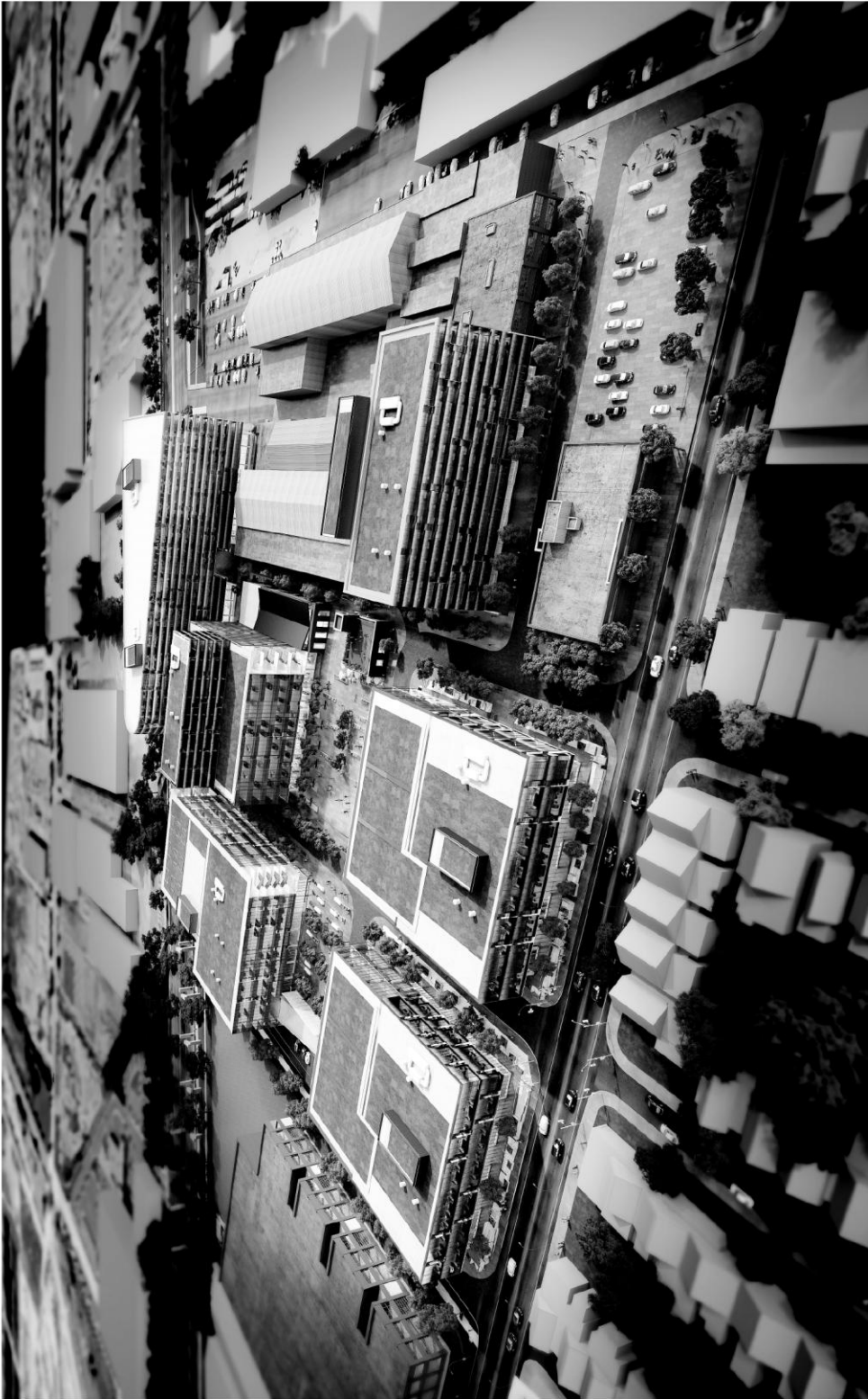
ATTACHMENTS

Attachment 1: Concept Plan
Attachment 2: Rendering
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Official Plan Amendment No. 231, Site and Area Specific Policy No. 427

[illegible]

File # 13 195390 0Z

Attachment 2: Rendering



Aerial View Rendering

629, 633 & 675 Eastern Avenue

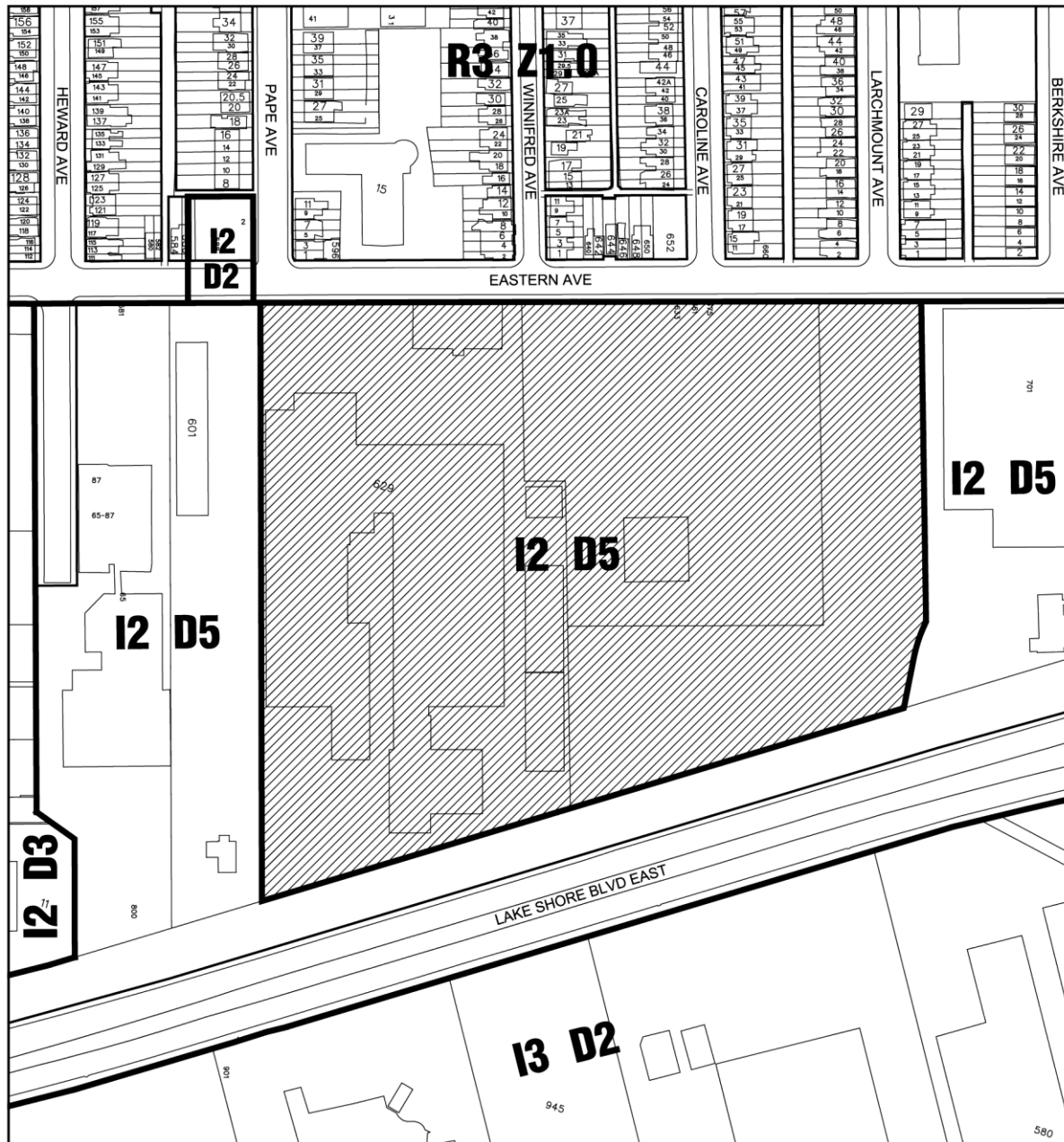
Applicant's Submitted Drawing

Not to Scale
09/16/2015



File # 13 195390 0Z

Attachment 3: Zoning



Toronto City Planning
Zoning

629, 633 & 675 Eastern Avenue

File # 13 195390 02

- R3 Residential District
- I2 Industrial District
- I3 Industrial District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 10/28/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 195390 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 27, 2013
Municipal Address:	629 EASTERN AVE		
Location Description:	PLAN D81 PT LOT 5 CON BF PT LOT 12 PT WATER LOT RP 66R19449 PARTS 1 4 AND 7 **GRID S3013		
Project Description:	The StudioCente redevelopment will maintain approximately 16, 535 square metres of space for film studio and production purposes and create approximately 75, 630 square metres of new office/flex space, 7,290 square metres of hotel space, 14, 060 square metres of retail space, 270 square metres of retail service space within existing and new buildings.		

Applicant:	Agent:	Architect:	Owner:
Studio Centre Developments Inc		Diamond and Schmitt	Eastern Avenue Developments Ltd

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	No
Zoning:	I2 D5	Historical Status:	No
Height Limit (m):	18 m; none	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	74800	Height:	Storeys:	10
Frontage (m):	315		Metres:	45.1
Depth (m):	184			
Total Ground Floor Area (sq. m):	34409			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	1406
Total Non-Residential GFA (sq. m):	113530		Loading Docks	23
Total GFA (sq. m):	113530			
Lot Coverage Ratio (%):	46			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	21358	0
1 Bedroom:	0	Office GFA (sq. m):	75632	0
2 Bedroom:	0	Industrial GFA (sq. m):	16540	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Angela Stea, Senior Planner
	TELEPHONE:	416-392-7215

Attachment 5: Draft Zoning By-law Amendment

Draft By-law Amendment will be available prior to the Toronto and East York
Community Council Meeting on October 6, 2015

**Attachment 6: Official Plan Amendment No. 231-
Site and Area Specific Policy No. 427**

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 427 for the lands known municipally in 2012 as 629, 633 and 675 Eastern Avenue, as follows:

"427. 629, 633 and 675 Eastern Avenue

- a) In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use designation, film and media training facilities that are intended to strengthen and reinforce the site's primary employment uses are also permitted. Secondary uses including recreation, entertainment, retail and service commercial are also permitted up to a maximum of 20% of the gross floor area through the enactment of a zoning by-law provided such uses are ancillary to and/or support the viability of the site's primary employment uses as well as provide amenities for the site's current and future employees.



- b) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- c) The above described secondary uses are permitted only subject to the following:
- i) the implementing zoning by-law implements a comprehensive plan for the site which provides for a mix of primary employment uses that are consistent with the objectives of the Official Plan's policies for *Employment Areas* and the City of Toronto's Economic Development Strategy;
 - ii) The implementing by-law will permit stand alone retail uses of less than 6,000 square metres only when such uses are intended to support the viability of the primary employment uses and provide amenities to current and future employees. Permitted retail uses are to be located with frontage onto and provide direct entrances from publicly accessible pedestrian spaces, the sidewalks of public streets, and/or the sidewalks of private driveways designed to City standards for new streets;

- iii) the City will secure phasing of development to ensure that development of the site's primary employment uses precedes or accompanies development of the other permitted secondary uses;
- iv) recreation and entertainment uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant that evaluates, to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment, how the potentially sensitive use would affect the ability of existing, planned and potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres to carry out normal business activities. The study will also evaluate whether the anticipated users will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that are discharged from existing, planned or potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres of the proposed new sensitive use; and
- v) the City, the Toronto and Region Conservation Authority and the Province will be satisfied that adequate flood mitigation and reduction measures have been provided."

TORONTO Community Consultation Meeting

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

Planning application for: 629, 633 AND 675 EASTERN AVENUE

The City is holding a second Community Consultation meeting where you can learn more about this application, understand changes made to the proposal, ask questions and share your comments. Details are as follows:

Date: Wednesday, June 24, 2015

Time: 7:00 PM to 9:00 PM

Place: 629 Eastern Avenue

Proposal

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

Please note, this will be the second community consultation meeting for this rezoning application. The first was held on January 27, 2014.

You can view a copy of a Status Report providing background information at:

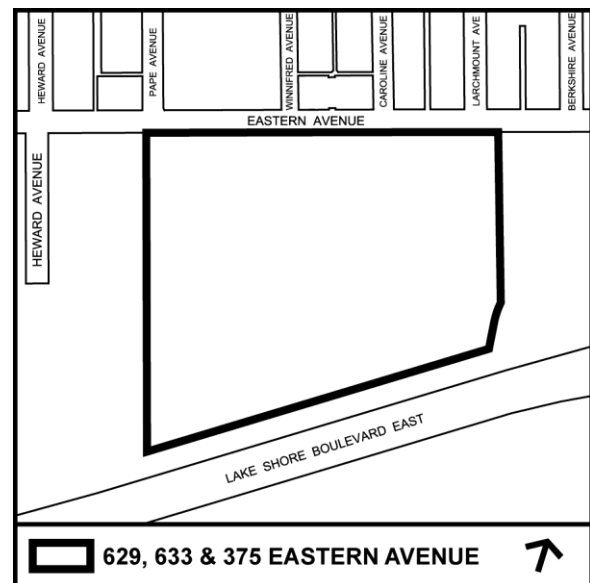
<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-81027.pdf>

To speak to the planner directly, contact Angela Stea, at 416-392-7215 or astea@toronto.ca. You may mail your comments to the planner at Toronto and East York District, 100 Queen St W Floor 18E Toronto On, M5H 2N2.

You may also contact Councillor Paula Fletcher, Ward 30, at (416) 392-4060.

Notice to correspondents:

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record. Our public meeting locations are wheelchair/mobility device accessible. Other reasonable accommodation or assistive services for persons with disabilities may be provided with adequate notice. Please contact Angela Stea, at 416-392-7215 or astea@toronto.ca no later than one working day prior to the meeting with your request. The City of Toronto is committed to taking the necessary steps to insure compliance with the Accessibility for Ontarians with Disabilities Act, 2005.



For more information visit our website at Information www.toronto.ca/planning/developmentapplications





STAFF REPORT ACTION REQUIRED

629, 633, and 675 Eastern Avenue - Zoning By-law Amendment Application – Status Update

Date:	May 29, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-195390 STE 30 OZ

SUMMARY

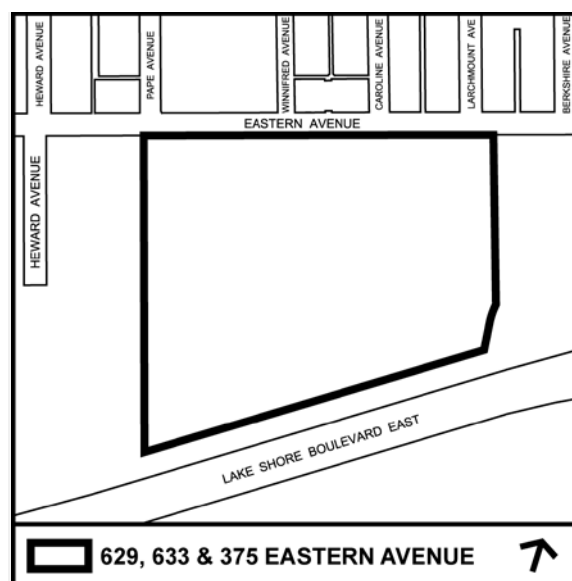
This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,540 square metres of existing space for film studio and production purposes and to construct approximately 75,632 square metres of new office/flex space, 7,292 square metres of hotel space, and 14,066 square metres of retail space.

This report provides a status update of issues under review in anticipation of a final report on the September 1, 2015 Toronto and East York Community Council agenda, subject to resolution of these issues.

RECOMMENDATIONS

The City Planning Division recommends:

1. Subject to resolution of the issues outlined in this report, dated May 29, 2015, from the Director of Community Planning, Toronto and East York District, that notice for the public meeting under the Planning Act be given for the September 1, 2015 meeting of Toronto and East



York Community Council, according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There is a long decision history for this site which is outlined in the Preliminary Staff Report for this application. The report was considered at Toronto and East York Community Council, at its meeting on November 19, 2013. A copy of this report can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-63123.pdf>

Since that time, there has been progress with respect to the Municipal Comprehensive Review (MCR) of Toronto's employment lands. The MCR was completed and Official Plan Amendment No. 231 was adopted by Council in December 2013. On July 9, 2014 the Ministry of Municipal Affairs and Housing approved, with some modifications the majority of OPA No. 231. The OPA is under appeal to the OMB. It should be noted that the Ministerial decision on OPA No.231 was withheld for policy and land use designations changes applying to lands located within the flood plain of the Lower Don SPA, of which this site is a part; however, as the proposal complies with the Employment policies of the Official Plan in-force at the time of the application, an amendment to the SPA is not required. City Planning staff have met with staff from the Toronto and Region Conservation Authority and the Ministry of Municipal Affairs and Housing to discuss this site as well as others impacted by SPA.

STATUS UPDATE

While it was anticipated that a final report on the rezoning application would be ready for consideration by City Council prior to the summer recess, there are still matters which the applicant is refining and finalizing.

The major elements of the application has not changed: the retention of studio uses on site with a mix of other employment uses included office, hotel and some retail. The proposal is for 6 new buildings alongside the existing film studio and production uses. New buildings will include: two 10-storey office buildings, two 4-storey office buildings with retail at grade along Eastern Avenue, one 4-storey above grade parking structure with retail at grade along Lake Shore Boulevard, one 9-storey building with retail at grade, above grade parking and a hotel. The breakdown of floor area for each of the proposed uses is highlighted in Table 1 below:

TABLE 1: Proposed Uses for 629, 633 and 675 Eastern Avenue

Proposed Uses	Square Metres	Square Feet
Office	75,632	814,095
Retail	14,066	151,405
Hotel	7,292	78,490
Existing Studio & Office	16,540	178,035
Total	113,530	1,222,026

The redevelopment of the site presents several technical challenges including but not limited to its location within the flood plain of the Lower Don Special Policy Area (SPA) and connections to the larger transportation network. The applicant's proposal also provides for a north/south road through a public easement connecting Eastern Avenue and Lake Shore Boulevard south of Caroline Avenue.

City Planning is supportive of the rezoning in principle; however, there are technical issues to be resolved before the Division can report out with a final recommendation. While some issues can be dealt with through a Holding provision in the zoning bylaw, there are issues requiring resolution prior to a final report. These include the phasing of development and the transportation and parking implications, timing of park land dedication, and zoning provisions for the protection of studio uses on site.

Community Consultation

There has been a series of consultations that have happened with respect to this file. Prior to submitting an application, the proponent held an open house in May 2013 on the site to inform community members and other stakeholders about the proposal. On October 3, 2013, City Planning staff attended an open house hosted by the Ward Councillor where the applicant displayed some drawings and answered preliminary questions about the proposal.

A City Planning hosted community consultation meeting was held on January 27, 2014 at the Revival 629 studios on site. Per Council direction, the notice area was expanded beyond the usual 120 metre area and 6,772 notices were mailed out. There were approximately 75 community members in attendance. Staff made a brief presentation outlining the agenda for the meeting and providing the planning framework for the site, and SmartCentres presented the proposal to the community. The presentations were followed by an open forum (Q&A) session. There was general support for the proposal in particular because of the retention of the studio employment use on the site. Concerns raised included:

- Traffic infiltration and impact on the local streets;
- Concerns about how proposed private open space would function;
- Mix of uses – the right mix of hotel, retail and office and how can these support the studio use on site;

- Parking and associated vehicle storage – whether there is there sufficient parking on site to support the studio and other uses;
- Transition of built form from the residential character of the north side of Eastern Avenue to the development proposal on the south side; and
- A desire to see more green space as part of the proposal.

A second community consultation meeting is being scheduled for June 2015. This second community consultation meeting will provide an opportunity for the community to understand the revisions and progress that has been made so far and how the applicant has addressed concerns.

In addition to the broader community consultations, the proposal was discussed with the Toronto Film, Television & Digital Media Board (Film Board) on May 12, 2014. The Film Board is an executive group with 14 industry members and six City Councillors that provides advice to the Mayor and City Council on matters of concern and gives voice to Toronto's interests on local, provincial and national issues. Concerns around parking and security for the studio were raised as critical to ensure the viability of the studio component of this project. Further meetings with representatives of the film community were held on July 7, 2014 to discuss parking for the studio and on May 13, 2015 to review the revised proposal.

Studio Uses

The intent of the redevelopment is to foster an employment environment that maintains physical production activity while providing for digital media in support of the studio function that exists on site, with hotel, office and retail/services. Revival 629 studios is rebuilding and improving the existing sound stages of the former Toronto Film Studios site at 629 Eastern Avenue and recently a major visual effects studio, Pixomondo Inc., moved into the renovated spaces creating approximately 30 new jobs for Toronto with a potential for expansion.

The zoning bylaw will be crafted to allow for uses currently not permitted in the I2 zoning but which could complement and support the studio use on site. Uses such as *office, film and media training facility, artist studio and software development and processing* would be permitted and heavier industrial uses currently permitted as-of-right would be removed, including *metal wares factory, printing plant, packaging plant and plastic products factory*.

City Planning is also working with the Film Commissioner and Director, Entertainment Industries, to ensure the zoning definition for the studio use clearly distinguishes between spaces for physical production and other types of film uses such as post-production and digital media. Concerns about how the studio can retain a secure perimeter as well as adequate and appropriately located parking for studio trailers, trucks and employees are still issues which need resolution.

Parking

The issue of parking was identified early on as a challenge to this employment site, with a particular emphasis on the needs of the studio uses. While City staff are generally supportive of the parking ratio for the studio uses and the applicant's intent to implement an active parking management scheme, representatives from the Film Board and other industry representatives continue to have concerns. This group has articulated that the amount of space reserved for film workers and parking for trailers and large trucks may not be sufficient if there is more than one production on site at the same time. The applicant is working to provide more detail on the parking allocation for the studio and an update to active parking management scheme, which maintains supply as development is phased in over time.

Site Access & Traffic Management

In addition to the issue of site access with respect to a secure perimeter for the studio, City staff remain concerned about the number of vehicular access points along Lake Shore Boulevard and Eastern Avenue. Concerns are with the space between driveways along Eastern Avenue and the number of interruptions to the bike lane on Eastern Avenue as well as the Lower Don Recreation Trail adjacent to Lake Shore Boulevard. These issues tie in to ensuring good pedestrian and cycling connections through the site as well as implication on traffic infiltration to the neighbourhood to the north of this site. A complete review of the most recent update to the Transportation Study prepared by the applicant's consultants and received by City Planning on April 1, 2015 is still underway.

Parkland

Due to challenges that an on-site parkland dedication presents, the applicant has agreed to provide an off-site park. Directly north of this site at 652 Eastern Avenue is a property currently owned by Toronto Hydro. While not yet finalized, City Legal along with staff from Parks, Forestry and Recreation will work with the applicant to determine how the site can be purchased from Toronto Hydro and transferred to the City for the purposes of a neighbourhood parkette.

Flood Proofing

Toronto and Region Conservation Authority has indicated further information is required with respect to flood proofing. The subject property is subject to flooding in a Regional Storm Event, and is located within the Lower Don Special Policy Area (SPA).

While the flood-proofing of the site to the regional flood elevation appears to be feasible, the larger issue is the provision of safe ingress/egress to the development via the surrounding public road network. In addition, consideration of whether the proposed additional office and hotel uses, combined with the removal of the potentially contaminating activities from the underlying Industrial zoning permissions, results in similar or reduced risk compared to the existing zoning.

These must be acceptable to the City of Toronto in the context of the City's Risk Specific Plan for Flooding and will be reviewed with the City's Office of Emergency Management.

Next Steps

A community consultation meeting will be held to update the community and work will continue with the applicant to address issues. Provided these matters are addressed, notice will be given in early August for a September 1, 2015 Toronto and East York Community Council statutory meeting to consider a Final Report.

CONTACT

Angela Stea, Senior Planner
Tel. No. (416) 392-7215
Fax No. (416) 392-1330
E-mail: astea@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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TORONTO Community Consultation Meeting

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

Planning application for: 629, 633 AND 675 EASTERN AVENUE

The City is holding a Community Consultation meeting where you can learn more about this application ask questions and share your comments.

Details are as follows:

Date: Monday, January 27, 2013

Time: 7:00 PM to 9:00 PM

Place: 629 Eastern Avenue

Proposal

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,535 square metres of existing space for film studio and production purposes and to construct approximately 75,630 square metres of new office/flex space, 7,290 square metres of hotel space, and 14,060 square metres of retail space. The total gross floor area proposed is 113,520 square metres. The applicant's concept plan identifies 15 existing and new buildings proposed on the site.

You can view a copy of the Preliminary Report providing background information at:
<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-63123.pdf>

To speak to the planner directly, contact **Angela Stea**, at astea@toronto.ca or 416-392-7215. You may mail your comments to the planner at **Toronto and East York District, 100 Queen St W Floor 18 E Toronto On, M5H 2N2**. To provide comments online, use the link below.

You may also contact **Councillor Paula Fletcher, Ward 30**, at councillor_fletcher@toronto.ca or (416) 392-4060.

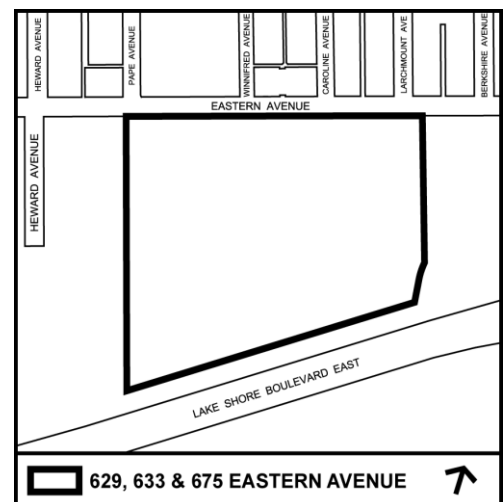
Notice to correspondents:

Personal information received at community consultation meetings or contained in correspondence with the City is collected under sections 8 and 136 of the City of Toronto Act, 2006 specifically for creating a public record of information potentially relevant to making an informed decision. Questions about the collection of this information may be directed to the Planner listed above.

Compliance with City Council policy respecting Notice may result in you receiving duplicate notices.

Attendant Care Services can be made available with some advance notice.

For more information visit our website at Information www.toronto.ca/planning/developmentapplications





STAFF REPORT INFORMATION ONLY

629, 633, and 675 Eastern Avenue - Zoning By-law Amendment Application - Preliminary Report

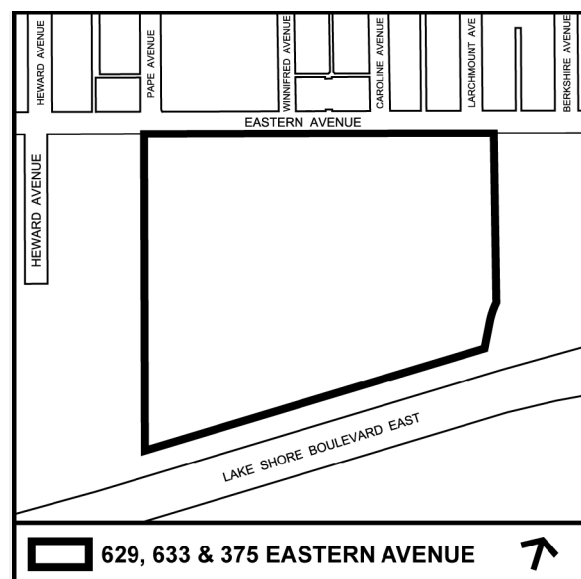
Date:	October 30, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	13-195390 STE 30 OZ

SUMMARY

This application proposes redevelopment of the property located at 629, 633 and 675 Eastern Avenue. The proposal is to maintain approximately 16,535 square metres of existing space for film studio and production purposes and to construct approximately 75,630 square metres of new office/flex space, 7,290 square metres of hotel space, and 14,060 square metres of retail space. The total gross floor area proposed is 113,520 square metres. The applicant's concept plan identifies 15 existing and new buildings proposed on the site.

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

A community consultation meeting is targeted for the fall of 2013 or winter 2014, with a Final Report and Statutory Public meeting anticipated for the second quarter of 2014. The target dates assume that applicant will provide all required information 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 629, 633, and 675 Eastern Avenue 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.

DECISION HISTORY

City Council adopted staff recommendations to refuse Application No. 04-168616 STE 30 OZ for the site in July 2007. The proposed development comprised 68,615 square metres of floor area and included large format retail and residential uses. At the time of Council's decision, the proposal had been appealed to the Ontario Municipal Board (OMB), which had held a number of pre-hearing conferences on the application.

In January 2008, City Council adopted the South of Eastern Secondary Plan as an amendment to both the (former) City of Toronto Official Plan and the City's current Official Plan. The Secondary Plan was subsequently appealed to the OMB.

Also in January 2008, City Council adopted By-law 130-2008 amending the Zoning By-law with respect to the South of Eastern area. Among other matters, the by-law permitted office uses; established a 30 metre height limit in certain locations where there was previously no height limit; required a 2.0 metre setback from Eastern Avenue; and removed permission for a tannery on the site at 633 Eastern Avenue. By-law 130-2008 was appealed to the OMB.

In March 2009, the OMB issued a decision refusing the proposed development, finding that the proposed Official Plan and Zoning By-law amendments did not constitute good planning and would very likely destabilize the South of Eastern Employment District, and did not meet the tests of the (former) City of Toronto Official Plan respecting redesignation of industrial lands. The OMB also allowed the appeals against the South of Eastern Secondary Plan, finding it did not represent sound land use planning. The OMB also allowed appeals against Zoning By-law 130-2008 and ordered its repeal.

In January 2012, City Council requested the Chief Planner and Executive Director, City Planning Division, to consider a planning framework for the South of Eastern Employment District and report thereon to Planning and Growth Management Committee as soon as possible.

In November 2012, City Council considered a report on draft Official Plan policies and designations for employment, prepared as part of the five-year Official Plan and Municipal Comprehensive Reviews. Council directed that the draft policy directions contained in the report be used as the basis for community consultation. The draft policies presented in the report proposed a *Core Employment* designation for the site.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant beginning in November 2012 to identify preliminary planning issues associated with the proposal and to discuss submission requirements. Topics discussed at the pre-application included the mix of land uses proposed on the site, the amount of retail proposed within the mix of uses, the importance of employment uses (including film studio uses), transportation impacts, site access and circulation, ownership of proposed streets, servicing, flood protection, and the arrangement of built form and public spaces. Over the course of pre-application consultation, the proportion of retail within the proposed mix of uses decreased from roughly one-third of the development to approximately 12.4% of the proposed gross floor area.

In May 2013, the proponent held open house events on the site to inform community members and other stakeholders about the proposal. On October 3, 2013, City Planning staff attended an open house hosted by the Ward Councillor where they displayed some of the applicants drawings and answered preliminary questions about the proposal.

ISSUE BACKGROUND

Proposal

The proposal is for a non-residential mixed use development comprising office, film studios, hotel, and retail/service uses accommodated in 15 buildings (9 existing buildings and 6 new buildings). The proposed development will comprise gross floor area as set out in the following table, with an overall density of 1.52 times the area of the site.

Use	Gross Floor Area (square metres)
Film studio and production	16,535
Office space	75,630
Hotel	7,290
Retail/Service	14,060
TOTAL	113,520

Of the proposed development, 16,805 square metres of gross floor area is within existing buildings and proposed for film studio and production uses, office space, and retail. The hotel, most office, and a large majority of retail/service uses are proposed within new buildings. The applicant's planning rationale report states that the proposal would

maintain and enhance existing film studio uses on the site and add complementary office, hotel and retail/service uses.

The buildings proposed as part of the development have a range of uses, heights, and sizes, summarized in the table below. (The applicant has generally not provided information on the height of existing buildings.) Building numbers 10 – 15 as identified in the table below are generally interconnected and house the existing film studio complex.

Bldg	Floor Area	Use	Approx. Height (metres)	Height (storeys)	New or Existing
01	20,139 m2	Office	45.1	10	New
02	1,858 m2	Office/Film Studio	Not Available	2	Existing
03	7,164 m2	Retail/Office/Parking	18.6	4	New
04	7,627 m2	Retail/Office/Parking	18.6	4	New
05	5,138 m2	Retail/Parking	19.1	4	New
06	10,219 m2	Retail/Hotel/Parking	36.0	10	New
07	46,417 m2	Office	42.0	10	New
08	906 m2	Office	Not Available	2	Existing
09	269 m2	Retail	Not Available	1	Existing
10 - 15	16,540 m2	Office/Film Studio	Not Available	2 - 3	Existing

Access to the site is proposed at four points along Eastern Avenue aligned with Pape Street, Winnifred Avenue, Caroline Avenue, and Larchmount Avenue. Access is proposed at three points along Lake Shore Boulevard East, two of which are roughly aligned with Caroline Avenue and Larchmount Avenue and a third located at the western end of the site to access a surface parking lot. Traffic signals are proposed at the intersections of the proposed private Caroline Avenue with Eastern Avenue and with Lake Shore Boulevard East.

The proposed concept plan for the development introduces a network of private, internal driveways designed as streets. These are aligned with Winnifred, Caroline, and Larchmount Avenues located north of Eastern Avenue; the corridors of Caroline and Larchmount Avenues extend across private land via these proposed driveways to Lake Shore Boulevard. The applicant's planning rationale proposes to construct these to public street standards. Laneways provide further access with the site.

The proposal includes 1193 parking spaces for all existing and proposed uses, all located at grade or above grade. The proposed concept plan shows three surface parking areas: 38 spaces at the northwest corner of the site between Eastern Avenue and the film studio buildings; 153 spaces south of the film studio buildings facing Lake Shore Boulevard; and 17 spaces abutting the proposed private Larchmount Avenue, at the side of the large retail building (Building 05). Other parking is proposed in levels of above grade parking incorporated into Buildings 03, 04, 05, and 06.

Pedestrian and cycling access into the site is accommodated on the proposed private driveways. A dedicated north-south bicycle path is proposed along the site's eastern property line and abutting the proposed private Larchmount Avenue. The proposed concept plan includes two publicly accessible plazas located in the centre of the site to provide open space amenity and access to pedestrians.

On the western portion of the site, the concept plan retains existing warehouse buildings which house the Revival 629 film studio complex (Buildings 10 – 15). A new 10-storey office building is proposed, connected by an atrium to the film studio buildings (Building 01).

An existing 2-storey building is retained along the site's frontage on Eastern Avenue to accommodate office and studio uses (Building 02). Two new buildings are also proposed fronting onto Eastern Avenue (Buildings 03 and 04). Each of these four-storey buildings is proposed with one floor of retail at grade and two floors of office space and one level of parking above grade.

The centre of the site is occupied by the proposed publicly-accessible plazas. Adjacent to these plazas are proposed: an existing 1-storey building to be dedicated to retail (Building 09), an existing office building (Building 08), a 9-storey building with retail at grade, hotel, and parking (Building 06), and a retail building with three levels of parking above grade (Building 05). Building 05 proposes a retail floor-plate of 5,139 square metres, the largest retail floor-plate in the application.

A 10-storey office building (Building 07) occupies the southern portion of the site, facing Lake Shore Boulevard across the Lake Shore East Trail. The southern face of the large retail building (Building 05, described above) also faces Lake Shore Boulevard.

Site and Surrounding Area

The site is located on the south side of Eastern Avenue midway between Carlaw Avenue and Leslie Street. The site is approximately 7.5 hectares and has 314 metres of frontage on Eastern Avenue. The south side of the site has a dimension of approximately 319 metres abutting the Lake Shore Recreational Trail, with an existing vehicular access across the Trail to Lake Shore Boulevard East.

The site comprises the property located at 629 Eastern Avenue, which was formerly occupied by the Toronto Iron Works, and the properties located at 633 and 675 Eastern Avenue, formerly occupied by the A.R. Clarke Tannery, destroyed by fire in March 2001.

The former Toronto Iron Works buildings on the western portion of the site house the Revival 629 film studio and associated offices. One building is located at the street line of Eastern Avenue. The other buildings are set well back from both Eastern Avenue and Lakeshore Boulevard, with surface parking areas located between the buildings and the street.

The eastern portion of the site is vacant.

Surrounding land uses are as follows:

North: The lands north of the site in the area north of Eastern Avenue are generally occupied by low-scale residential development in house-form buildings. A five-storey multi-unit apartment building sits across from the site fronting onto Eastern Avenue.

South: A strip of land abutting the south edge of the site is City-owned, dedicated as parkland, and accommodates the Lake Shore East Trail. On the south side of Lake Shore Boulevard East are employment uses including a film studio, a shingle manufacturer, and a TTC yard, and the larger Port Lands area.

East: The property east of the site is occupied by a film studio and was formerly the location of Canada Metal Company Ltd.

West: An automobile dealership occupies the property immediately west of the site.

Planning Act

Section 2 of the *Planning Act* addresses matters of Provincial Interest and requires municipal Councils to have regard to matters such as:

- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the province and its Municipalities;
- (o) the protection of health and safety; and
- (p) the appropriate location of growth and development.

Section 26 of the *Planning Act* requires the City to review its Official Plan not less frequently than 5 years after the Official Plan comes into effect. Since the Toronto Official Plan came into effect in June 2006, the City commenced its statutory review of the Official Plan in May 2011 to comply with the *Planning Act*. The City is required to review policies and designations applying to areas of employment, and policies dealing with removal of land from areas of employment to confirm or amend these policies. City staff are completing the review of employment lands required under Provincial statute and are targeting the November 21, 2013 meeting of the Planning and Growth Management Committee for a Final Report.

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. Section 1.1 of the PPS addresses how to manage and direct land use to achieve efficient development and land use patterns. Section 1.3 of the PPS addresses employment areas. Section 3.1 of the PPS addresses natural hazards, including policies with respect to permitting development within a floodway.

City Council's planning decisions are required to be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

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.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The Plan requires municipalities to promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses; and
- d) ensuring the necessary infrastructure is provided to support current and forecasted employment needs.

The definition of an *employment area* in the Growth Plan is the same as that used in the PPS.

Official Plan

The site is within an *Employment District* identified on the Urban Structure Map (Map 2) of the Official Plan. *Employment Districts* are large districts comprised exclusively of lands where the Employment Areas land use designation applies. *Employment Districts* can accommodate substantial growth in jobs and meet the needs of key economic clusters. *Employment Districts* are protected and promoted exclusively for economic activity.

The Official Plan's land use designation for the subject site is *Employment Areas*. Section 4.6 of the Official Plan describes *Employment Areas* as "hothouses where we grow our enterprises and jobs". It goes on to state that business increasingly requires flexibility in order to compete effectively in the global economy. This need for flexibility extends to a firm's lands and building, and to what is available to support that business activity in the immediate area. A broad and inclusive approach to employment uses in *Employment Areas* is needed for the City's economic future. Uses that support the prime economic function of *Employment Areas*, such as parks; small scale retail stores and services to meet the daily needs of business and employees; workplace daycare; and restaurants must also be readily accessible within *Employment Areas*. Uses that detract from the economic function of these lands will not be permitted to locate in *Employment Areas*.

Policy 4.6.1 of the Official Plan states that *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Policy 4.6.3 of the Official Plan permits large scale, stand-alone retail stores in *Employment Areas* only through enactment of a zoning by-law and subject to a number of tests respecting location, transportation impact and economic impact.

Most of the site lies within the Lower Don River flood plain and the Special Policy Area identified on Map 10 of the Official Plan. Official Plan Policies relating to the Special Policy Area have not yet been approved by the Ontario Municipal Board; therefore, the policies of the (former) City of Toronto Official Plan remain in full force and effect with respect to the Special Policy Areas. Section 2.58 of the Official Plan for the former City of Toronto, states that development may be permitted on condition that it is flood protected to at least the 1:350 year level, in which case no building or structure will be subject to a risk of flooding in excess of 25 percent over an assumed life of 100 years. Section 2.68 of the Official Plan for the former City of Toronto, contains requirements that all development must meet in addressing the flood risk associated with the Lower Don area. Staff have circulated the application to Toronto Region and Conservation Authority for comment.

Zoning

Former Zoning By-law 438-86 is in force on the site. The site is zoned I2 D5, permitting a range of non-residential uses including manufacturing uses, warehouse uses, workshops and studios, and limited retail and service uses, among others which may developed to densities up to 5 times the area of the lot. The zoned height limit on the site is 18.0 metres for that portion of the property within 36.6 metres from the south side of Eastern Avenue; further south than 36.6 metres there is no height limit.

Site Plan Control

The proposal will require Site Plan Approval; however, no application has yet been submitted.

Community Improvement Plans

The "South of Eastern Community Improvement Plan for Brownfield Remediation and Development of Prescribed Employment Uses" was adopted by By-law 1324-2012. The primary objectives of the Plan are to encourage brownfields remediation and support development of key businesses to assist in the implementation of the economic development strategy for the South of Eastern employment district. The plan provides for various financial incentives to support economic development in the area.

The "South Riverdale and Lake Shore Boulevard East Community Improvement Plan" (By-law 384-2002) includes the South of Eastern area as well as neighbourhoods north of Eastern Avenue. This CIP identifies potential public realm and traffic management improvements for the area.

South of Eastern Avenue Urban Design Guidelines

South of Eastern Avenue Urban Design Guidelines were adopted by Council in June 2004 and apply to the area bounded by Eastern Avenue, Leslie Street, Lake Shore Boulevard, and Rushbrooke Avenue. The Guidelines also contemplate the extension of Larchmount Avenue south from Eastern Avenue to Lake Shore Boulevard.

Tree Preservation

The applicant has submitted an Arborist Report with the application. The Parks, Forestry and Recreation Division has not determined the number of City-owned or privately owned trees required for removal as a result of the proposal.

Five-Year Official Plan Review and Municipal Comprehensive Review

As noted above, City staff are completing the five-year Official Plan Review and the Municipal Comprehensive Review (MCR) of employment lands required under Provincial statute. A final staff report on the review is on the November 21, 2013 agenda of the Planning and Growth Management Committee. The report recommends that the site at 629, 633, and 675 Eastern Avenue be designated *Core Employment*. On a preliminary basis, the application has been considered in the context of the MCR.

The applicant has made a submission to the Official Plan Review requesting site-specific consideration of the proposal in the MCR. In response, the report on the agenda of the November 21, 2013 Planning and Growth Management Committee meeting has recommended a Site and Area Specific policy which allows the City to continue to consider the proposal, notwithstanding the large-scale retail uses proposed, and sets parameters within which the proposed retail uses may be permitted. The draft policy would permit secondary uses including recreation, entertainment, retail and service commercial uses up to a maximum of 20% of the gross floor area of development on the site. Under the proposed policy, permission for these uses would be subject to a number

of tests that address enactment of a zoning by-law, the requirement that secondary uses are ancillary to and/or support the viability of the site's primary employment uses; comprehensive planning of the site; relationship of retail uses to the public realm; phasing to ensure that development of the site's primary employment uses; impacts on other nearby employment uses; and flood mitigation. The proposed Site and Area Specific Policy does not permit stand alone retail uses greater than 6,000 square metres.

South of Eastern Strategic Direction

In response to City Council's request to consider a planning framework for the South of Eastern employment district, staff from the City Planning Division and Economic Development and Culture Division are undertaking background studies for a three-pronged planning framework. The South of Eastern Strategic Direction will address the area's economic potential and the resulting transportation, servicing needs, and urban design implications. The planning studies are being coordinated with planning work underway as part of the Port Lands Acceleration Initiative, particularly with respect to the Port Lands and South of Eastern Transportation and Servicing Master Plan.

Community consultation on the South of Eastern Strategic Direction is expected to begin in November 2013. Staff are targeting the second quarter of 2014 to report on the South of Eastern Strategic Direction.

Staff will consider the proposal in the context of the emerging findings of the South of Eastern Strategic Direction's background studies.

Reasons for the Application

The proposal requires a rezoning application because the proposed office, hotel, and retail uses are not permitted in an I2 D5 zone. The proposed hotel building would be located to the rear of another building, which is not permitted, and portions of the development exceed the 18.0 metre height limit within 36.6 metres of Eastern Avenue. The proposal may also vary from other zoning requirements to be determined upon further review.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Transportation Impact Study, including a loading study, parking study, and traffic operations assessment
- Servicing and Stormwater Management Report
- Arborist Report
- Economic Study

A Notification of Incomplete Application issued on July 26, 2013 identified outstanding material required for a complete application submission as follows: Topographic survey, Stage 1 Archaeological Assessment, and Contaminated Site Assessment.

The last outstanding material was submitted on September 17, 2013 and a Notification of Complete Application was subsequently issued on October 4, 2013.

Issues to be Resolved

On a preliminary basis, staff have identified the following issues to be assessed through the application review:

- The appropriateness of the proposed mix of uses, particularly with respect to the intent of the Official Plan policies for *Employment Districts* and *Employment Areas* and the amount of retail/service uses among the mix of uses proposed;
- The appropriateness of the proposed mix of uses, particularly with respect to the intent of the policies for *Core Employment Areas* emerging through the 5-year Official Plan Review and the Municipal Comprehensive Review and the amount of retail/service uses among the mix of uses proposed;
- Conformity of the proposal with the emerging Site and Area Specific Policy for the site;
- The suitability of the proposed development to adequately accommodate and support the planned employment function of the site;
- Impacts of the proposal on the functioning of other economic activities within the South of Eastern *Employment Areas*, including consideration of the size, shape and configuration of this employment area and the potential influence of retail on land use change;
- Impacts of the proposed development on the economic health of nearby shopping districts;
- Phasing of development to ensure that development of film studio and production, office, and hotel uses precedes development of retail/service space;
- The impacts of the proposed development on nearby low-scale residential areas designated *Neighbourhoods* in the Official Plan;
- The siting and location of buildings on the site within a comprehensive plan;
- The height and massing of the proposed buildings;
- Physical relationship of the proposed buildings to public streets and private driveways;
- Quality of the proposed public realm and place-making;
- Protection and/or replacement of City-owned trees and private trees on and adjacent to the site;
- Transportation impacts of the proposed development, including traffic infiltration on nearby residential streets and the adequacy of transportation capacity available to accommodate the extra traffic generated by the retail development, resulting in an acceptable level of traffic on adjacent and nearby streets;

- Location and design of proposed surface parking areas and above-grade parking structures;
- Number and location of proposed vehicular access points to the site from Lake Shore Boulevard East;
- Impacts of the proposed site access on the Lake Shore East Trail;
- The proposed network of private driveways and potential for public ownership of streets; and
- Adequacy of proposed flood protection and flood mitigation and compliance of the proposal with the requirements of the Special Policy Area.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments, the community consultation process, and planning studies underway in the South of Eastern area.

CONTACT

Kyle Knoeck, Senior Planner

Tel. No. (416) 392-0871

Fax No. (416) 392-1330

E-mail: kknoeck@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
 Director, Community Planning
 Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Concept Plan

Attachment 2: Rendered Model – Aerial View

Attachment 3: Zoning

Attachment 4: Application Data Sheet

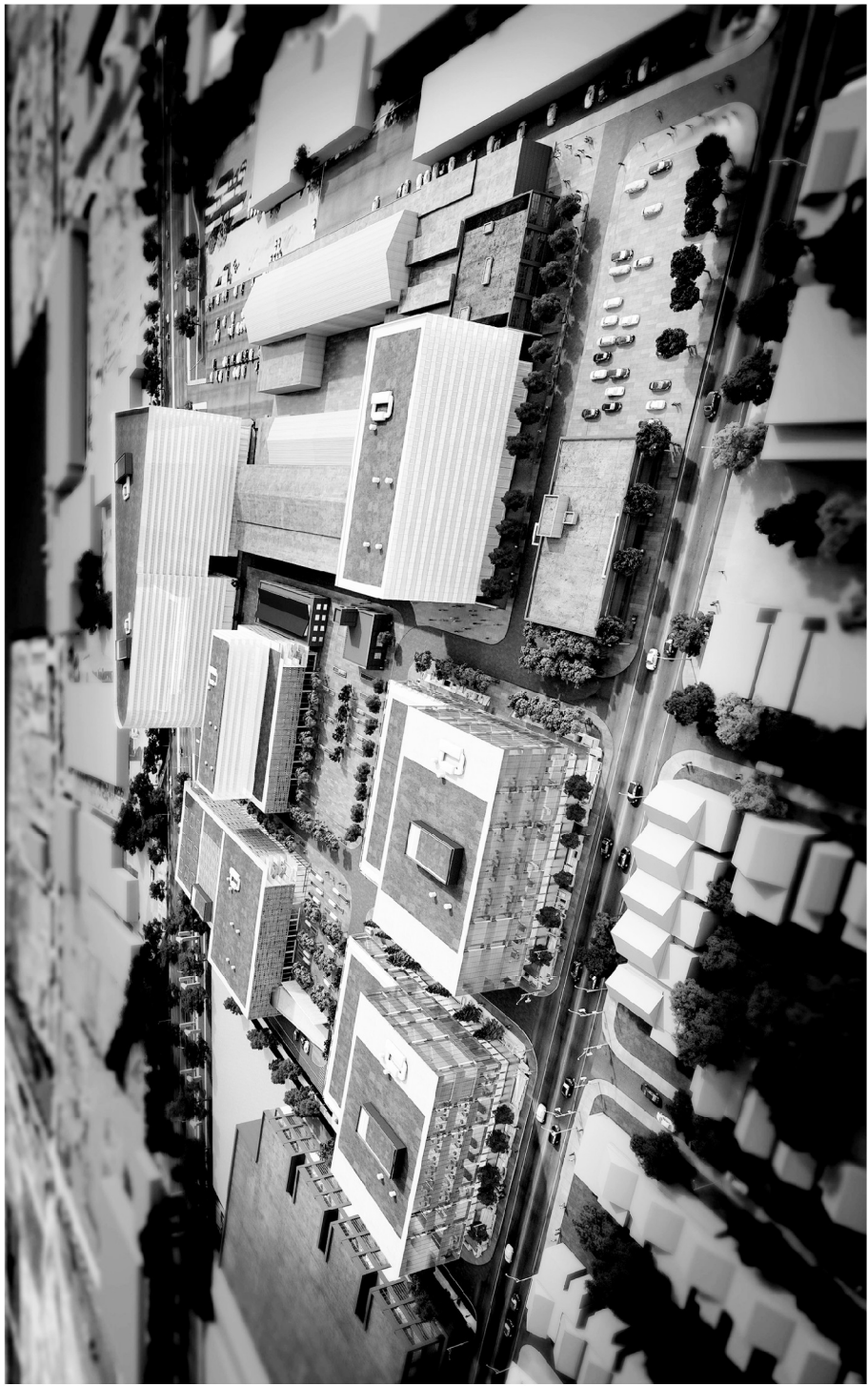
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629, 633 & 675 Eastern Avenue

Not to Scale
10/28/2013

File # 13 195390 0Z

Attachment 2: Rendered Model – Aerial View



View looking southeast

Aerial View

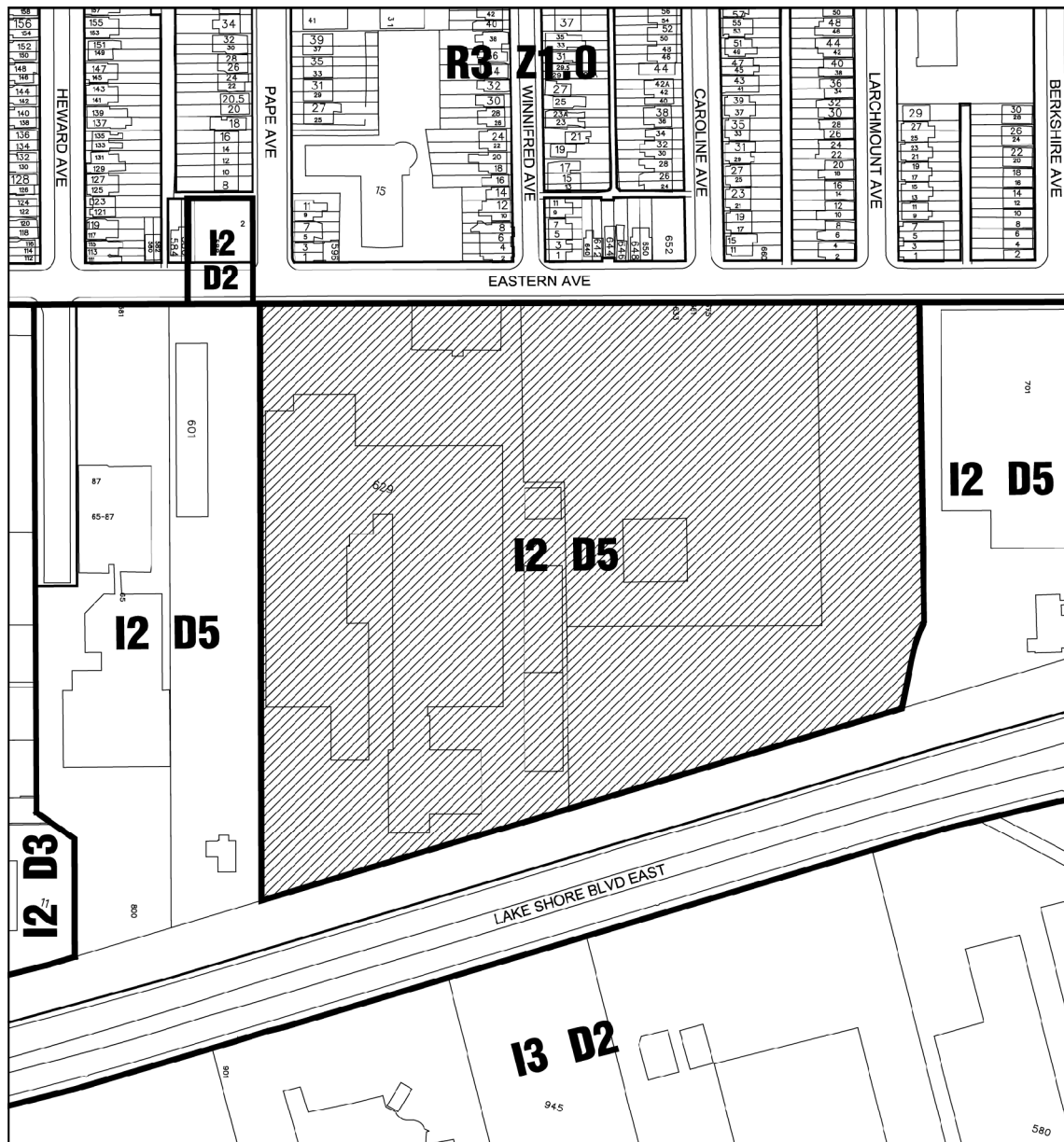
629, 633 & 675 Eastern Avenue

Applicant's Submitted Drawing

Not to Scale
10/28/2013

File # 13 195390 0Z

Attachment 3: Zoning



TORONTO City Planning
Zoning

629, 633 & 675 Eastern Avenue

File # 13 195390 02

R3 Residential District
I2 Industrial District
I3 Industrial District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 10/28/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 195390 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 27, 2013
Municipal Address:	629 EASTERN AVE		
Location Description:	PLAN D81 PT LOT 5 CON BF PT LOT 12 PT WATER LOT RP 66R19449 PARTS 1 4 AND 7 **GRID S3013		
Project Description:	The StudioCente redevelopment will maintain approximately 16, 535 square metres of space for film studio and production purposes and create approximately 75, 630 square metres of new office/flex space, 7,290 square metres of hotel space, 14, 060 square metres of retail space, 270 square metres of retail service space within existing and new buildings.		
Applicant:	Agent:	Architect:	Owner:
Studio Centre Developments Inc		Diamond and Schmitt	Eastern Avenue Developments Ltd

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	no
Zoning:	I2 D5	Historical Status:	no
Height Limit (m):	18 m; none	Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	74,800	Height:	Storeys:	10
Frontage (m):	315		Metres:	40
Depth (m):	184			
Total Ground Floor Area (sq. m):	21,257			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	1193
Total Non-Residential GFA (sq. m):	113,519		Loading Docks	20
Total GFA (sq. m):	113,519			
Lot Coverage Ratio (%):	28.4			
Floor Space Index:	1.52			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	14060	0
1 Bedroom:	0	Office GFA (sq. m):	75632	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	23826	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Kyle Knoeck, Manager
	TELEPHONE:	(416) 392-0871