

**98 Index Road and 150 North Queen Street – Official Plan and Zoning By-law Amendment Application – Final Report**

<b>Date:</b>	December 16, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	07 263487 WET 05 OZ

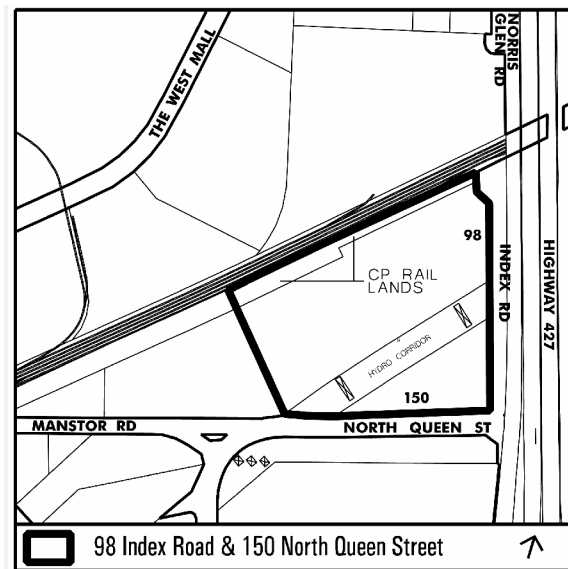
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application submitted by Bousfields Inc. on behalf of Calloway REIT proposes to permit the comprehensive development of the lands located at 98 Index Road and 150 North Queen Street for retail uses. This application also seeks to amend Official Plan and Zoning By-law approvals previously granted for 98 Index Road to permit retail development.

The proposal and recommended conditions provide for coordinated and comprehensive development of vacant land in keeping with the area specific policies of the Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Etobicoke Zoning Code.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
2. City Council amend the former City of Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment described in this report including the use of a Holding designation in accordance with Section 36 of the Planning Act, R.S.O. cP.13, as amended, which Holding Symbol (H) will be removed from the lands upon satisfactory completion of the following:
  - (a) The owner must enter into an agreement with Ontario Realty Corporation for use of their property for access (two driveways to North Queen Street) parking, services and surface storm drainage. The applicant/owner must provide this agreement to the satisfaction of the City Solicitor.
  - (b) The owner shall make satisfactory arrangements, including submitting satisfactory plans and providing financial guarantees, with the Executive Director of Technical Services regarding:
    - i) Prohibiting turning movements for the west driveway except for right turns into the development by means of signage and a raised centre median constructed on North Queen Street;
    - ii) Providing sufficient funding to install, when required, traffic control signals at the North Queen Street/main site driveway/165 North Queen Street west driveway intersection, including all related intersection improvements as well as any required modifications to the driveway leading to 165 North Queen Street;
    - iii) Extending the existing left turn auxiliary lanes at the west and east approaches to the proposed signalized intersection to provide 95m and 65 metres of vehicle storage, respectively, with appropriate transition tapers;
    - iv) Designing and constructing the north approach of the Index Road/North Queen Street intersection to reflect Etobicoke Engineering Design Standard No. 245. This design shall incorporate a southbound auxiliary left turn storage lane at the north intersection approach providing at least 30 metres of vehicle storage, with an appropriate transition taper;
    - v) Designing and constructing an eastbound left turn auxiliary lane providing 30 metres of vehicle storage at the west approach of the

Index Road/North Queen Street intersection, with an appropriate transition taper;

- vi) Resurfacing the full width of Index Road; and
  - vii) Resurfacing the full width of North Queen Street, between the east and west limits of the works required on this section of road.
- (c) The owner shall make a \$200,000 contribution towards the cost of a Municipal Class Environmental Assessment for the extensions of North Queen Street to The West Mall.
  - (d) The owner shall satisfy the City of Toronto and Toronto Transit Commission's requirements for protecting for a future subway alignment and emergency exit building associated with the westerly extension of the Bloor-Danforth subway.
  - (e) Issuance of Site Plan Application Notice of Approval Conditions to the satisfaction of the Director of Community Planning, Etobicoke York District for the subject development of the lands.
  - (f) The owner shall submit confirmation to the Director, Community Planning Etobicoke York District that the owner has purchased the CP rail lands required to be added to 98 Index Road.
  - (g) The owner shall make a payment of \$50,000 for the installation of signal priority at two intersections near the site as required by the Toronto Transit Commission.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

### **Financial Impact**

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

### **DECISION HISTORY**

In November of 2002 and December of 2003, First Pro Shopping Centres submitted Official Plan and zoning amendment applications to permit retail development at 98 Index Road. Council approved the applications and on February 24, 2005, City Council enacted By-law Nos. 181-2005 and 182-2005 to permit retail uses at 98 Index Road.

By-law No. 181-2005 amended the Sherway Centre Secondary Plan of the former City of Etobicoke Official Plan to permit retail uses. Site and Area Specific Policy 19 of the

Toronto Official Plan was also amended to include special provisions for 98 Index Road. Zoning By-law No. 182-2005 permits certain retail uses up to a maximum gross floor area of 13 564 square metres.

During the processing of these development applications for 98 Index Road, Official Plan and zoning by-law amendment applications to permit 2 730 square metres of retail uses were also submitted by another property owner for 150 North Queen Street. In order to establish a coordinated vehicular access to the proposed retail developments at 98 Index Road and 150 North Queen Street, City staff required that a central driveway extending from North Queen Street through 150 North Queen Street and across the Hydro corridor to 98 Index Road be provided. At that time, an agreement could not be reached between the owner of 98 Index Road and the owner of 150 North Queen Street for a central driveway access. Consequently, the development applications submitted for 150 North Queen Street were later withdrawn.

## ISSUE BACKGROUND

### Proposal

The proposal is to permit retail development at both 98 Index Road and 150 North Queen Street. Calloway REIT has purchased 150 North Queen Street to facilitate the comprehensive development of the two sites. The proposal also includes a narrow strip of Canadian Pacific (CP) rail lands that will result in additional lands being added to 98 Index Road in order to straighten the northerly property line for 98 Index Road. Table 1 provides a list of data on the proposal supplied by the applicant.

**Table 1**

Lot Area	6.9 ha	17.1 acres
Total Gross Floor Area	16 121.93 m <sup>2</sup>	173 540.68 square feet
Lot Coverage Ratio (%)	23.69	
Floor Space Index	.23	
Number of Parking Spaces Proposed	661	

In anticipation of the high demand for parking, a total of 661 parking spaces are provided at 98 Index Road and 150 North Queen Street. The applicant notes that an additional 264 parking spaces can be provided on lands owned by Ontario Hydro on a lease basis. Vehicular access to the site will be from Index Road and North Queen Street. The proposed site plan provides for a consolidated central access from North Queen Street to the lands.

The proposal will result in increasing the previously approved 13 564 square metre retail floor area for 98 Index Road to 16 121.93 square metres for both properties. For a summary of the application, please refer to Attachment No. 8, the Application Data Sheet.

## **Site and Surrounding Area**

This 6.9 hectare site is located in the area northwest of North Queen Street and Highway 427. The 98 Index Road lands have frontage onto Index Road, which runs parallel to Highway 427. The 150 North Queen Street site has frontage on North Queen Street and Index Road. A hydro corridor runs between the two properties. The lands are currently vacant.

The surrounding uses are as follows:

North: Canadian Pacific rail line

South: retail uses located across North Queen Street

East: Index Road and Highway 427

West: Industrial Uses

## **Provincial Policy Statement**

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.

The retail development proposal is consistent with the Provincial Policy Statement and conforms to The Growth Plan for the Greater Golden Horseshoe as Site and Area Specific Policies 19 and 20 of the Toronto Official Plan that apply to the subject site permit retail uses.

## **Official Plan**

The site is shown as an Employment District on the Urban Structure Map (Map 2) of the Toronto Official Plan. Employment Districts are areas to be promoted and protected for economic activity.

The subject lands are designated on Map 15 Land Use Plan as an Employment Area. Employment Areas are places of business and economic activity. Some of the uses that support this function consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, parks, hotels, ancillary retail outlets, restaurants and small scale stores and services that serve area businesses and workers.

The site is located in an area that was previously subject to the Sherway Centre Secondary Plan in the former City of Etobicoke Official Plan. The Sherway Centre Secondary Plan was not included in its entirety in the new Toronto Official Plan. However, certain relevant polices of the Sherway Centre Secondary Plan were included in the Toronto Official Plan as Site and Area Specific Policies 2, 12, 13, 19 and 20.

Site and Area Specific Policy 19 includes the lands bounded by the Canadian Pacific Rail line, Highway 427, The Queen Elizabeth Way and the Etobicoke Creek. The subject lands are located within these boundaries. Site and Area Specific Policy 19 deals with matters such as development caps and transportation infrastructure, as well as, the future extension of North Queen Street. Specifically, Site and Area Specific Policy 19 sets out the following development caps for the larger area:

- a) a limitation on the cumulative retail development prior to January 1, 2011, to a maximum of 221 865 square metres gross leasable area of which 50 000 square metres of gross leasable area will be reserved for lands outside the “Sherway Superblock” (The Sherway Superblock comprises the lands upon which the Sherway Gardens Shopping Centre, Toys R Us and the residential condominiums currently under construction on the former Sheridan Nurseries site are located);
- b) a limitation on the cumulative levels of pre-subway retail development in the site and area specific policy area to 250 000 square metres gross leasable area, unless a comprehensive review demonstrates, to the satisfaction of the City, that sufficient transportation capacity would be available; and
- c) notwithstanding policy (a) above, Site and Area Specific Policy 19 permits a maximum retail gross floor area of 13 564 square metres for 98 Index Road which represents additional retail floor area in excess of the interim development cap of 221 865 square metres of gross leasable floor area.

Site and Area Specific Policy 20 of the Toronto Official Plan, also applies to the subject lands and permits the subject site to be used for large scale, stand-alone retail stores.

## **Zoning**

The subject lands are zoned Class 2 Industrial (I.C2) and Limited Commercial Holding (CL-H1) and (CL-H2) subject to By-law No. 182-2005 under the Etobicoke Zoning Code. The I.C2 zone applies to 150 North Queen Street. The CL-H1 and CL-H2 zones apply to 98 Index Road. The CP rail lands that are to be incorporated in the proposal are currently unzoned. Once the CP rail lands are purchased by the owner, the CP rail lands will adopt the zoning of the adjacent lands to the south. The Hydro corridor lands are zoned Utilities (U). The U zone permits parking and storage as accessory uses in conjunction with a use permitted on abutting lands.

By-law No. 182-2005 restricts the use of the lands at 98 Index Road to certain retail uses, such as: shoe stores, home furnishings and decorating stores, offices, restaurants, bookstores and clothing and wearing apparel stores. The site-specific Zoning By-law No. 182-2005 also includes holding provisions which apply to the lands at 98 Index Road.

The holding provisions (H1 and H2) restrict the amount of retail development on the site until certain matters are satisfied, such as: an easement agreement for access across the hydro corridor; site plan control approval; servicing agreement matters; funding of an

Environmental Assessment Study for the future North Queen Street extension; and protection of property for a future subway alignment and emergency exit building from the subway associated with the proposed westerly extension of the Bloor-Danforth subway.

The I.C2 zone does not permit retail stores.

### **Site Plan Control**

The proposed development is subject to site plan control approval. To date, a site plan control approval application has not been submitted.

### **Reasons for Application**

The proposed retail development exceeds the development cap provisions contained in Site and Area Specific Policy 19. The development represents additional retail floor area in excess of 221 865 square metres gross leasable floor area. An amendment to the development cap policies of Site and Area Specific Policy 19 is required, as is an amendment to include the lands known as 150 North Queen Street.

The Class 2 Industrial zoning at 150 North Queen Street and the CP rail lands are required to be rezoned to permit the retail development proposal. A new site specific zoning by-law is required for 98 Index Road, 150 North Queen Street and the CP rail lands to permit the retail development proposal. The existing By-law No. 182-2005 for 98 Index Road will be replaced by a new amending zoning by-law.

### **Community Consultation**

A Community Consultation Meeting was held on February 26, 2008 in order to provide residents and business/property owners with an opportunity to review and comment on the application. In attendance at this meeting was the Ward 5 Councillor, City staff, the applicant and their consultants and three persons from the public.

Comments raised by those in attendance related to whether or not there was any potential for the existing business to the west to be redeveloped.

### **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. The draft amending zoning by-law is being reviewed by City Divisions and will be distributed at the Community Council meeting.

## COMMENTS

### Transportation

The applicant submitted a Traffic Impact Study (TIS) prepared by iTrans Consulting Inc. dated September 2007 and a letter dated October 9, 2008 responding to comments from Transportation Services staff on the TIS.

Technical Services and Transportation Services staff has concluded that the TIS study is acceptable to the Division. City staff concur with the applicant's traffic engineering consultant that the amount of vehicle traffic generated by the proposed development can be accommodated on the surrounding arterial road network provided that the applicant design and construct the driveway access and implement road/traffic control signal improvements as provided for in the recommendations to this report, summarized below:

- (a) The owner must enter into an agreement with Ontario Realty Corporation for use of their property for access, (two driveways to North Queen Street) parking, services and surface storm drainage. The applicant/owner must provide this agreement to the satisfaction of the City Solicitor.
- (b) The owner shall make satisfactory arrangements, including submitting satisfactory plans and providing financial guarantees, with the Executive Director of Technical Services regarding:
  - i) Prohibiting turning movements for the west driveway except for right turns into the development by means of signage and a raised centre median constructed on North Queen Street;
  - ii) Providing sufficient funding to install, when required, traffic control signals at the North Queen Street/main site driveway/165 North Queen Street west driveway intersection, including all related intersection improvements as well as any required modifications to the driveway leading to 165 North Queen Street;
  - iii) Extending the existing left turn auxiliary lanes at the west and east approaches to the proposed signalized intersection to provide 95m and 65m of vehicle storage, respectively, with appropriate transition tapers;
  - iv) Designing and constructing the north approach of the Index Road/North Queen Street intersection to reflect Etobicoke Engineering Design Standard No. 245. This design shall incorporate a southbound auxiliary left turn storage lane at the north intersection approach providing at least 30m of vehicle storage, with an appropriate transition taper;



- v) Designing and constructing an eastbound left turn auxiliary lane providing 30m of vehicle storage at the west approach of the Index Road/North Queen Street intersection, with an appropriate transition taper;
  - vi) Resurfacing the full width of Index Road;
  - vii) Resurfacing the full width of North Queen Street, between the east and west limits of the works required on this section of road.
- (c) The owner shall make a \$200,000 contribution towards the cost of a Municipal Class Environmental Assessment for the extensions of North Queen Street to The West Mall.
- (d) The owner shall satisfy the City of Toronto and Toronto Transit Commission's requirements for protecting for a future subway alignment and emergency exit building associated with the westerly extension of the Bloor-Danforth subway.

The above noted transportation requirements will be secured prior to the amending zoning by-law coming into force and effect through the use of a holding designation as part of the amending zoning by-law. The "H" can be removed if the above noted transportation requirements are satisfied.

The applicant/owner will be required to obtain permits, including permits for any signs visible to the highway, from the Ontario Ministry of Transportation (MTO) prior to any construction being undertaken due to the site's proximity to Highway 427. MTO will require the submission of a Site Plan, Site Servicing and Grading Plans, Site Illumination Plans, Traffic Impact Study and Stormwater Management Report for review and approval. MTO has also advised that any proposed buildings/structures, above and below ground be setback 14 metres from the west limit of the Index Road right-of-way. Further, MTO requires that no driveway (aisle), building amenity (i.e. loading dock, loading dock access) or operational arrangement vital to the viability of the proposed development should be located within the 14 metre setback and that any parking within the 14 metre setback must be surplus and not required to meet the sites' requirements and be denoted on the Site Plan.

The Toronto Transit Commission (TTC) has commented that in order to mitigate delays to bus operations as a result of the development, the applicant is required to make a payment of \$50,000 for the installation of signal priority at two intersections near the site. TTC requests that the \$50,000 payment be a condition of approval of this development application.

The TTC also comments that the site is adjacent to the preferred subway alignment as approved in the Bloor-Danforth Subway Westerly Extension Environmental Assessment. The TTC requests that the developer apply attenuation measures to mitigate noise, vibration, Electro-magnetic Interference (EMI) and stray currents related to the approved subway alignment near the proposed development. The TTC also requests that the

developer inform future purchases and lessees in their rental agreements of the potential for noise, vibration, EMI and stray current and that the TTC accepts no responsibility for any such effects.

### **Parking**

Technical Services staff has advised that a parking ratio of 4.1 parking stalls per 100 square metres of gross floor area is acceptable provided that office and restaurant uses are limited to a maximum of 10 percent of the gross leasable floor area.

Technical Services and Transportation Services staff comments that based on the floor area being proposed for the development, 693 parking spaces are required for the proposal under the existing parking ratio used under By-law No. 182-2005. The applicant proposes a total of 661 on-site parking stalls on both 98 Index Road and 150 North Queen Street. Staff has concluded that the proposed parking supply appears adequate.

### **Loading, Solid Waste and Fire Services**

The applicant/owner will be required to provide vehicle loading facilities to the satisfaction of the Technical Services Division. The owner shall arrange for private collection services. The proposal will be reviewed in regard to fire fighting services at the time of submission of a site plan approval application, should the rezoning and official plan amendment applications be approved.

### **Environmental and Servicing**

The Engineering Report dated September 24, 2008 for the proposal indicates that the existing water supply and sewer systems are sufficient to accommodate the proposed retail development. The applicant will be required to submit a stormwater management report and servicing and grading plans at the site plan approval stage. Technical Services notes that if the site is severed in the future into two or more properties, the City will require that each property have its own service connections to City Services.

### **Extension of North Queen Street to The West Mall**

Map 2 of Site and Area Specific Policy 19 of the Toronto Official Plan (Chapter 7) identifies several new public road linkages that are required to accommodate the ultimate levels of development within the area formerly known as the Sherway Centre Secondary Plan under the former City of Etobicoke Official Plan and the lands bounded by the CP Rail line, the Queen Elizabeth Way, Highway 427 and the Etobicoke Creek. The proposed roads are shown conceptually on Map 2. Further study is required to confirm the need, timing, and preferred alignment for each link. The northerly and westerly extensions of North Queen Street to The West Mall are two of the proposed new road linkages.

The process to undertake an environmental assessment for the North Queen Street extensions has commenced. The development approvals obtained by First Pro from City Council in 2005 requires First Pro to fund the entire cost of the Environmental Assessment to define the alignment and design of the proposed extension of North Queen Street to The West Mall. First Pro had previously provided the City with a \$25,000 contribution toward the funding of the environmental assessment study through the approval of the shopping centre to the south of the subject lands across North Queen Street. The owner will be required to make a \$200,000 contribution to fund a Municipal Class Environmental Assessment for the North Queen Street extensions to The West Mall as a result of this development application.

## **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. Since this is an Employment Area, there is no parkland provision noted in Map 8B for this particular site. However, as this development is for commercial uses only, the alternative parkland dedication rate by-law does not apply. There is no appropriate location for an on-site park, therefore a 2% cash-in-lieu of parkland dedication payment will be required prior to building permit issuance.

## **Hydro One**

Hydro One comments that it has no objection in principle to the subject application.

## **Site Planning and Urban Design**

Under the previous development applications for the subject lands, Community Planning encouraged a comprehensive development of 98 Index Road and 150 North Queen Street. Calloway REIT has fostered the ability to develop the lands comprehensively by acquiring 150 North Queen Street. It is essential to a coordinated and comprehensive approach to the development. The proposal would provide vehicular access to both properties from North Queen Street. Urban design matters, such as, the location of the buildings on the site in relation to the street, are constrained due to the physical separation created by the existing Hydro corridor located between 98 Index Road and 150 North Queen Street, as well as the triangular shape of 150 North Queen Street.

The Built Form policies of the Toronto Official Plan require new development to fit with its existing and/or planned context. This can be achieved through the following design measures among others:

- (a) locating main buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback and to locate main building entrances so that they are clearly visible and directly accessible to adjacent streets;

- (b) provide ground floor uses that have views into and, where possible, access to adjacent streets, parks and open spaces and preserving existing mature trees;
- (c) mass new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- (d) provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians through, for instance, improvements to adjacent boulevards and sidewalks including street trees, lighting, and other furniture;
- (e) co-ordinated landscape improvements in the setbacks to create attractive transitions from the private to public realms;
- (f) landscaped open space within the development of the site; and
- (g) landscaped edges of surface parking lots along streets, parks and open spaces to define the street edge and visually screen parking lots.

The proposal generally locates the proposed buildings parallel to North Queen Street and Index Road in order to frame the adjacent streets, even though the frontage of 150 North Queen Street is constrained by the Hydro corridor. As noted earlier in this report, the applicant has not submitted a site plan application to the City for the subject proposal. Staff will endeavour to ensure that the overall design of the proposed development will be generally consistent with the Built Form policies in order to achieve a visually attractive, well-landscaped, and safe public realm, should this application be approved.

### **Retail Development Caps**

As previously outlined, Site and Area Specific Policy 19 caps the cumulative retail development prior to January 1, 2011 to a maximum of 221 865 square metres of Gross Leasable Floor Area (GLA). Staff has determined that at this time, the interim development cap has been exceeded. Over time, certain occurrences, such as the conversion of the cinemas formerly located north of The Queensway and west of North Queen Street to retail use has added unanticipated additional floor area to the cumulative commercial GLA of the Sherway area.

However, the area under Site and Area Specific Policy 19, which includes the smaller superblock lands (Sherway Gardens Shopping Centre, Toys R Us store and the Sherway Gate Development Residential condominiums south of the shopping centre occupy these lands), permits a maximum pre-subway cumulative retail development level of 250 000 square metres of GLA (2,691,066 square feet), south of the CP Rail line. Site and Area Specific Policy 19 notes that the 250 000 square metres of GLA shall not be exceeded unless a comprehensive transportation review is undertaken which demonstrates to the City that sufficient transportation capacity is available. The applicant requests that the

development cap of 250 000 square metres GLA should be the predominant development cap since it requires a transportation review if exceeded.

Community Planning is in agreement with the applicant's request to recognize that the operative development cap shall be 250 000 square metres of GLA. Any increase in GLA beyond the 250 000 square metres development cap will require a transportation review in order to justify any additional development potential in the area. To date, the cumulative retail approved and or constructed GLA is at approximately 90% of the total permitted 250 000 square metres GLA. The proposal at full build-out would increase the cumulative retail GLA to approximately 97 percent of the permitted GLA.

## **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities and practices by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006 through the Site Plan Approval process.

## **Zoning By-law Amendment**

The proposed zoning by-law amendment will amend the existing Limited Commercial Holding Zoning (CL-H1 and CL-H2) for 98 Index Road and also change the existing Industrial Class 2 zoning (IC.2) for 150 North Queen Street to Limited Commercial (CL) zoning subject to certain retail uses. Also required to be included in the zoning by-law amendment is a small portion of CP lands which are to be acquired by Calloway REIT to straighten the north lot line of 98 Index Road. The Limited Commercial (CL-H1 and CL-H2) zoning applicable to 98 Index Road will be rescinded.

The amending by-law will permit a maximum retail development of 16 122 square metres of gross floor area both at 98 Index Road and 150 North Queen Street. The amending by-law will also denote the 14 metre setback from the west limit of the Index Road right-of-way as requested by the Ministry of Transportation.

A Holding symbol ("H") should be applied to 98 Index Road and 150 North Queen Street in order to ensure that prior to the construction of the retail development, the matters referenced in the Recommendations Section of this report are addressed. The Holding symbol would be lifted only when the applicant has satisfied the conditions. The Zoning By-law amendment will be in effect once the conditions are satisfied for the proposed development.

The existing By-law No 182-2005 will be replaced by the new amending zoning by-law subject to the use of a Holding symbol.

## **Development Charges**

It is estimated that the development charges in 2009 for this project will be \$1,600,907.60. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

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Tel. No. (416) 394-2615  
Fax No. (416) 394-6063  
E-mail: ghobson@toronto.ca

## **SIGNATURE**

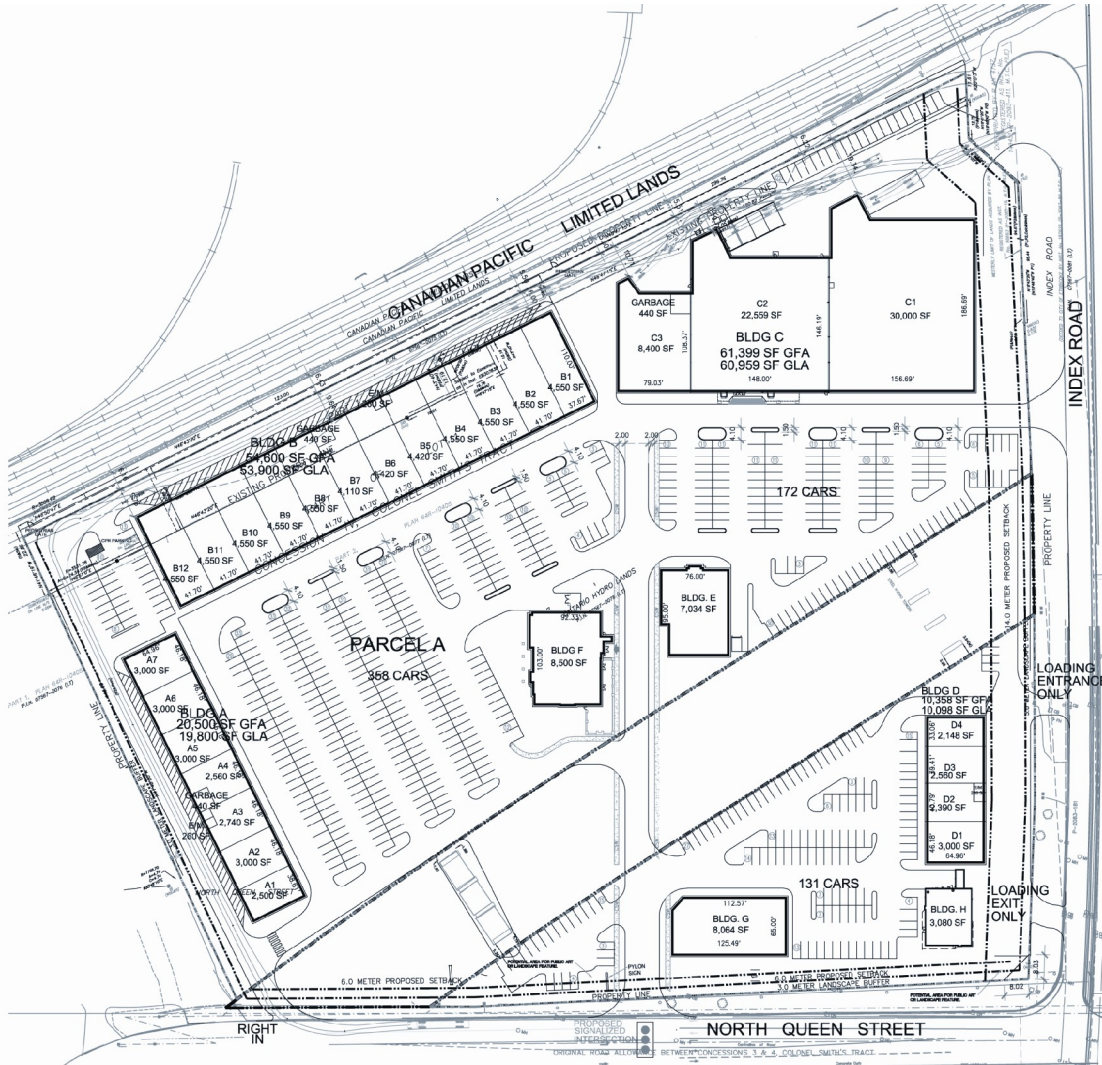
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Typical Elevations  
Attachment 3: Typical Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Air Photo  
Attachment 8: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

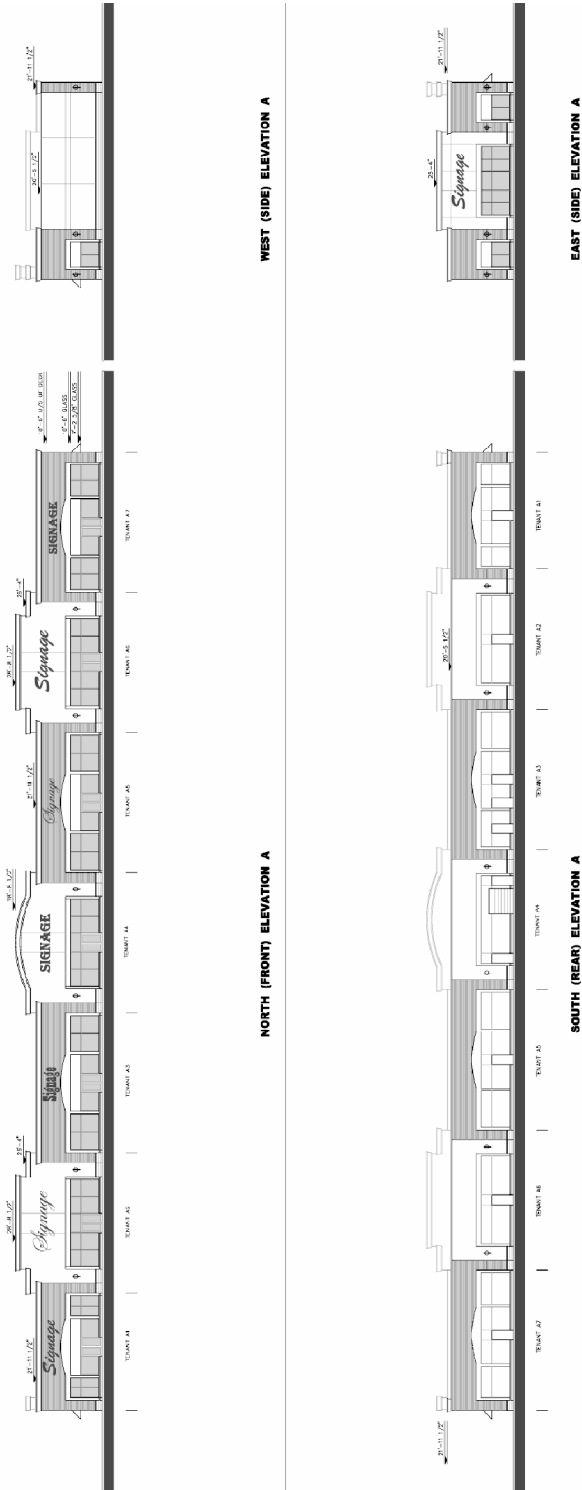
## 98 Index Road and 150 North Queen Street

Applicants Submitted Drawing

Not to Scale 

File # 07\_263487

## Attachment 2: Typical Elevations

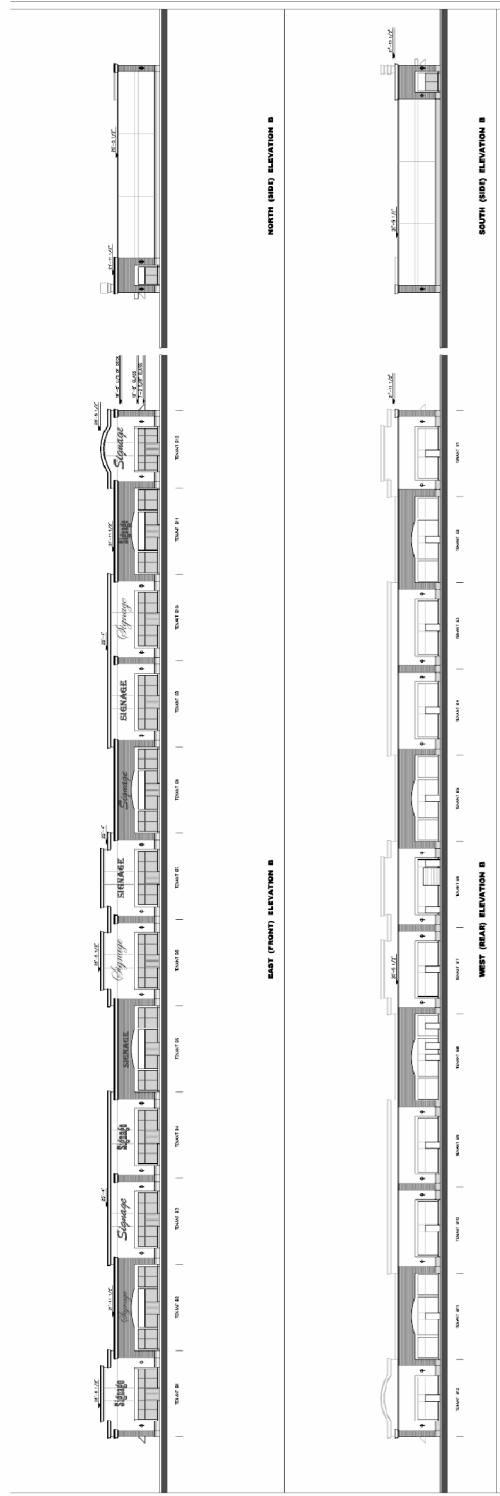


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/01/07

**98 Index Road and  
 150 North Queen Street**  
 File # 07\_263487



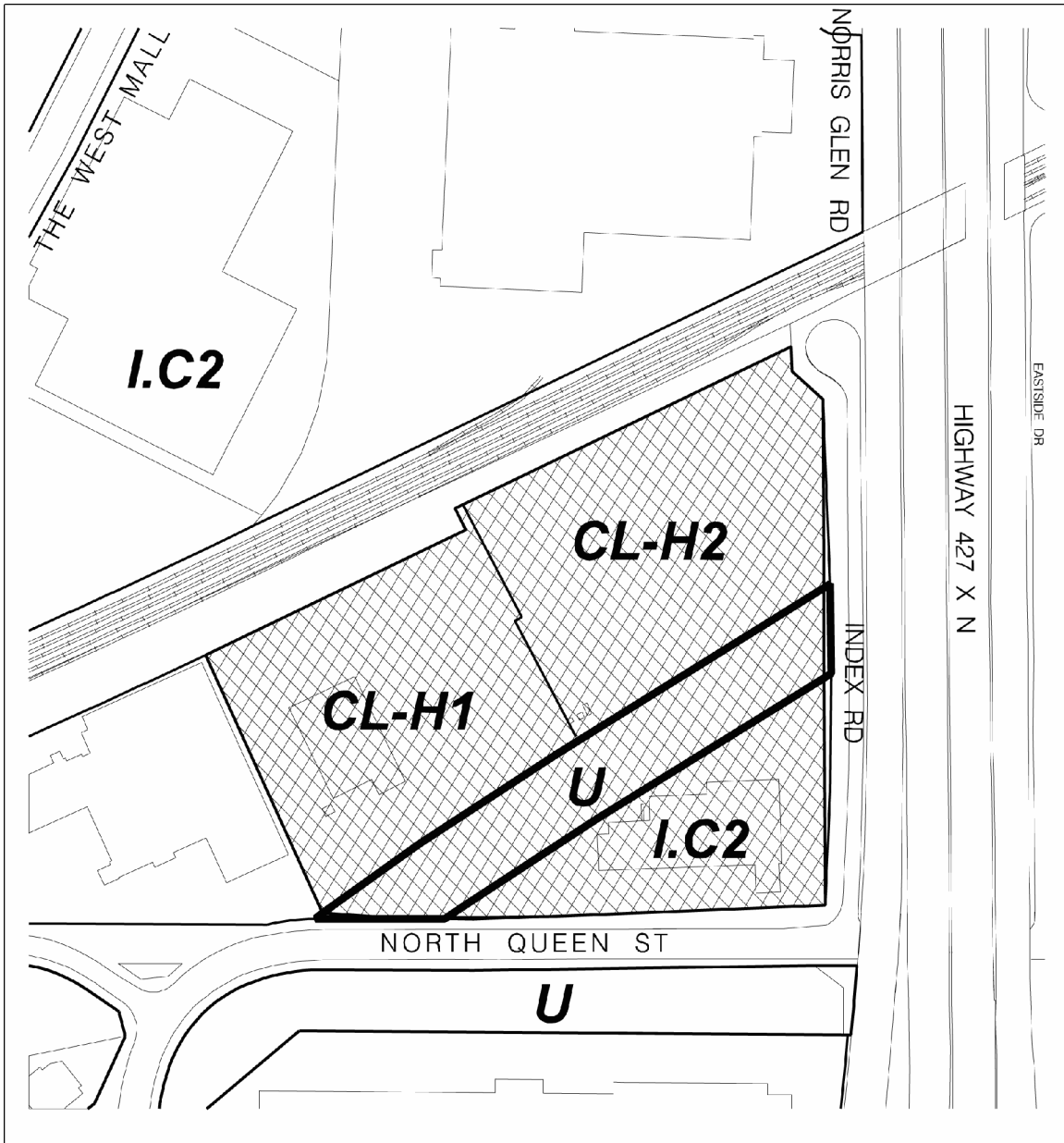
# Attachment 3: Typical Elevations



**98 Index Road and  
150 North Queen Street**  
File # 07\_263487

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/01/07

**Attachment 4: Zoning**



**TORONTO** Urban Development Services  
**Zoning**

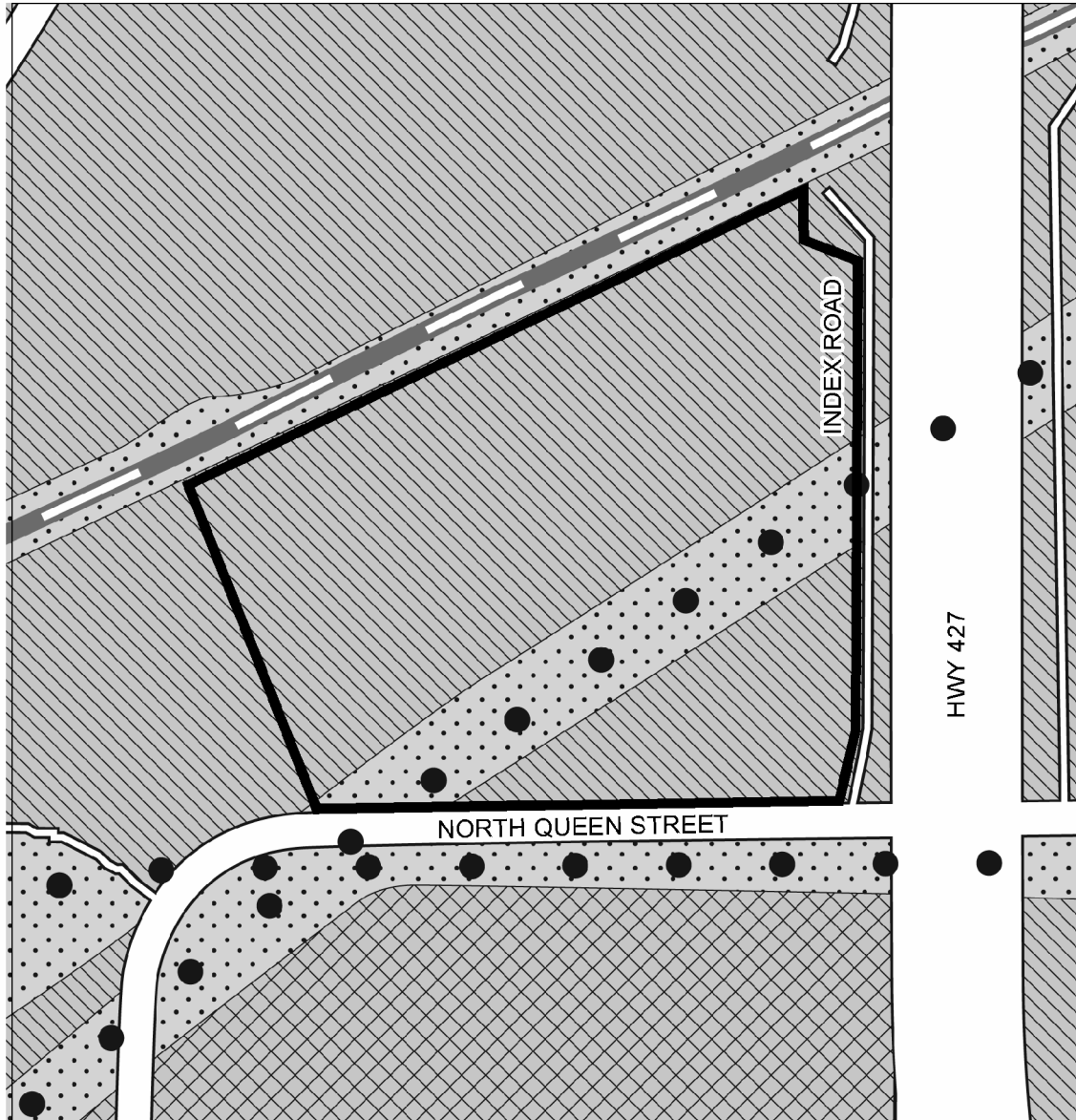
**98 Index Road and  
 150 North Queen Street**  
 File # 07\_263487

CL Commercial Limited Holding  
 I.C1 Industrial Class 1  
 I.C2 Industrial Class 2








Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 10/19/04 - RZ

## Attachment 5: Official Plan



**Toronto** City Planning  
**Official Plan**

**98 Index Road and  
 150 North Queen Street**  
 File # 07\_263487

- |   |  |   |
|---|--|---|
|  Site Location   |  Regeneration Areas |  Utility Corridors |
|  Mixed Use Areas |  Employment Areas   |   |

  
 Not to Scale  
 11/01/07

**Attachment No: 6**

Authority: Etobicoke York Community Council Item ~ [or Report No.~. Clause No.~] as adopted by City Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**BY-LAW No.**

**To adopt Amendment No. 68 to the Official Plan for the City of Toronto respecting  
98 Index Road and 150 North Queen Street**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 68 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this day of , A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI WATKISS  
City Clerk

The following text and schedule constitute Amendment No.68 to the Official Plan for the City of Toronto.

## **OFFICIAL PLAN AMENDMENT**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 19, sub-section b) Development Caps is amended by deleting the second sentence in the paragraph and replacing it with “Notwithstanding the 221,865 square metres gross leasable area development cap, an additional 16,122 square metres gross floor area is permitted for the properties municipally known as 98 Index Road and 150 North Queen Street.”, so that Site and Area Specific Policy 19 sub-section b), Development Caps reads as follows:

“b) Development Caps

The cumulative level of retail development in the area, prior to January 1, 2011, will be limited to 221,865 square metres gross leasable area of which 50,000 square metres of retail gross leasable area will be reserved for lands located outside of the area subject to site and area specific policy 13. Notwithstanding the 221,865 square metres gross leasable area development cap, an additional 16,122 square metres gross floor area is permitted for the properties municipally known as 98 Index Road and 150 North Queen Street. The cumulative levels of pre-subway retail and office development in the site and area specific policy area will be limited to 250,000 square metres gross leasable area and 125,000 square metres gross floor area, respectively, unless a comprehensive transportation review demonstrates, to the satisfaction of the City, that sufficient transportation capacity would be available.”

Attachment 7: Air Photo



**Air Photo of Subject Site**

Applicant's Submitted Drawing

Not to Scale  
1/10/07



Site Location

**98 Index Road and  
150 North Queen Street**

File #07\_263487

### Attachment 8: APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 263487 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 20, 2007
Municipal Address:	98 INDEX ROAD AND 150 NORTH QUEEN STREET		
Location Description:	CON 4 PT LTS 11 & 12 RP 64R10405 PT 2 **GRID W0505		
Project Description:	To permit retail development having a maximum gross floor area of 16,121.93 square metres.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC. LAURIE MCPHERSON			CALLOWAY REIT

#### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	By-law No. 182-2005
Zoning:	CL-H1 CL-H2, 1.C2	Historical Status:	
Height Limit (m):	14.5 metres (By-law No. 182-2005)	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	69,343	Height:	Storeys:	1
Frontage (m):	261.13		Metres:	11.3
Depth (m):	234.72			
Total Ground Floor Area (sq. m):	16,121.93			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	661
Total Non-Residential GFA:	16,121.93 m2		Loading Docks:	0
Total GFA):	16,121.93 m2			
Lot Coverage Ratio (%):	23.69			
Floor Space Index:	0.23			

#### DWELLING UNITS

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

#### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	16,121.93	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME:** Greg Hobson-Garcia, Planner  
**TELEPHONE:** (416) 394-2615