

TORONTO STAFF REPORT

August 27, 2001

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Final Report
Application to Amend the Etobicoke Zoning Code
1464171 Ontario Inc.
300 Evans Avenue
File Number: TA ZBA 2001 0005
Etobicoke-Lakeshore (Ward 6)

Purpose:

This report reviews an application to amend the Etobicoke Zoning Code to permit a self-service storage development, with one caretaker unit, with respect to the property municipally known as 300 Evans Avenue and recommends the redesignation of the property to Class 1 Industrial (I.C1) to permit this proposal and other I.C1 uses.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning Code to permit a self-service storage facility and other I.C1 uses at 300 Evans Avenue by redesignating the site to Class 1 Industrial (I.C1) and establishing site specific setbacks for all permitted uses and parking standards for self-storage facilities substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and



- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Background:

Proposal:

1464171 Ontario Inc. seeks permission to rezone the subject site from Private Open Space (POS) to Class 1 Industrial (I.C1). The applicant is proposing to construct 13 separate units for use as a self-service storage development. One caretaker unit is also proposed.

Access and egress to the site are proposed from Evans Avenue at the midpoint of the site.

Eleven (11) of the units are proposed as one storey in height with the remaining two units closest to the entrance gate proposed as two storeys.

Fifty-two (52) parking spaces are proposed for the development, with the majority proposed along the rear (north) property line and the remainder along and/or near the Evans Avenue frontage.

A copy of each of the site plan, elevations and project data is attached as Attachments Nos. 1; 2 and 4.

Existing Use:	Vacant (formerly used as an air quality-monitoring site by the Ministry of the Environment and owned by the Management Board Secretariat)
Proposed Use:	Self-Service Storage Facility
Official Plan:	Industrial
Zoning:	Private Open Space (POS)

Gross Site Area:	2.23 hectares	(5.52 acres)
Gross Floor Area:	10 398 metres square	(111,927 square feet)

Height:	1 storey (11 units) - 7.62 metres (25 feet)
	2 storeys (2 units) - 16.76 metres (55 feet)

Parking:	Required: 104 spaces
	Proposed: 52 spaces

Site History:

The subject site was formerly used as an air quality-monitoring site by Ministry of the Environment and owned by the Management Board Secretariat and is currently vacant.

Site and Surrounding Area:

This 2.23 hectare (5.52 acre) parcel of land is located at the northwest corner of Evans Avenue and Horner Avenue. The subject site is currently vacant. Adjacent land uses are outlined below.

North: F.G. Gardiner Expressway.

South: Across Evans Avenue is a two-storey industrial/office building occupied by Stan-Canada, a machine tool manufacturer. Adjacent to Stan-Canada is Sherwood Industrial Mall.

East: Across Horner Avenue is the Ontario Hospital Cemetery and future crematorium.

West: Abutting the west property line is Carl's Truck-Trailer Repairs Ltd., a one to one and a half storey vehicle repair shop. Further west, across Arnold Street is an autobody repair shop.

Attachment No. 3 shows the existing zoning of the site and the surrounding properties.

Official Plan:

The subject site is designated Industrial under the former Etobicoke Official Plan. Traditional uses in these areas have been primarily manufacturing, warehousing or transportation oriented. The proposed self-service storage development is consistent with the intent of the Official Plan and an Official Plan Amendment is not required.

Zoning Code:

The subject site is zoned Private Open Space (POS) under the former Etobicoke Zoning Code, which permits a variety of uses including agricultural, residential (low-density), recreational and institutional, but excludes the proposed self-service storage facility and other industrial uses. An amendment to the Zoning Code is required to permit this proposed use.

Site Plan Control:

The property is subject to site plan control. A site plan control application was submitted on August 17, 2001. As part of the site plan review process, staff will have the opportunity to review the overall site design and layout in more detail.

Reasons for Application:

The site is currently zoned Private Open Space (POS). Based on the current zoning that applies to the subject site, the proposed self-service storage facility is not permitted. Therefore, an amendment is required to the Etobicoke Zoning Code.

Community Consultation:

Etobicoke Community Council considered a Preliminary Report with respect to this proposal at its May 16, 2001 meeting and directed staff to send out a communication brief, in lieu of scheduling a community consultation meeting, to land/business owners within 120 metres of the subject site.

On June 7 and 8, 2001, approximately 100 community notices were sent out to the land/business owners within 120 metres of the site advising of the rezoning application. To date, only one written comment has been received from the community, which expressed concern regarding the proposed self-service storage use and indicated that a higher order of uses would be preferred in order to maintain the viability of the surrounding industrial area.

Agency Circulation:

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

Comments:

Land Use:

The proposed self-service storage facility is in compliance with the relevant Official Plan policies and is consistent with the intent and purpose of the Official Plan. In order to permit a self-service storage facility and other industrial uses, it is necessary to rezone these lands to I.C1. Rezoning the subject lands from POS to I.C1 represents an appropriate land use change as the majority of the surrounding properties are zoned I.C1 and it is a rational continuation of the I.C1 zoning.

By rezoning the lands to Class 1 Industrial (I.C1) the full range of uses found under I.C1 will be permitted. This zone will allow for a full range of industrial uses, in the expectation that the self-service storage use may be replaced in the future with other industrial uses. The rezoning represents an appropriate change in land use and will not have any significant impacts on adjacent properties.

Setbacks:

The setback requirements in I.C1 zones were reviewed as part of the analysis of this application. Due to the prominent location of the subject property, more substantial building setbacks are being recommended for the front yard (south), rear yard (north) and side yard (east only) than is provided for in the zoning by-law. The increased building setbacks are proposed to ensure that the street edges are consistent with those on the adjacent properties and will provide for an attractive street edge as well as create a positive urban context. Therefore, it is recommended that as part of the site specific bylaw that increased building setbacks be established as indicated in the by-law appended to this report.

Parking:

The parking standard applied to an I.C1 zone is 1 parking space for every 100 square metres of gross floor area. Based on comments received from the Transportation Services Division, 5 of the proposed 52 parking stalls must be eliminated for operational reasons. Due to the elimination of these 5 parking stalls, the remaining on-site parking provision of 47 stalls equates to a parking ratio of 0.45 stalls/100 metres square. Based on the low level of customer parking demand characteristic of self-storage warehouse uses, Transportation Services Division staff have determined that a reduced parking ratio of 0.40 stalls/100 metres square would be acceptable.

Site Plan:

As noted previously, a site plan control application has not yet been submitted. However, once the application is received, staff will review the overall site design and layout in more detail in order to ensure a high quality of development is achieved. In this regard, the applicant has been working with both Urban Design and Transportation staff to ensure that the site is physically attractive and functionally efficient. Further detailed consideration of the proposal under Site Plan Control will include:

- (1) submission of a landscape plan detailing fencing, curbing, grading, street trees, planting and the posting of financial guarantees to ensure compliance with the approved plans; and,
- (2) a review of the parking areas and the location and design of the access driveway.

Conclusion:

The proposed self-service storage development is consistent with the intent and purpose of the Official Plan and an Official Plan Amendment is not required. As the subject site is presently zoned Private Open Space (POS), an amendment to the Zoning Code is required. It is being recommended that the site be rezoned from Private Open Space (POS) to Class 1 Industrial (I.C1) in order to permit this proposal and other I.C1 uses. The proposal represents an appropriate change in land use that is consistent with the industrial Official Plan designation for the site and will not have any significant impacts on adjacent properties.

It is recommended that the application be approved.

The amending by-law shall provide for the following:

- (i) rezoning of the site from Private Open Space (POS) to Class 1 Industrial (I.C1); and
- (ii) the site-specific by-law shall provide standards for building setbacks, parking, and landscape areas as set out in the draft by-law appended as Attachment 5 to this report.

Further detailed consideration of the proposal under Site Plan Control to include:

- (i) signing of a Site Control Agreement, including an indemnity clause to the City regarding any liability with respect to contamination and payment of the necessary fees associated with the preparation, execution and registration of same;
- (ii) submission of landscape plans detailing any fencing, landscape features, curbing, street trees, planting and the posting of financial guarantees to ensure compliance with the approved plans;
- (iii) submission of a servicing plan, a storm water management report, a grading plan and a construction management plan to the satisfaction of the Works and Emergency Services Department; and
- (iv) signing of a development agreement and/or servicing agreement, including payment of the necessary fees associated with the preparation, execution and registration of same, if required by the Works and Emergency Services Department.

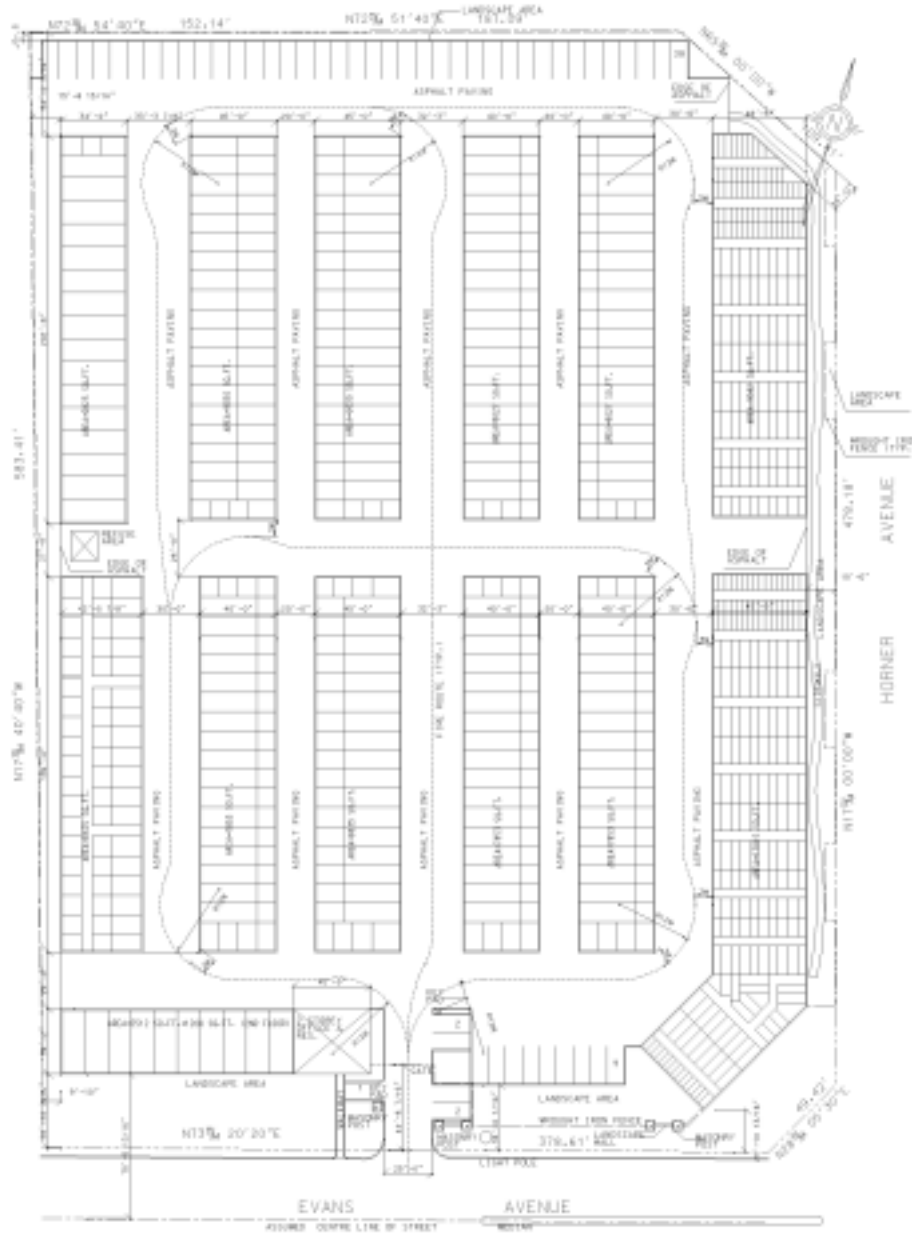
Contact:

Kelly Picken, Planner
Community Planning, West District
Tel.: (416) 394-8878; Fax: (416) 394-6063
E-mail: kpicken@city.toronto.on.ca

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

List of Attachments:

Attachment No. 1 – Site Plan
Attachment No. 2 – Elevations
Attachment No. 3 – Zoning Map
Attachment No. 4 – Project Data
Attachment No. 5 – Draft Zoning By-law Amendment



Site Plan

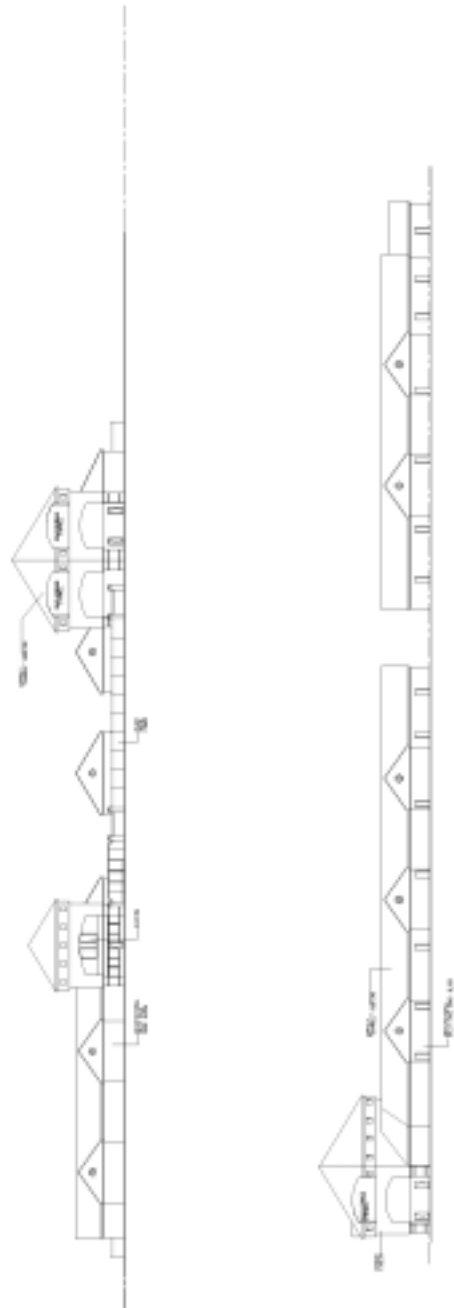
Applicant's Submitted Drawing

300 Evans Avenue

File # TA ZBA20010005

↑ Not to Scale
04/25/01

Attachment 1



Elevations

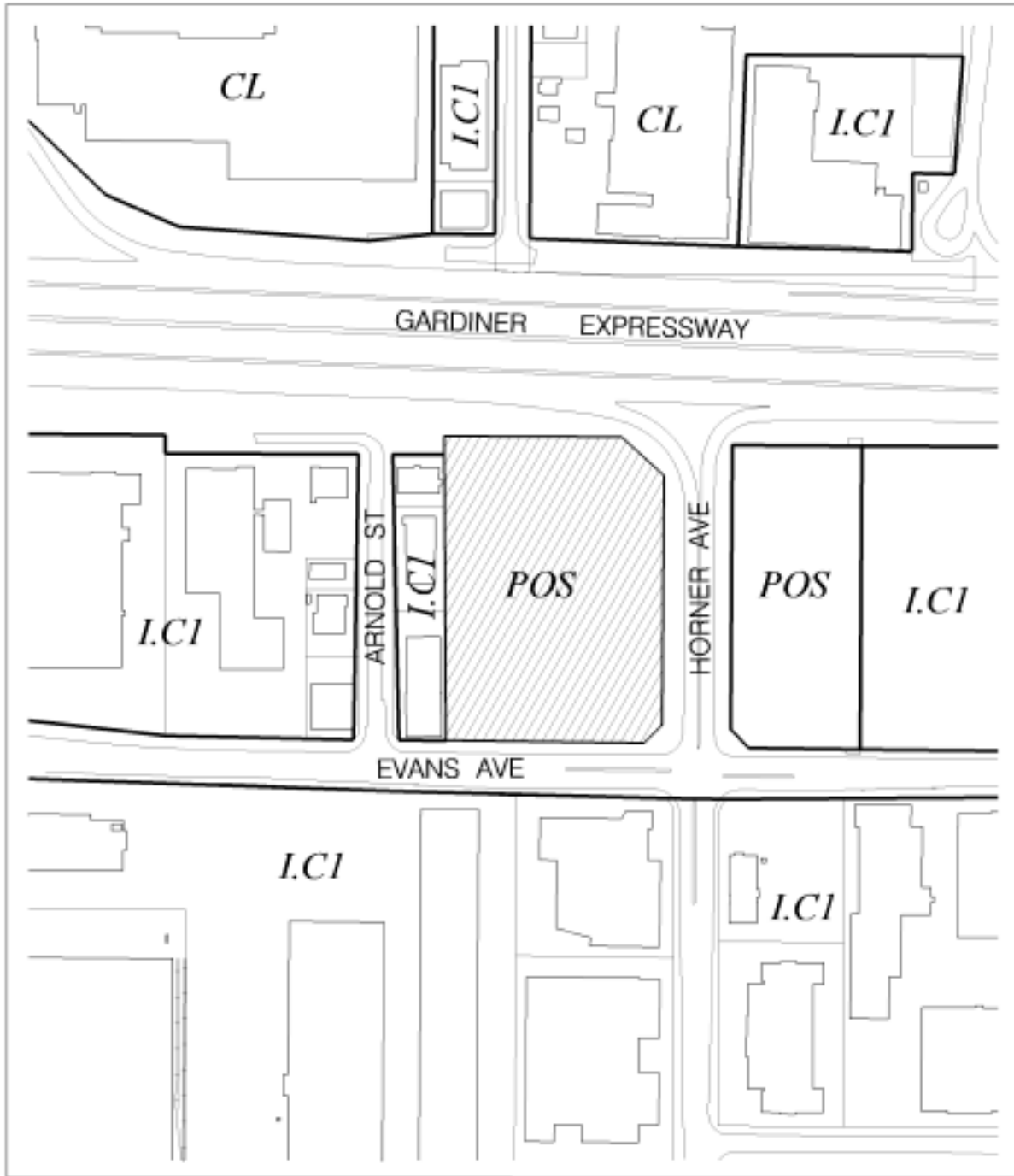
Applicant's Submitted Drawing

300 Evans Avenue

File #TA ZBA20010005

Not to Scale
04/25/01

Attachment 2



LC1 Industrial Class 1
 CL Commercial Limited
 POS Private Open Space

Attachment No. 4

APPLICATION DATA SHEET

Zoning By-law Amendment

Site Plan Approval: No
Rezoning: Yes
O.P.A.: No
Municipal Address: 300 Evans Ave
Nearest Intersection: northwest corner of Evans and Horner Avenues
Project Description: Proposed 1-storey, 10,398 m², mini-storage warehouse

File Number:
Application Number: **TA ZBL 2001 0005**
Application Date: 04/11/2001

Applicant:

EFG ASSOCIATES
1226 Larny Court
Mississauga L4W3N4
(905) 629-4808

Owner:

1464171 ONTARIO INC.
2525 Royal Windsor Drive
Mississauga L5J1K9
(416) 259-1147

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation:	Industrial	Site Specific Provision:	n/a
Zoning District:	Private Open Space (POS)	Historical Status:	n/a
Height Limit (m):	0	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	2.23 hectares (5.52 acres)	Height: Storeys:	1
Frontage:	115.40 metres (378.61 feet)	Meters:	7.6
Depth:	177.8 metres (583.33 feet)		
Ground Floor GFA:	0	Indoor	Outdoor
Residential GFA:	0	Parking Spaces:	0 52
Non-Residential GFA:	0		
Total GFA:	10,398.02 square metres (111,927 square feet)		

DWELLING UNITS

Tenure Type: N/A
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3+ Bedroom: 0
Total Units: 1
Total Proposed Density:

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	111.48 square metres	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	10,286.54 square metres	
Industrial/Other GFA:	0	

**Attachment No. 5
DRAFT Zoning By-law Amendment**

Authority: Etobicoke Community Council Report No., Clause No. , as adopted by
City of Toronto Council on , 2001
Enacted by Council:

CITY OF TORONTO

BY-LAW No. ____-2001

To amend Chapters 304 and 320 of the Etobicoke Zoning Code with respect to certain lands located in the north-west quadrant of Horner Avenue and Evans Avenue, municipally known as 300 Evans Avenue.

WHEREAS authority is given to Council by Section 34 of 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 held at least one public meeting in accordance with the Planning Act;

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

1. THAT the Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Private Open Space (POS) to Class 1 Industrial (I.C1) provided that the following provisions shall apply to the development of the I.C1 lands identified in Schedule 'A' attached hereto.
2. Notwithstanding Sections 304-36 and 320-18 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the I.C1 lands described in Schedule 'A' attached hereto:
 - (a) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.
 - (b) Notwithstanding Section 2 (a), the required building setbacks shall be landscaped along the entirety of the lot lines, except for the required driveway access(es).
 - (c) Notwithstanding Sections 2 (a) and (b) the areas identified as Part A and Part B on Schedule 'B', along the F.G. Gardiner Expressway, shall have a landscape strip of 2.8 metres for Part A and 1.7 metres for Part B.
3. For the purposes of self-service storage developments, a minimum of 0.40 parking spaces for every 100 square metres of gross floor area shall be provided.

4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
5. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____-2001 October __, 2001	Lands located in the northwest quadrant of Horner Avenue and Evans Avenue.	To rezone the lands from Private Open Space (POS) to Class 1 Industrial (IC1) subject to site specific development standards.

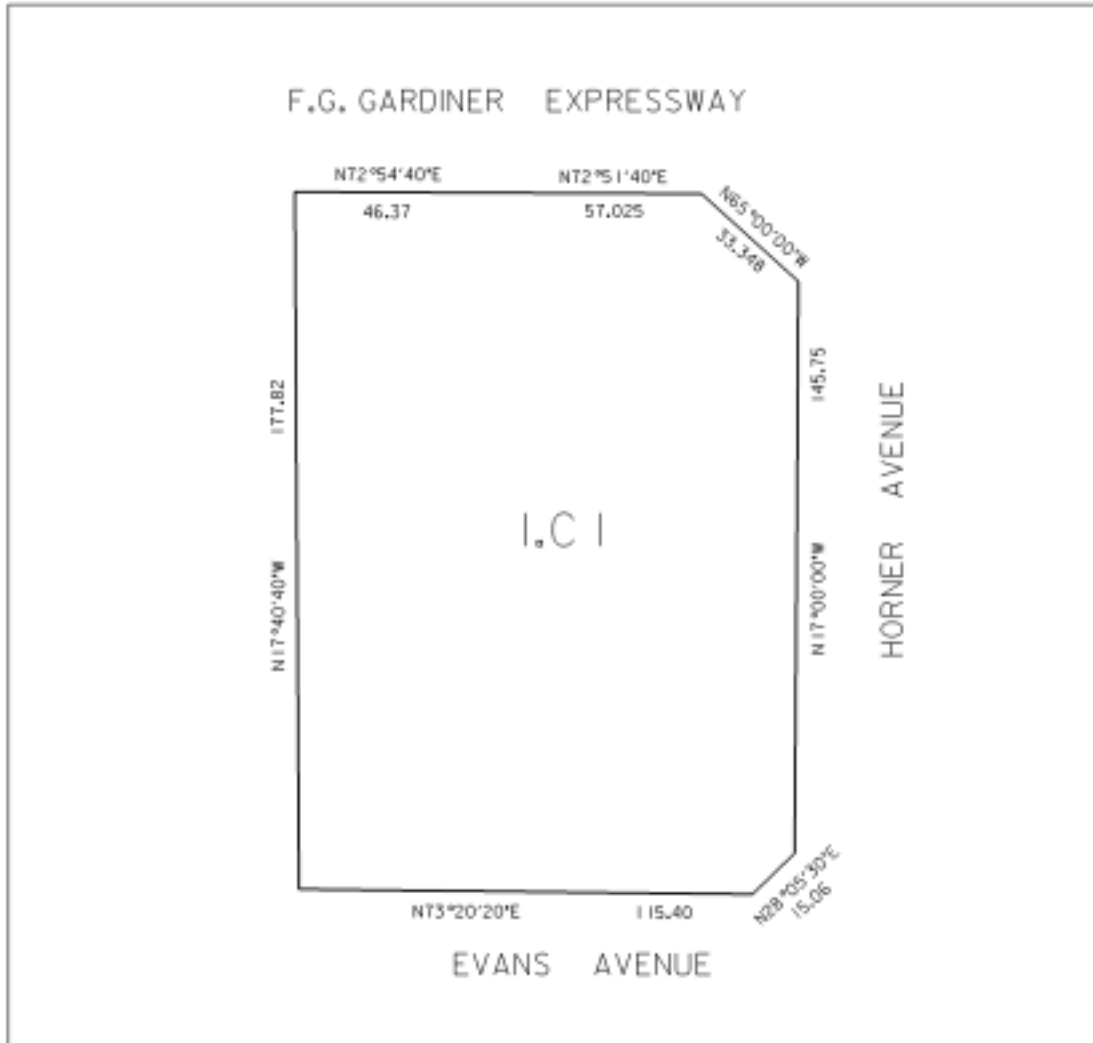
ENACTED AND PASSED this ____ day of _____, 2001.

CASE OOTES,
Deputy Mayor

(Corporate Seal)

Ulli S. Watkiss,
City Clerk

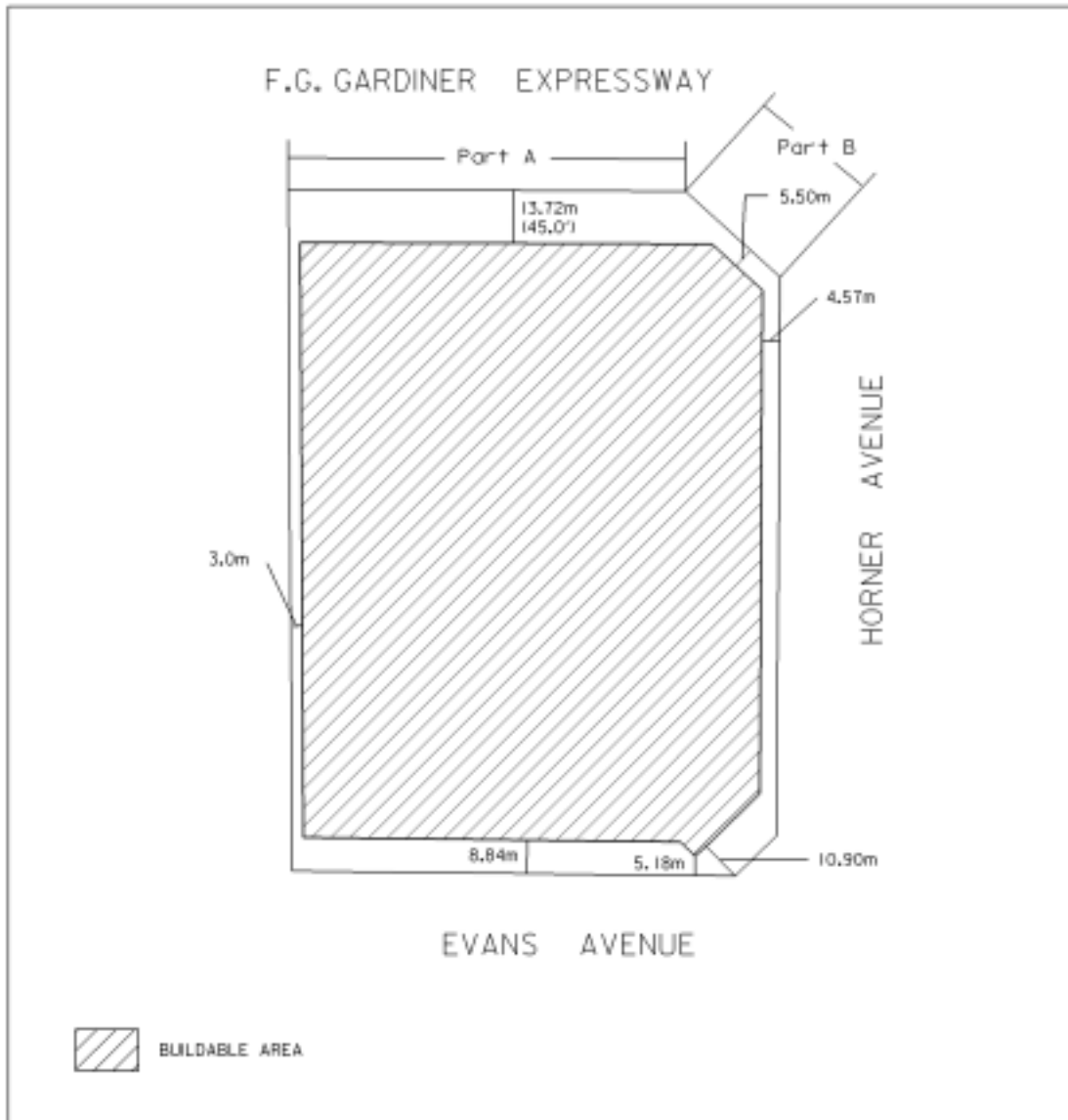
Toronto Schedule 'A' BY-LAW



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(DRAWING No. 57-5L) SUBMITTED BY THE MINISTRY OF GOVERNMENT SERVICES

**PART OF LOTS 55 AND 56
REGISTERED PLAN 339 OR 389**

Applicant's Name		1464171 ONTARIO INC.	
Assessment Map	B12	Zoning Code Map/s	B2N
File No. TA	ZBA20010005	Drawing No. ZBA	20010005A
		Drawn By:	K.P.
		scale:	



**PART OF LOTS 55 AND 56
REGISTERED PLAN 339 OR 389**

Applicant's Name:	1464171 ONTARIO INC.		
Assessment Map: B12	Zoning Code Map/s: B2N		
File No. TA ZBA20010005	Drawing No. ZBA 20010005B	Drawn By: I.P.	