

TORONTO STAFF REPORT

January 24, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Preliminary Report
OPA & Rezoning Application 05 195891 WET 05 OZ
Applicant: Rob Walker, Zelinka Priamo Limited
Architect: Andrew Bousfield Architect
1561 The Queensway
Ward 5 - Etobicoke-Lakeshore

Purpose:

To report on an application for Official Plan and Zoning Code amendments to permit the development of four commercial retail buildings, including a large furniture store.

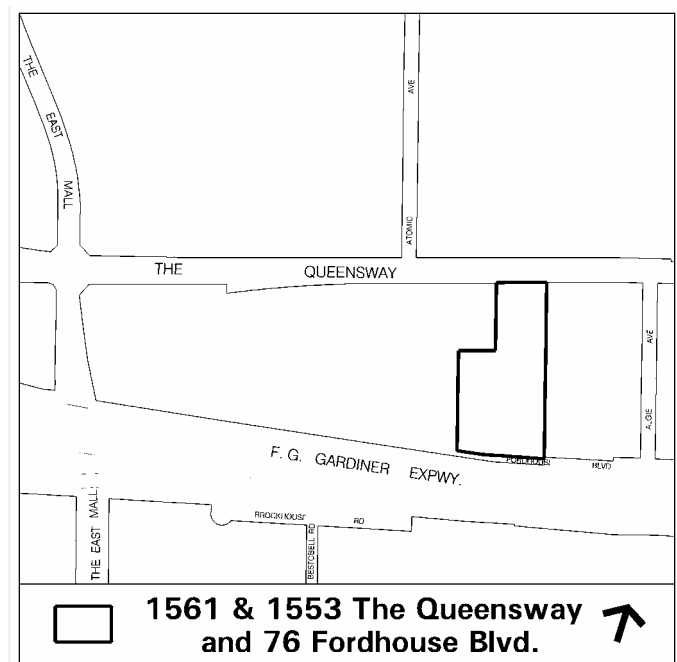
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

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



- (4) staff undertake a study to determine how to integrate Special Retail Area policies in the former City of Etobicoke Official Plan into the new Toronto Official Plan.

Comments:

Proposal

The applicant is proposing to demolish the vacant industrial building and service station which are located on the site and build four single storey buildings for retail uses, including a mid-box store (See Attachment 1 – Site Plan). Table 1 identifies the location, sizes and uses of the proposed buildings.

TABLE 1: BUILDING DESCRIPTIONS

Building Identification	Building Location	Building Use	Building Size
Building A	south end of the site	home furnishings store	4 224 m2
Building B	on Building A's east wall	a single tenant	464.5 m2
Building C	east property line, halfway through the site	8 entrances for retail tenants	981.95 m2
Building D	fronts onto The Queensway	6 entrances for retail tenants	861.65 m2
Total		16 entrances for tenants	6 532.1 m2

Parking is provided at a ratio of 1 space for every 23 square metres for a total of 284 parking spaces. Some landscaping is shown along the perimeter of the site and on some islands in the parking lot.

Site Description

The site is located on the south side of The Queensway, east of The East Mall and is currently occupied by a vacant truck storage and repair facility and vacant automobile service station. These buildings are proposed to be demolished. The site has frontages on The Queensway and on the terminus of Fordhouse Boulevard which is parallel to, and north of, the Gardiner Expressway.

Site Statistics

Toronto Official Plan	Employment
Etobicoke Official Plan	Special Retail and Industrial
Zoning	IC.1
Site Area	2.43 hectares

Gross Floor Area	6 532.1 m2
Floor Space Index	0.27
Regular Parking Spaces	278
Handicapped Parking Spaces	6
Height	Building A – 7.62 metres Buildings B, C and D - 5.49 metres

The uses of the abutting properties are:

North: detached houses, banquet hall, small hotel, and light industrial uses

South: Fordhouse Boulevard and The Queen Elizabeth Way

East: Repo Depot and Ikea (home furnishing store)

West: Wendy's and Tim Horton's drive through restaurants, and 2 car dealerships

Provincial Policy Statement

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with the Provincial Policy Statement (the P.P.S.). The Official Plans identify the site as Special Retail and Industrial in the former City of Etobicoke Official Plan and Employment District and Employment Area in the new Toronto Official Plan. The P.P.S. provides specific employment land policies that relate to these designations. In Employment Areas: economic development and competitiveness shall be promoted by providing an appropriate mix and range of employment to meet long-term needs; a diversified economic base shall be provided; the employment area shall be preserved for current and future uses; and the necessary infrastructure shall be provided to support current and projected needs.

The application is consistent with the Provincial Policy Statement as the proposal retains the employment use of the land..

Former City of Etobicoke Official Plan

The site is split into two designations with Special Retail on The Queensway frontage and Industrial on the south portion of the site next to Fordhouse Boulevard (See Attachment 4 - Etobicoke Official Plan Map). The Special Retail area allows large scale non-shopping centre retail uses such as the proposed home furnishings store. Restaurant uses are permitted, however the proposed general retail uses located on this portion of the site are not. A comprehensive multi-tenant facility is also permitted.

In Industrial Areas, service commercial uses are allowed on peripheral sites on arterial roads. This site is peripheral, as it is located next to the Special Retail Area, therefore the smaller commercial units conform to the Etobicoke Official Plan. The home furnishing store, also located in the Industrial Area, is not service commercial.

If the proposed uses were switched, with the large non-shopping centre home furnishings store located on the frontage in the Special Retail Area, and the service commercial located in the

Industrial Area, an Official Plan Amendment would not be required. However, the home furnishing store, due to its size, is required by the applicant to be located on the widest portion of the site in the Industrial Area. An Official Plan Amendment is required to expand the uses allowed in the Industrial and Special Retail Areas.

An Official Plan Amendment will allow the addition of the proposed uses to the existing Special Retail and Industrial designations in the former City of Etobicoke Official Plan and Employment Area in the new Toronto Official Plan.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

The site is in an Employment District on Map 2 and is designated an Employment Area on Map 14. Employment Districts on Map 2 (Structure Map) will be protected and promoted exclusively for economic activity. Section 4.6 of the Plan sets out policies for Employment Areas. Small retail uses are allowed in Employment Areas. All except one of the proposed stores are small and can be located within the Employment Area. Large scale, stand alone stores are only allowed to be located on major streets that form the boundary of an Employment Area.

The proposed mid-box component of the proposal is not in conformity with the new Toronto Official Plan. An Official Plan Amendment will be required because the Queensway is not on the boundary of the Employment Area.. The development criteria in Section 4.6.5, which include such matters as impact and design, will be considered in evaluating the proposal.

Zoning

The site is zoned Industrial Class 1 (IC.1) and the uses proposed by the applicant are not permitted uses in that zone. A rezoning is required to add these uses, on a site specific basis, to the IC.1 zone.

Site Plan Control

An application has not been filed to date.

Reasons for the Application

The proposed uses are not permitted in the former City of Etobicoke Official Plan or Zoning Code, therefore Official Plan and Zoning Code amendments are required.

Issues to be Resolved

The following issues have been identified as part of the preliminary review of the plans and policies for the area, in relation to the submitted proposal:

- (a) viability of the remainder of the industrial lands in the area should the proposed uses be permitted;
- (b) precedent-setting possibility for the re-designation of other industrial lands in the area;
- (c) impact of increased traffic on the surrounding area;
- (d) extension of Fordhouse Road;
- (e) appropriate locations of the buildings;
- (f) adequacy of landscaped areas;
- (g) pedestrian connections;
- (h) addition of a green roof; and
- (i) phasing of the development.

Other issues may be identified through the circulation of the application and in the community consultation process.

Special Retail Areas

Big and mid-box stores are permitted in 12 or more Special Retail Areas found in the former City of Etobicoke Official Plan. The new Toronto Official Plan has not carried that permission forward. A number of Special Retail areas in Employment Areas still have development potential for this type of use as they are directly across or adjacent to properties in Special Retail Areas that have previously developed.

Applications are still being made for these types of uses in Special Retail Areas. Several solutions that provide an appropriate policy context are being considered: consider the medium boxes to be small scale retail; re-designate the lands as mixed use; or overlay the Employment designation in the new Toronto Official Plan with site or area specific policies to permit defined retail uses.

The matter should be studied further to determine which solution is the best and a report brought before Community Council and Council with recommendations on the preferred solution, providing a policy context for this area and other areas in the former City of Etobicoke.

Conclusions:

A community meeting will be held in the first quarter of 2006. The proposal and submitted studies will be reviewed in the context of the new Toronto Official Plan development criteria, the

former City of Etobicoke Official Plan policies, comments received at the Community Consultation Meeting, and divisional comments. Special Retail Areas are also recommended to be studied further with respect to big and mid-box stores and a policy framework for the new Toronto Official Plan.

Contact:

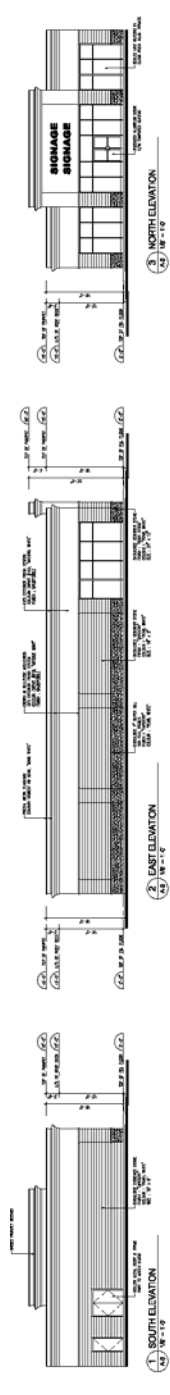
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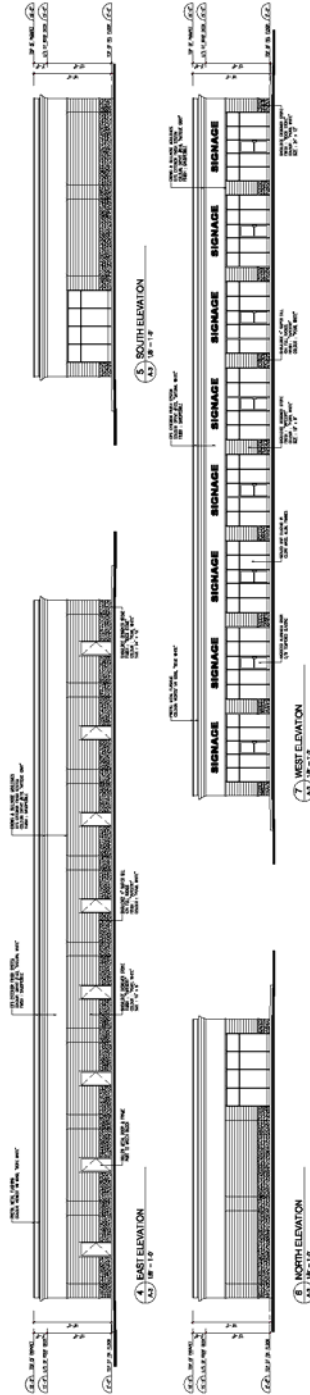
List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevation 1
Attachment 3: Elevation 2
Attachment 4: Etobicoke Official Plan Map
Application 5: Zoning
Application 6: Application Data Sheet

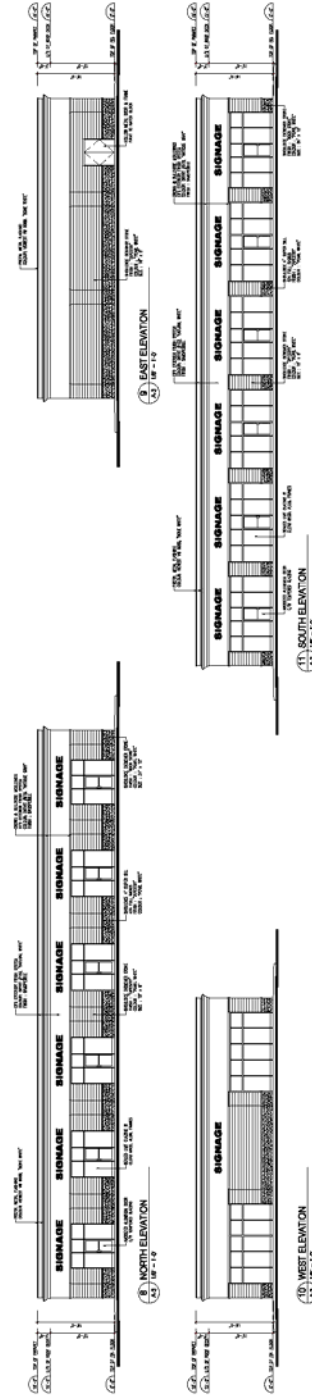
Attachment 2: Elevation 1



BUILDING B



BUILDING C



BUILDING D

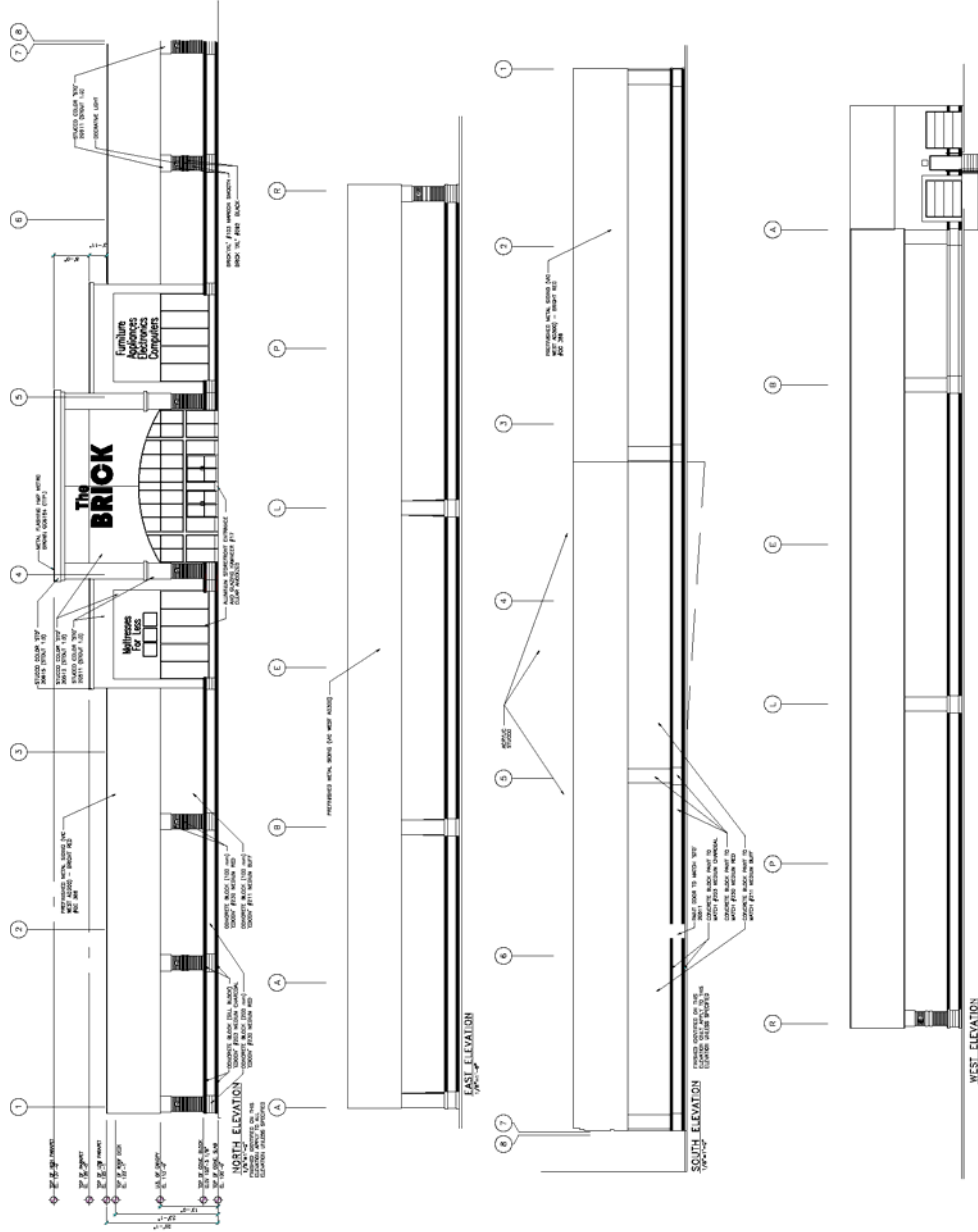
Elevations
1561 & 1553 The Queensway and 76 Fordhouse Blvd

Applicant's Submitted Drawing

Not to Scale
11/02/05

File # 05_195891

Attachment 3: Elevation 2



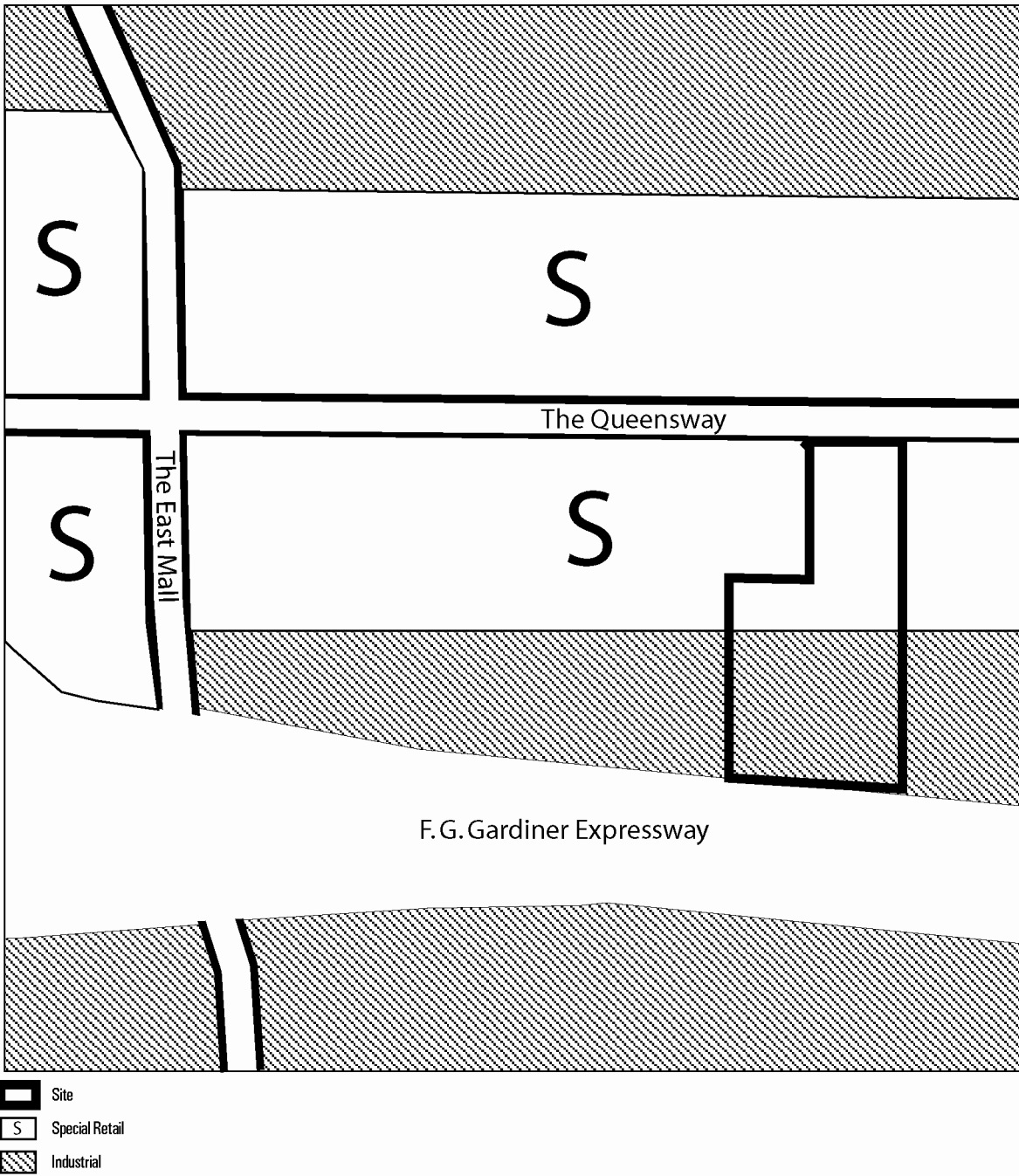
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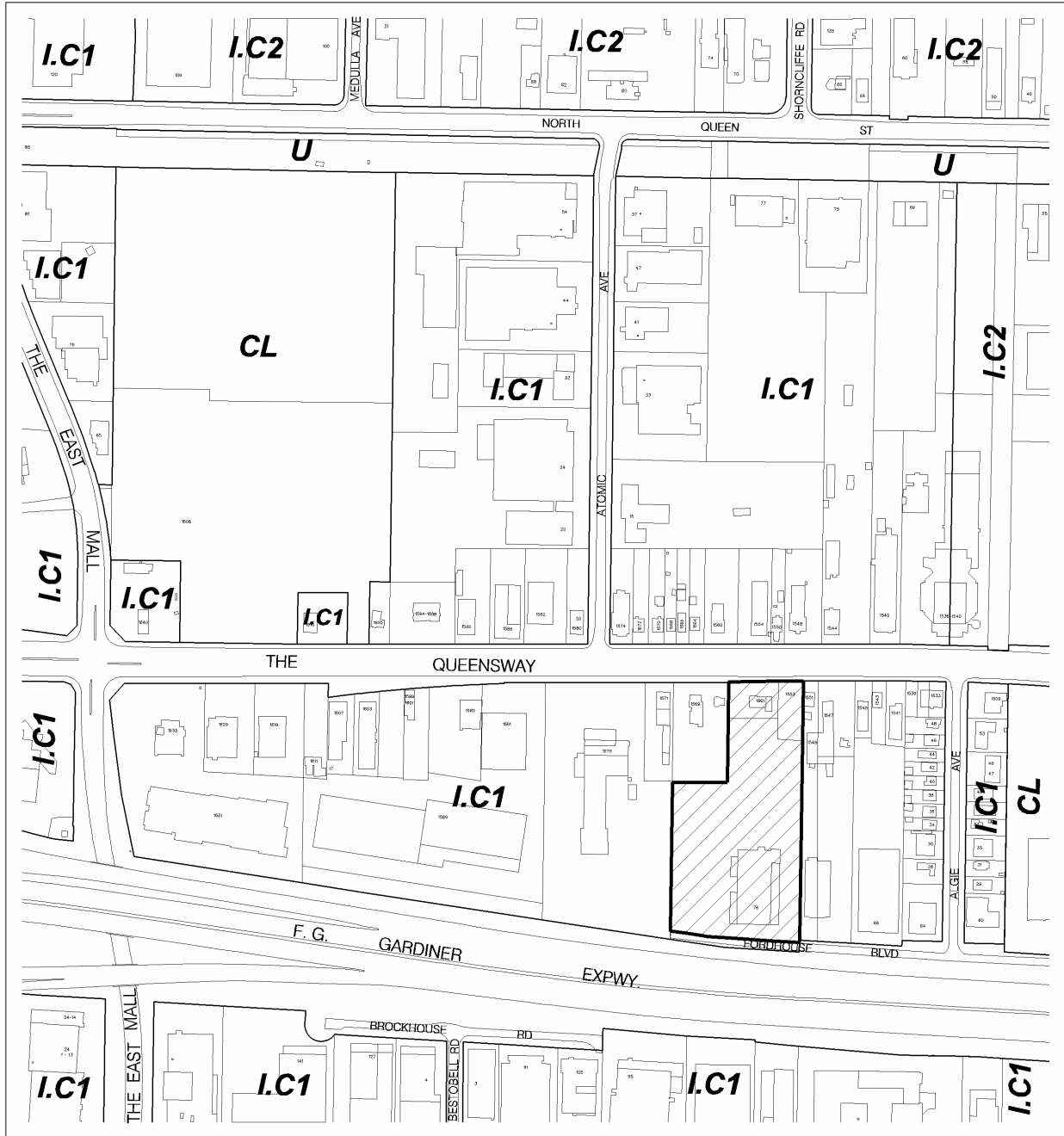
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Attachment 4: Etobicoke Official Plan (Map)



Attachment 5: Zoning (Map)



1561 & 1553 The Queensway and 76 Fordhouse Blvd.

File # 05_195891

Former Etobicoke

- I.C.1 Industrial Class 1
- I.C.2 Industrial Class 2
- CL Commercial Limited



Not to Scale
Zoning By-law 11,737 as amended
Extracted 12/06/05 - MH

