

**North-East Corner of Weston Rd and Oak St - Zoning Application - Preliminary Report**

<b>Date:</b>	January 30, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	York South-Weston, Ward 11
<b>Reference Number:</b>	File No. 06 197798 WET 11 OZ

**SUMMARY**

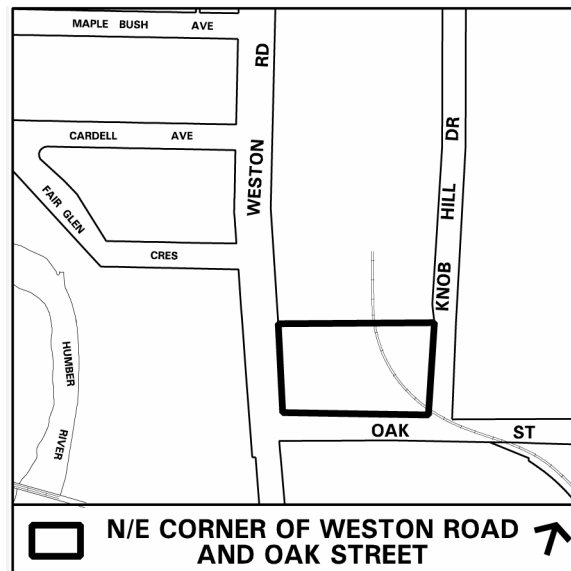
An application has been submitted to amend the former City of York Zoning By-law No. 1-83 to permit a gasoline bar on the north-east corner of Weston Road and Oak Street, the site of the newly developed Real Canadian Superstore. The proposed development is to be a complementary use to the existing store.

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

A community meeting is recommended to present the application to the community and obtain comments. The completion of a further staff report and statutory public meeting is targeted for the third quarter of this year. These targets assume that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.

**RECOMMENDATIONS**

**The City Planning Division recommends 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; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to amend the former City of York Zoning By-law No. 1-83 to permit a gasoline bar at the north-east corner of Weston Road and Oak Street. The proposed development is to be located on the southerly portion of the newly developed Real Canadian Superstore site and will feature 6 gas pumps. It is to be operated by Loblaw Properties Ltd. and is to be a complementary use to the existing store.

### **Site and Surrounding Area**

The subject property is located at the north-east corner of Weston Road and Oak Street. The proposed gasoline bar will occupy the south westerly portion of Real Canadian Superstore property. This portion of the site is currently vacant but was previously developed with a legal non conforming gasoline bar, which was demolished in order to decommission the site.

Surrounding land uses include:

North: Real Canadian Superstore, Crossroads Retail Centre and Highway 401

South: Employment uses and a new townhouse development under construction

East: Commercial, employment and residential uses

West: Residential and commercial uses on the west side of Weston Road

### **Official Plan**

The new Official Plan is now in effect, with the exception of two housing policies (Policies 3.2.1.5 (b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form), Policy 4.2.3 (c) (Apartment Neighbourhoods) as well as the floodplain “Special Policy Areas” policies. Policies in the former Official Plans and Metro Plan respecting these policy areas remain in effect.

The Plan applies to all lands within the City other than those that are listed on the Schedules to the Board Order approving the Plan. The former Official Plans and Metro Plan continue to apply to these lands. This site is not listed in the noted Schedules. The lands are also designated on Map 2 of the Plan as part of an Employment District, which is to be protected and promoted exclusively for economic activity. Employment

Districts are required for employment purposes in the future to accommodate a large portion of the employment growth anticipated over the life of the Plan, and to ensure the City's fiscal health.

The proposed gasoline bar is among the uses permitted in an Employment Area and is consistent with the policies for an Employment District.

## **Zoning**

The lands are zoned Prestige Employment (PE) in the former City of York Zoning By-law No. 1-83. Some of the permitted uses include industrial uses, offices, retail stores, restaurants and recreational uses. The proposed gasoline bar is not permitted in this zoning category.

## **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan approval has not been submitted.

## **Reasons for the Application**

The Prestige Employment zoning category of the City of York Zoning By-law No. 1-83 does permit the proposed gasoline bar.

## **COMMENTS**

### **Issues to be Resolved**

The zoning amendment application has been circulated to City departments and public agencies for comment. As part of the review of this application, staff will assess issues related to site access, vehicular circulation, traffic impacts, and operational conflicts between the existing store and the proposed use. The design guidelines applicable to automobile service stations and gas bars will be applied in reviewing this application.

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

## **CONTACT**

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## **SIGNATURE**

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Gregg Linter, MCIP RPP  
Community Planning, Etobicoke York District

## **ATTACHMENTS**

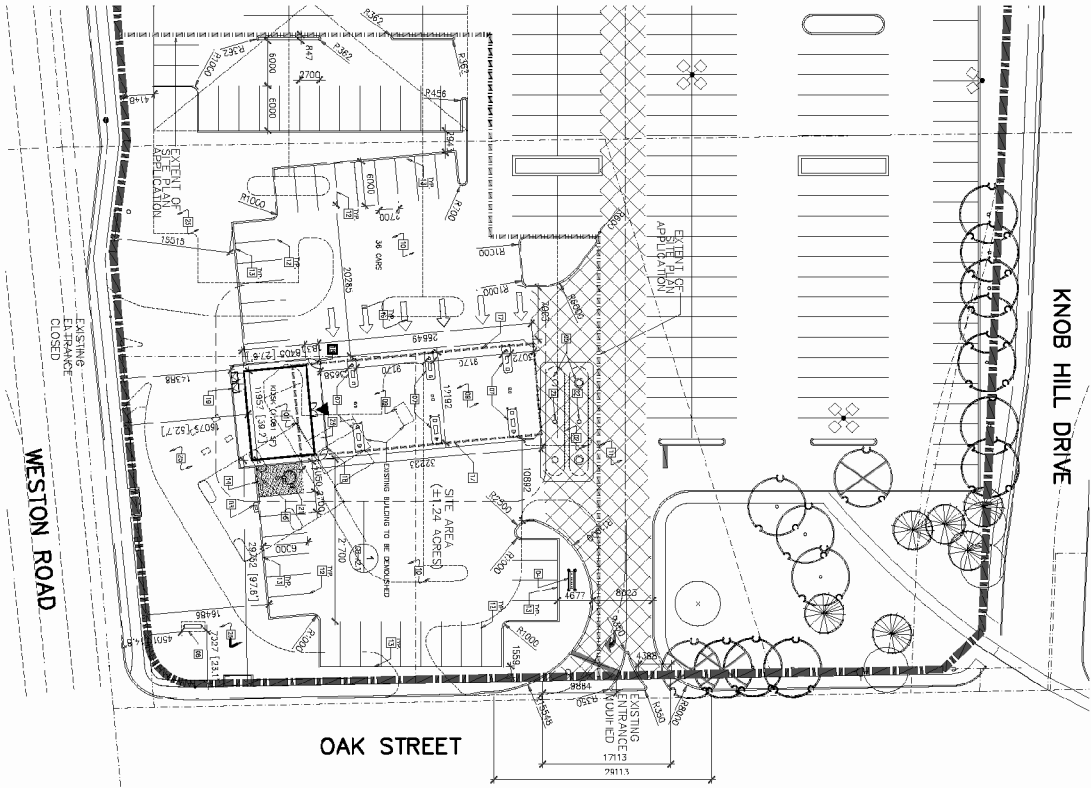
Attachment 1: Site Plan Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

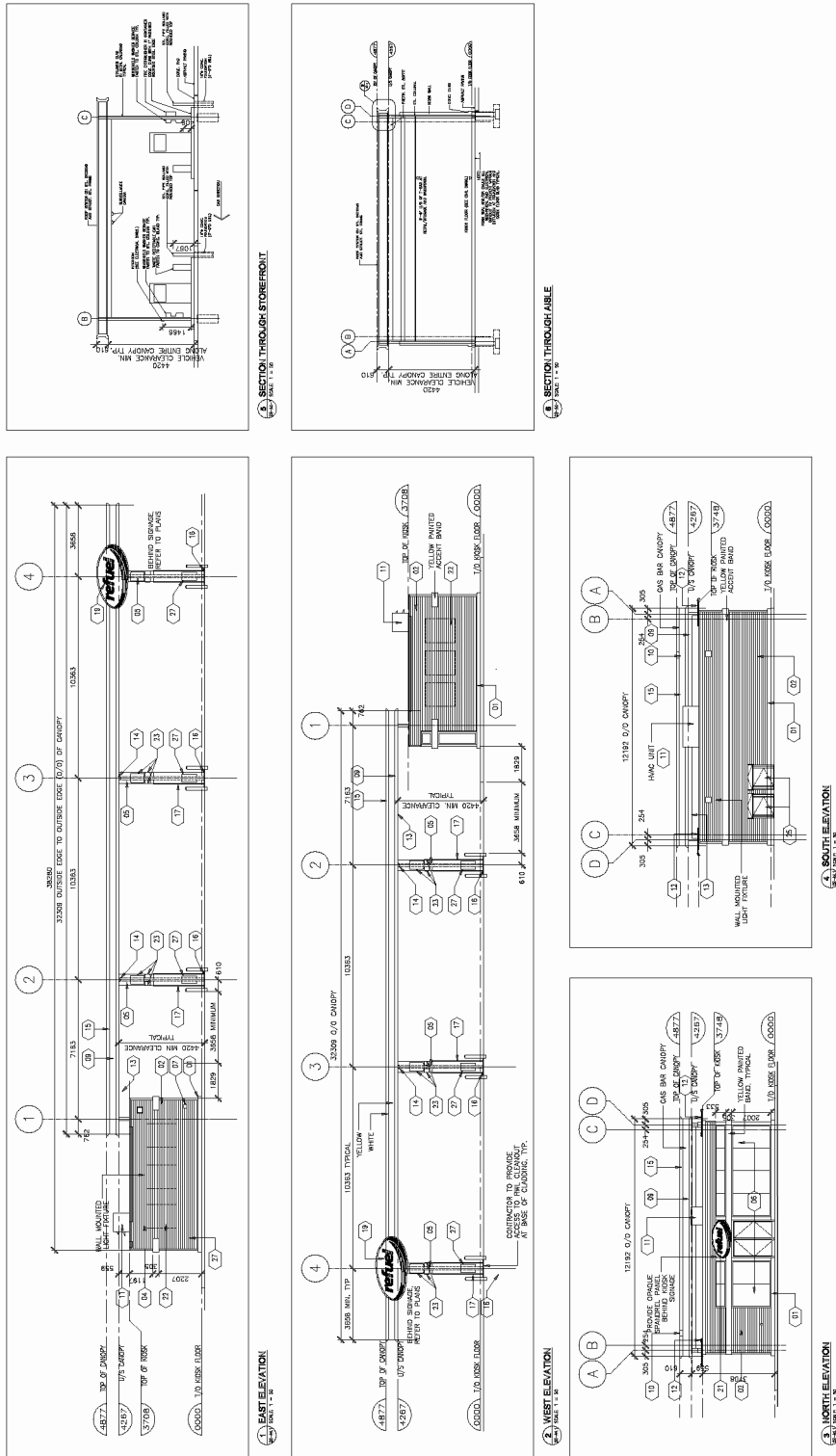
Applicants Submitted Drawing

Not to Scale 

N/E corner of Weston Road  
and Oak Street

File # 06\_197798

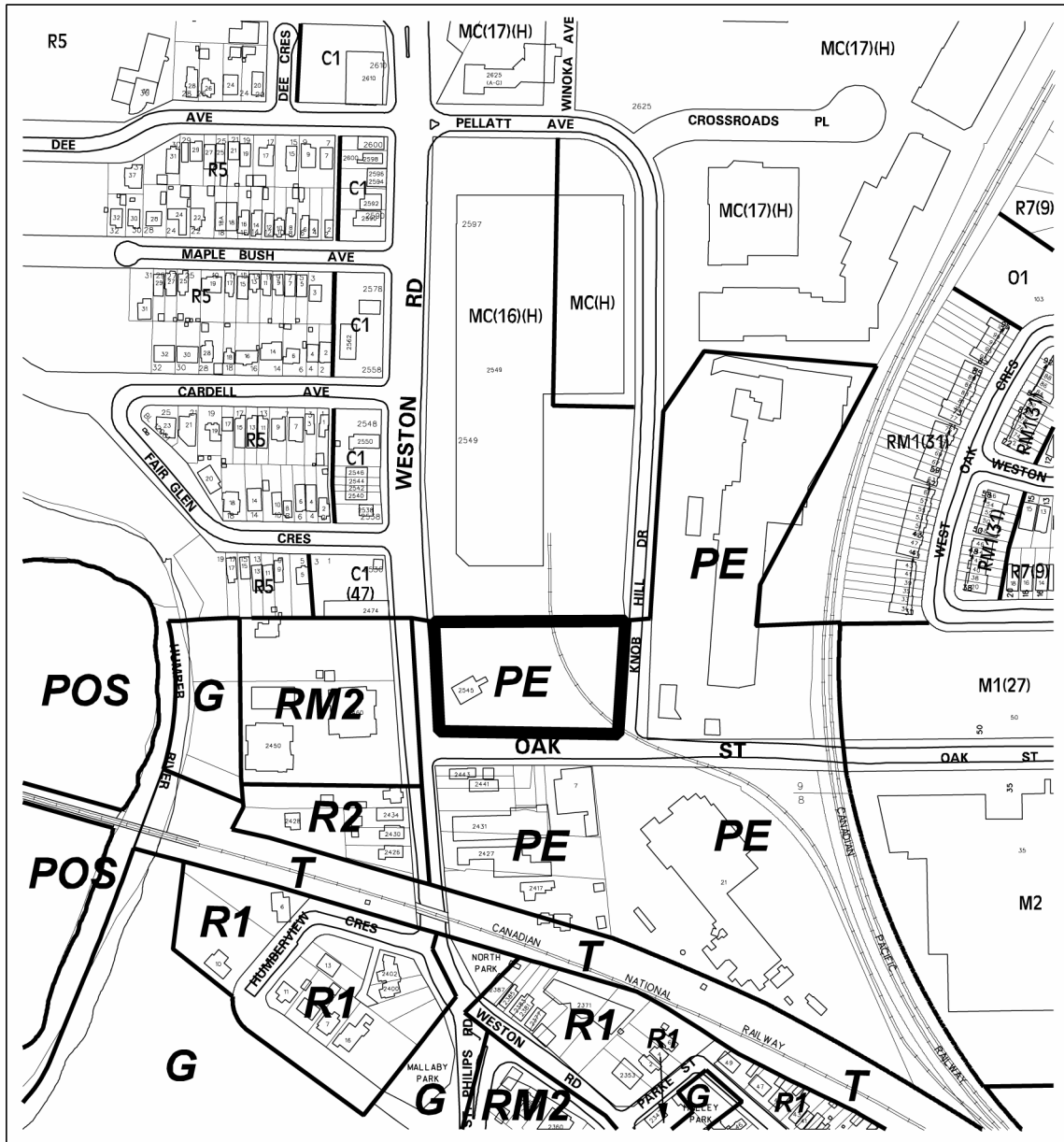
# Attachment 2: Elevations



**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/30/07

**N/E corner of Weston Road and Oak Street**  
 File # 06 197798

# Attachment 3: Zoning



N/E corner of Weston Road and Oak Street

File # 06-197798

Former York Zoning By-law 1-83  
 R1 Residential Zone  
 R2 Residential Zone  
 RM2 Residential Multiple Zone  
 PE Prestige Employment Zone  
 G Green Open Space  
 T Transportation & Utilities

Former North York Zoning By-law 7625  
 R5 One-Family Detached Dwelling Fifth Density Zone  
 R7 One-Family Detached Dwelling Seventh Density Zone  
 RM1 Multiple-Family Dwellings First Density Zone  
 C1 General Commercial Zone  
 M1 Industrial Zone One  
 M2 Industrial Zone Two

MC Industrial-Commercial Zone  
 O1 Open Space Zone  
 (H) Holding Zone  
 Former Etobicoke By-law 11,737  
 POS Private Open Space

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale

Zoning By-law 1-83 as amended  
 Extracted 01/29/07 - MH

## Attachment 4: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 197798 WET 11 OZ
Details	Rezoning, Standard	Application Date:	December 13, 2006

Municipal Address: 0 WESTON RD E/S, TORONTO ON

Location Description: CON 5 WYS PT LT9 PL 1933 PT BLK A RP 66R13266 PTS 2 16 PT 3 RP 66R13974 PT 1 \*\*GRID W1101

Project Description: To amend the former City of York Zoning By-law 1-83 to allow a gasoline bar on the north east corner of Weston Road and Oak Street, the site of the Real Canadian Superstore..

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
VINCENT PLANNING CONSULTANTS SHARYN VINCENT			LOBLAW PROPERTIES LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Employment Areas/Districts	Site Specific Provision:
Zoning:	Prestige Employment	Historical Status:
Height Limit (m):		Site Plan Control Area:   yes

#### PROJECT INFORMATION

Site Area (sq. m):	47300	Height:	Storeys:	0
Frontage (m):			Metres:	0
Depth (m):				
Total Ground Floor Area (sq. m):				<b>Total</b>
Total Residential GFA (sq. m):			Parking Spaces:	
Total Non-Residential GFA (sq. m):			Loading Docks	0
Total GFA (sq. m):				
Lot Coverage Ratio (%):				
Floor Space Index:				

#### DWELLING UNITS

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

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

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Luisa Galli, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-6007</b>



