

2267 Islington Avenue - Zoning Application - Preliminary Report

| | |
|--------------------------|---|
| Date: | March 6, 2007 |
| To: | Etobicoke York Community Council |
| From: | Director, Community Planning, Etobicoke York District |
| Wards: | Ward No. 2 – Etobicoke North |
| Reference Number: | File No. 06 184518 WET 02 OZ |

SUMMARY

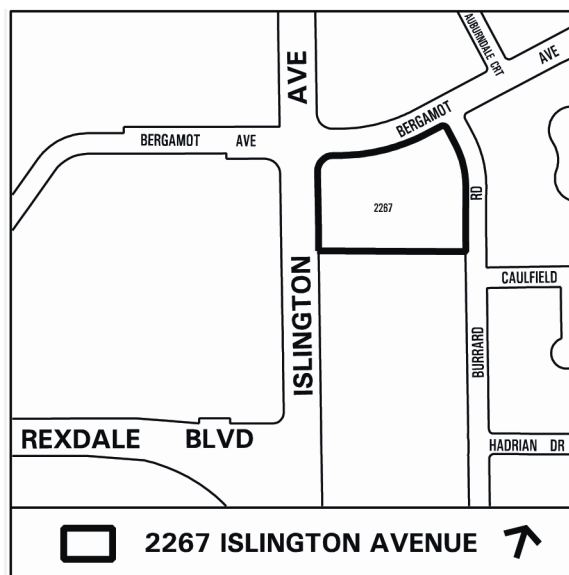
An application has been submitted to amend the current Planned Commercial Regional zoning (CPR), as amended by Site Specific By-law No. 1302, to permit a new 1 300.6 square metre, 2-storey bank building and associated drive-through facility. The existing building on this site, municipally known as 2267 Islington Avenue, would remain. The combined total on-site Gross Floor Area would be 9 758 square.

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.

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 the development of a new two-storey, 1 300 square metre free standing ‘pod’ building that will be occupied by a financial institution, with an ancillary drive-through, at the northwest corner of the site, immediately adjacent to the Islington Avenue/Bergamot Avenue intersection. The proposal will displace 43 parking spaces. Driveway accesses and internal vehicular connections with adjacent properties are proposed to be maintained.

Relevant project information, as provided by the applicant, is attached as Attachment 3 – Application Data Sheet.

Table 1 provides a summary of information as provided by the applicant.

| | Existing | Proposed |
|--------------------|---------------------|---------------------|
| Floor Space Index | 0.575 | 0.664 |
| Gross Floor Area | 8 457 square metres | 9 758 square metres |
| Ground Floor Area | 6 824 square metres | 7 474 square metres |
| Lot Coverage | 46.4% | 50.8% |
| Paved Surface Area | 6 764 square metres | 5 977 square metres |
| Landscaped Area | 1 122 square metres | 1 258 square metres |
| Building Height | 1-1/2 storeys | 2 storeys |
| Parking | 260 spaces | 217 spaces |

Site and Surrounding Area

The site is 1.471 hectares and is located at the southeast corner of Islington Avenue and Bergamot Avenue. The site is currently occupied by a former department store, comprising a gross floor area of 8 457 square metres, with 260 parking stalls, 75 of which are located below grade. The existing building, which is proposed to remain, currently contains a number of commercial retail and service uses, as well as a day care centre.

Surrounding uses include:

North: Along the north side of Bergamot Avenue (east of Islington Avenue) are two residential apartment buildings.

South: Immediately adjacent the site and also municipally known as 2267 Islington Avenue, is a new 2 596 square metre commercial retail plaza in two separate buildings; a self-service gas bar and kiosk facility; a 649 square metre free-

standing financial institution, with drive-through, and, an 11 713 square metre Walmart.

East: Along the east side of Burrard Road is a low rise residential neighbourhood comprised of single-detached and semi-detached dwellings.

West: Along the west side of Islington Avenue are residential apartment buildings (one building north/one building south, of Bergamot Avenue) and a small retail plaza.

Official Plan

The site is designated Mixed Use Area in the City of Toronto Official Plan. The designation accommodates a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The designation, Built Form and other policies of the Plan intend that development in Mixed Use Areas will create a balance of high quality commercial uses and meet the needs of the local community. The policies objectives are to locate and mass new buildings to frame the edges of streets and parks; to limit shadow impacts on adjacent Neighbourhoods; to maintain sunlight and comfortable wind conditions and provide an attractive and safe environment for pedestrians on adjacent streets; to provide good site access and circulation and an adequate supply of parking for visitors; and, to locate and screen service and utility areas, ramps and garbage storage to minimize the impact on adjacent streets and residences. The proposal will be reviewed for consistency with the Plan.

Zoning

The site is zoned as Planned Commercial Regional (CPR), subject to Site Specific By-law No. 1302. Permitted uses within a Planned Commercial Regional (CPR) Zone include a broad range of commercial retail and service uses, excluding car sales lots; business and professional offices; institutional uses, such as churches, church halls and day nurseries and nursery schools; and, parks, playgrounds and community centres.

Site Plan Control

The property is subject to site plan control. Submission of an application for site plan control approval will provide City staff with an opportunity to review, in more detail, matters such as grading, landscaping and/or screening, street planting, pedestrian linkages, and building design. To date, an application has not been submitted.

Reasons for the Application

Notwithstanding the full range of uses permitted within a CPR Zone, Site Specific By-law No. 1302 currently restricts uses on this site to a department store. Site Specific By-law No. 1302 would have to be repealed via an amending by-law to permit the full range of CPR uses, which would permit the proposed financial institution and drive-through facility, subject to the applicable zoning regulations (By-law No. 776-2002) governing drive-through facilities. The enactment of an amending by-law would also establish acceptable standards of development governing such matters as: building setbacks from

property lines; gross floor area; lot coverage; landscaping open space; height; and the number of available parking spaces.

COMMENTS

Issues to be Resolved

The zoning amendment application has been circulated to City departments and public agencies for review and comment. As part of the review of this application, staff will assess issues related to: building location and massing; building setbacks; adequacy of parking; vehicular circulation and traffic impacts; landscaping, including public boulevards; screening of service areas; and impacts on the pedestrian environment. A preliminary review of the City's recently approved supplementary zoning regulations governing drive-through uses indicates that the proposal meets the minimum distance separation standard. The application will also be reviewed against the other supplementary regulations for drive-through facilities. A community consultation meeting is recommended to present the proposal to the community and obtain comments.

Additional issues may be identified through the review of the application, agency comments and the community consultation process. 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 in a timely manner and that no significant issues arise.

CONTACT

L. Gary Dysart, Senior Planner
Tel: 416-394-8233; Fax: 416-394-6063
E-mail: gdysart@toronto.ca

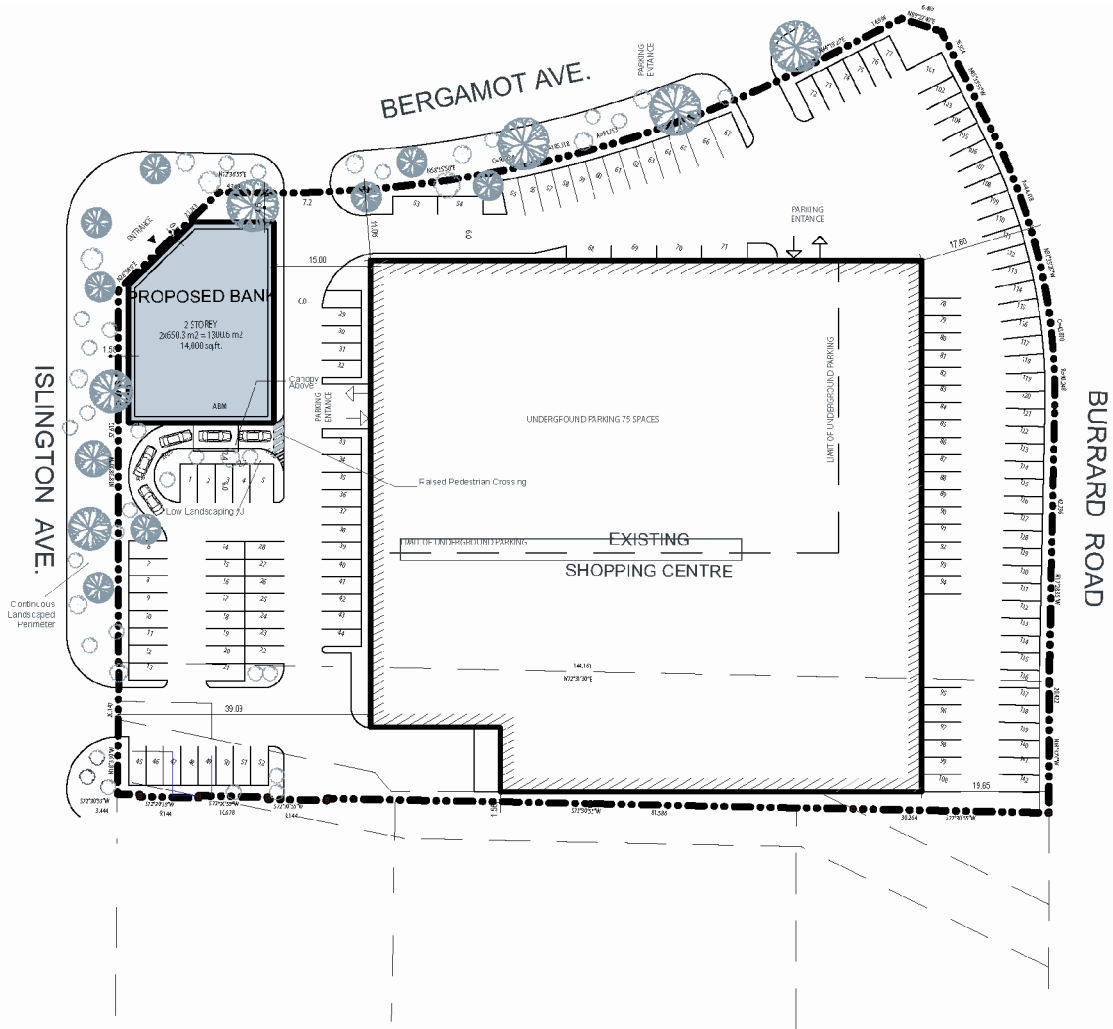
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

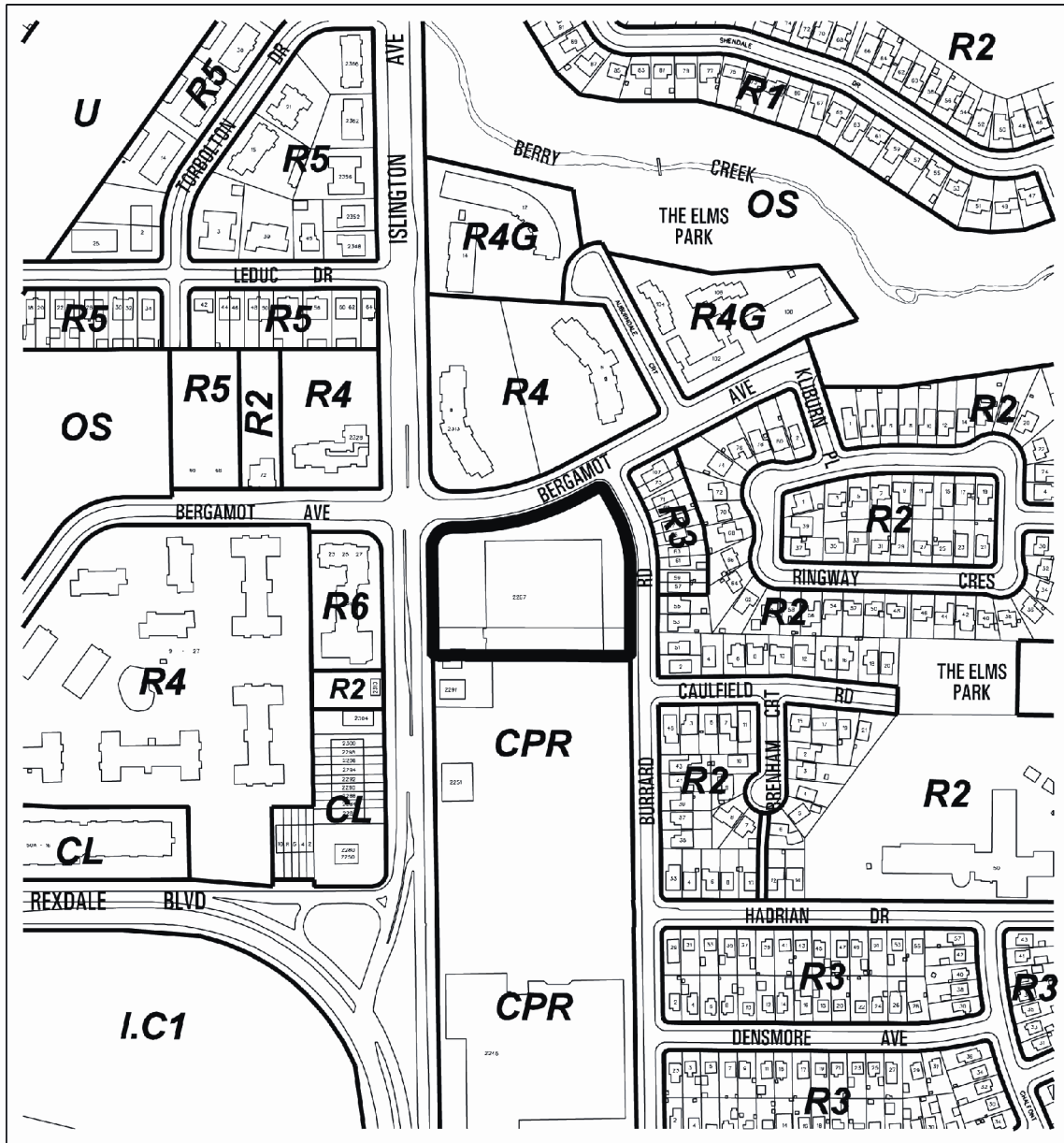
2267 Islington Avenue

Applicants Submitted Drawing

Not to Scale 

File # 06_184518

Attachment 2: Zoning



2267 Islington Avenue

File # 06_184518

Former Etobicoke

- R2 Residential Second Density
- R3 Residential Third Density
- R4 Residential Fourth Density

- R4G Residential Fourth Density Group
- R5 Residential Fifth Density
- R6 Residential Sixth Density
- I.C1 Industrial Class 1

- CPR Commercial Planned Regional
- OS Public Open Space
- U Utilities



Not to Scale
Zoning By-law 11,737 as amended
Extracted 12/27/06 - MH

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 06 184518 WET 02 OZ |
| Details | Rezoning, Standard | Application Date: | October 17, 2006 |

Municipal Address: 2267 ISLINGTON AVE, TORONTO ON
 Location Description: PL M946 BLK D CON B PT LT27 **GRID W0205
 Project Description: Amending the Zoning By-Law to remove the restriction imposed by By-law 1302.

PLANNING CONTROLS

| | | | |
|----------------------------|--------|--------------------------|-------------|
| Official Plan Designation: | | Site Specific Provision: | By-law 1302 |
| Zoning: | C.P.R. | Historical Status: | |
| Height Limit (m): | 14 | Site Plan Control Area: | Yes |

PROJECT INFORMATION

| | | | | |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m): | 14710 | Height: | Storeys: | 2 |
| Frontage (m): | 0 | | Metres: | 0 |
| Depth (m): | 0 | | | |
| Total Ground Floor Area (sq. m): | 7474 | | | Total |
| Total Residential GFA (sq. m): | 0 | | Parking Spaces: | 217 |
| Total Non-Residential GFA (sq. m): | 9757.6 | | Loading Docks | 0 |
| Total GFA (sq. m): | 9757.6 | | | |
| Lot Coverage Ratio (%): | 50.8 | | | |
| Floor Space Index: | 0.66 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | | Above Grade | Below Grade |
|--------------|---|----------------------------------|-------------|
| Rooms: | 0 | Residential GFA (sq. m): | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 9758 |
| 1 Bedroom: | 0 | Office GFA (sq. m): | 0 |
| 2 Bedroom: | 0 | Industrial GFA (sq. m): | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 |
| Total Units: | 0 | | |

CONTACT: **PLANNER NAME:** **Gary Dysart, Senior Planner**
TELEPHONE: **(416) 394-8233**