

**3615 McNicoll Avenue - Official Plan and Zoning
Application – Preliminary Report**

Date:	March 9, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	File No 06 199536 ESC 42 OZ

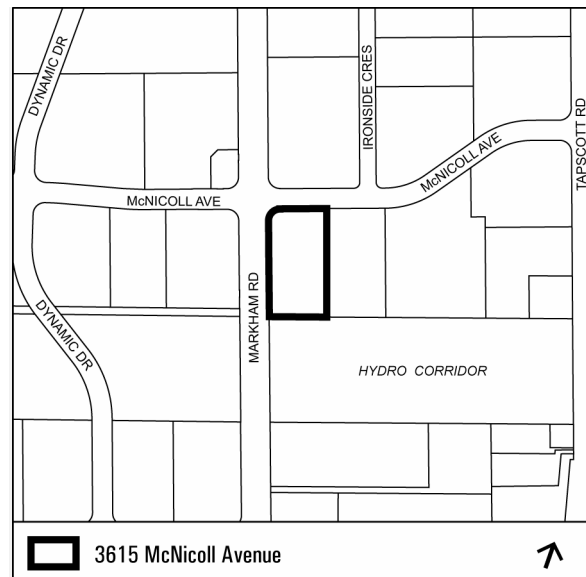
SUMMARY

An application has been submitted to change the official plan designation and to rezone the subject lands to permit a Shell Canada gas bar with a 159 square metre (1,712 square foot) convenience store and a 132 square metre (1,421 square foot) car wash. A 262 square metre Tim Horton’s restaurant (2,820 square foot) with a drive-through is also proposed. This report provides preliminary information on the above-noted applications and seeks Community Council’s directions on further processing of the applications 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

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

ISSUE BACKGROUND

Proposal

The proposed development consists of a Shell Canada gas bar with a 159 square metre (1,712 square foot) convenience store and a 132 square metre (1,421 square foot) car wash. A 262 square metre Tim Horton's restaurant (2,820 square foot) with a drive-through component is proposed to the south of the gas bar.

A future site plan application for an industrial building with an office component is contemplated for the adjacent lands immediately to the east, but this element is not the subject of the current application.

For further project information, see Attachment 1 (Site Plan), Attachment 2 (Elevations) and Attachment 5 (Application Data Sheet).

Site and Surrounding Area

The subject parcel is 1.05 hectares (2.6 acres) in area, and is located at the southeast corner of Markham Road and McNicoll Avenue. The parcel is rectangular in shape, having a lot frontage of approximately 134 metres (438 feet) along Markham Road and 70 metres (230 feet) along McNicoll Avenue. The site is currently vacant, has very few trees, and has a substantial slope from west to east.

Abutting uses include the following:

North: Vacant industrial lands

South: Hydro Corridor

East: Vacant lands, proposed to be developed as a future industrial building

West: Markham Road. On the northwest corner of Markham Road and McNicoll Avenue is an automobile service station. On the southwest corner of Markham Road and McNicoll immediately across the road from this proposal is a one-storey retail plaza including an automobile service station.

Official Plan

The site is designated as Employment Areas within the Toronto Official Plan. Employment Areas are places of business and economic activity. Uses that support this function consist of offices, manufacturing, warehousing, distribution, research and

development facilities, parks, hotels, and restaurants and small scale stores and services that serve area businesses and workers.

The lands are also located within an Employment District, as identified in Map 2 – Urban Structure. Policies relating to Employment Districts seek to protect and promote these areas exclusively for economic activity.

Site and Area Specific Policy No. 139 pertains to the subject lands. It states that new automobile service stations are not permitted within 150 metres of arterial intersections.

Zoning

The subject lands are currently zoned Industrial Zone (M) in the Employment District Zoning By-law No. 24982. This zone generally permits assembling, manufacturing, processing, warehousing, and associated ancillary uses associated with industrial processes.

Site Plan Control

The subject lands are currently subject to site plan control approval. An application has been submitted and is being circulated to relevant City divisions and agencies for comment.

Tree Preservation

A tree preservation report has not been submitted for this site. City Planning has asked the applicant to provide the report or waiver.

Reasons for the Application

The purpose of this application is to rezone the lands from Industrial (M), which does not permit the proposed uses, to the Industrial District Commercial (MDC) zone, and to redesignate the lands, removing the Site and Area Specific policy that does not permit automobile service stations at this location.

COMMENTS

Issues to be Resolved

The following issues must be resolved with respect to this application.

Appropriateness of the Automobile Service Station Use

A comprehensive study was completed in 1994 which has resulted in a Site and Area Specific Policy in the Official Plan that specifically prohibits the automobile service station use at this location. The appropriateness of the change in use will have to be evaluated.

Urban Design and Drive-Through Guidelines

The City of Toronto has adopted Urban Design Guidelines for Sites with Drive-Through Facilities. An analysis of the proposed site design is required. This review should take into consideration the application of the Drive-Through Guidelines to this site, and such issues as the proposed location of the parking spaces, drive aisles, stacking, and walkways, among other issues.

Urban Design considerations will also need to be addressed, taking into account setbacks from Markham Road, building orientation and massing, and access onto both Markham Road and McNicoll Avenue.

Stormwater Management

In light of the existing topography on site, stormwater management may be a significant issue. A stormwater management report has been submitted and is being reviewed by Technical Services.

Archaeological

An archaeological assessment has been requested of the applicant, but not yet submitted. A review of this study and clearance from both the City and the Ministry of Culture is required.

Traffic

Markham Road is a six-lane divided arterial road at this location, with a signalized intersection at McNicoll Avenue. A traffic impact study has been submitted and has been circulated for review. The proposed access points from the proposal onto Markham Road and McNicoll Avenue, and the functioning of the intersection at Markham Road and McNicoll, among other traffic related issues, will be evaluated.

Future Development on Adjacent Parcel

The parcel immediately to the east of the subject lands is also owned by the applicant. The applicant has indicated that these lands are proposed to be developed with an industrial building in the near future. An application for site plan approval has not yet been submitted for these lands. An evaluation of the comprehensive development of this corner will be undertaken.

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

Summary

The application is being circulated for comments to the relevant divisions and agencies. Staff should continue to process these applications, to address issues raised and target a community information meeting for the second quarter of 2007. All issues raised will be addressed prior to the scheduling of the statutory Public Meeting at Community Council, which is targeted for the third quarter of 2007. The target dates assume that the applicant will provide all the required information in a timely manner.

CONTACT

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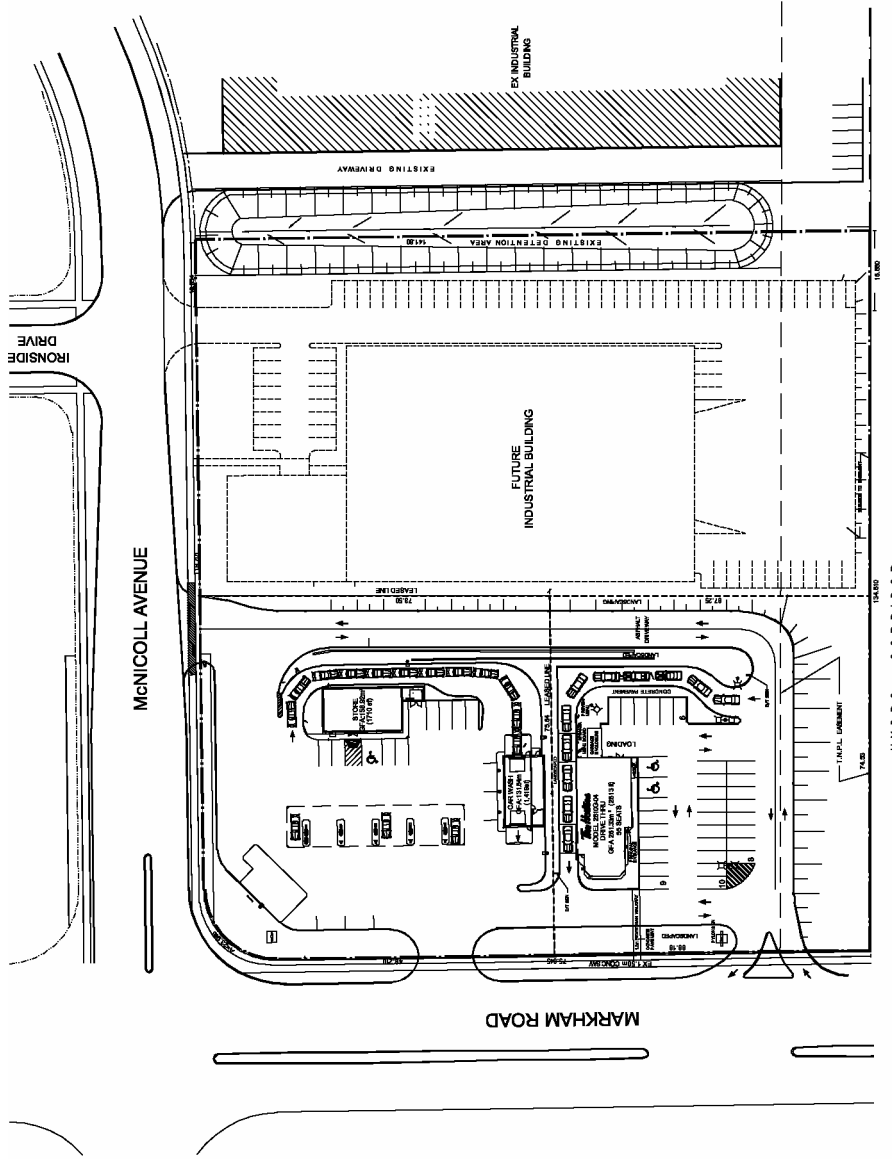
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – Car Wash and Select Store [as provided by applicant]
Attachment 3: Elevations – Tim Horton's [as provided by applicant]
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



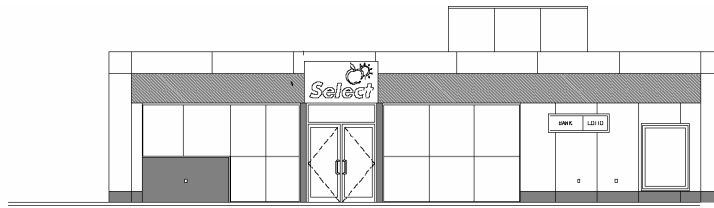
3615 McNicoll Avenue

Site Plan
Applicant's Submitted Drawing

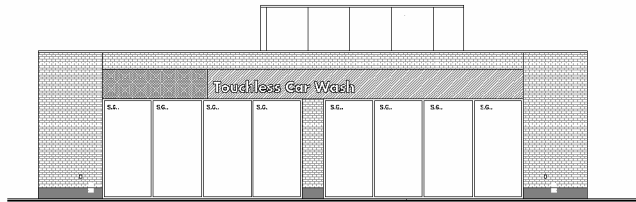
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2/27/07

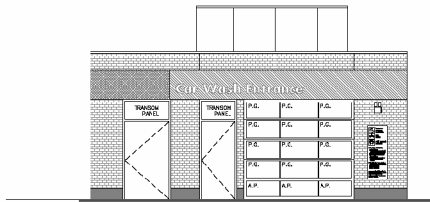
Attachment 2: Elevations – Car Wash and Select Store



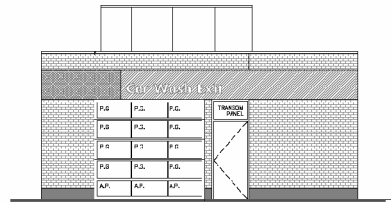
Select Store (Front)
West Elevation
(Markham Rd.)



Car Wash (Front)
North Elevation



Car Wash (Entrance)
East Elevation



Car Wash (Exit)
West Elevation
(Markham Rd.)

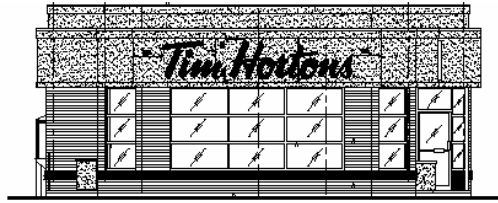
Elevation Plan - Car Wash and Select Store 3615 McNicoll Avenue

Applicant's Submitted Drawing

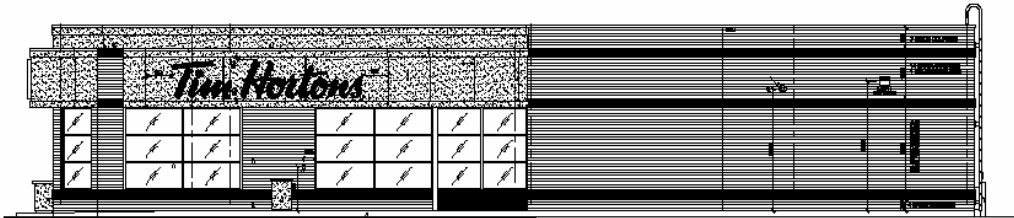
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Attachment 3: Elevations – Tim Horton’s



West Elevation
(Markham Rd.)



South Elevation



North Elevation

Elevation Plan - Tim Hortons

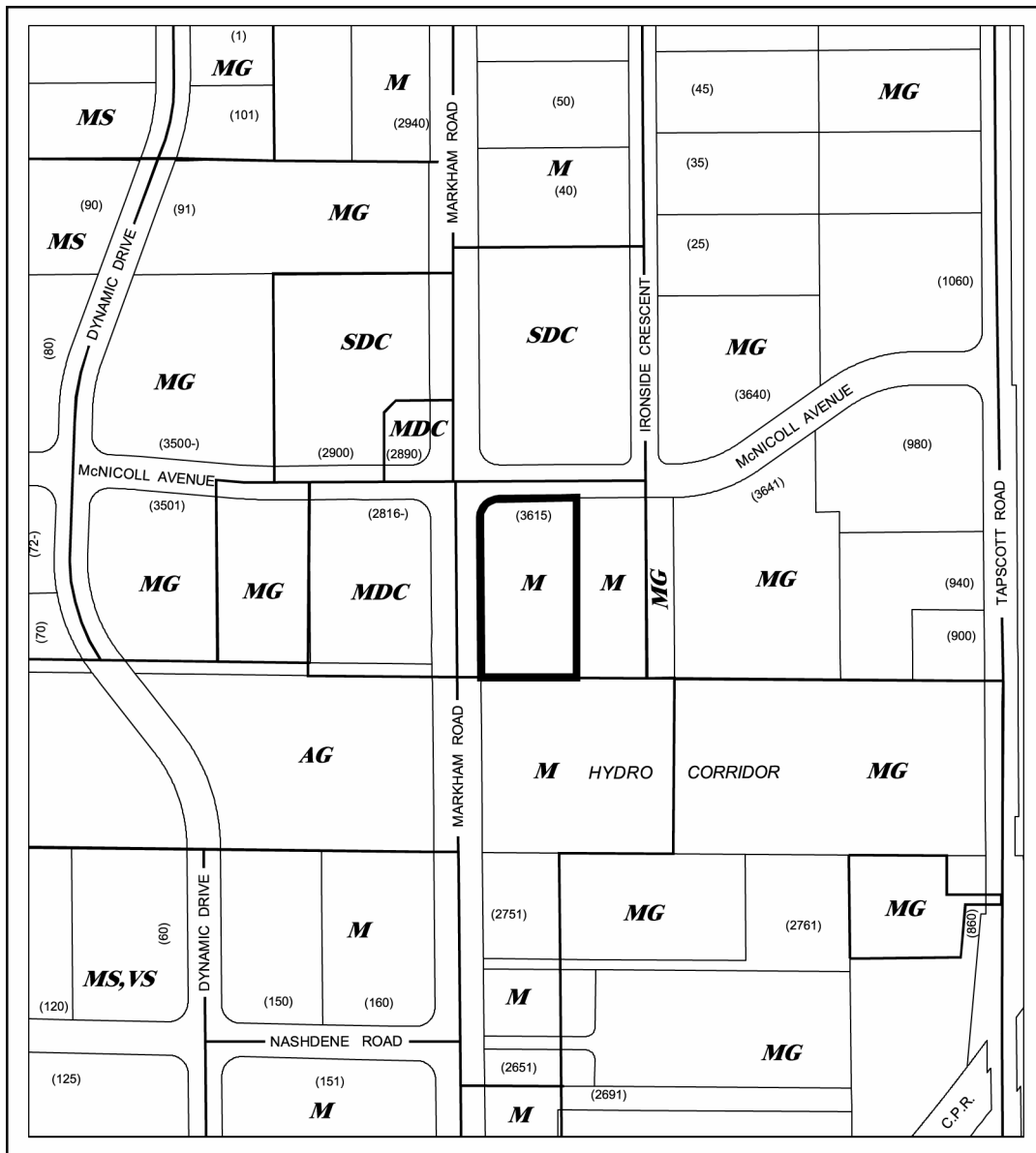
3615 McNicoll Avenue

Applicant's Submitted Drawing

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File # 06-199536 OZ

Attachment 4: Zoning



TORONTO City Planning
Division
Zoning

3615 McNicoll Avenue

File # **06-199536 OZ**

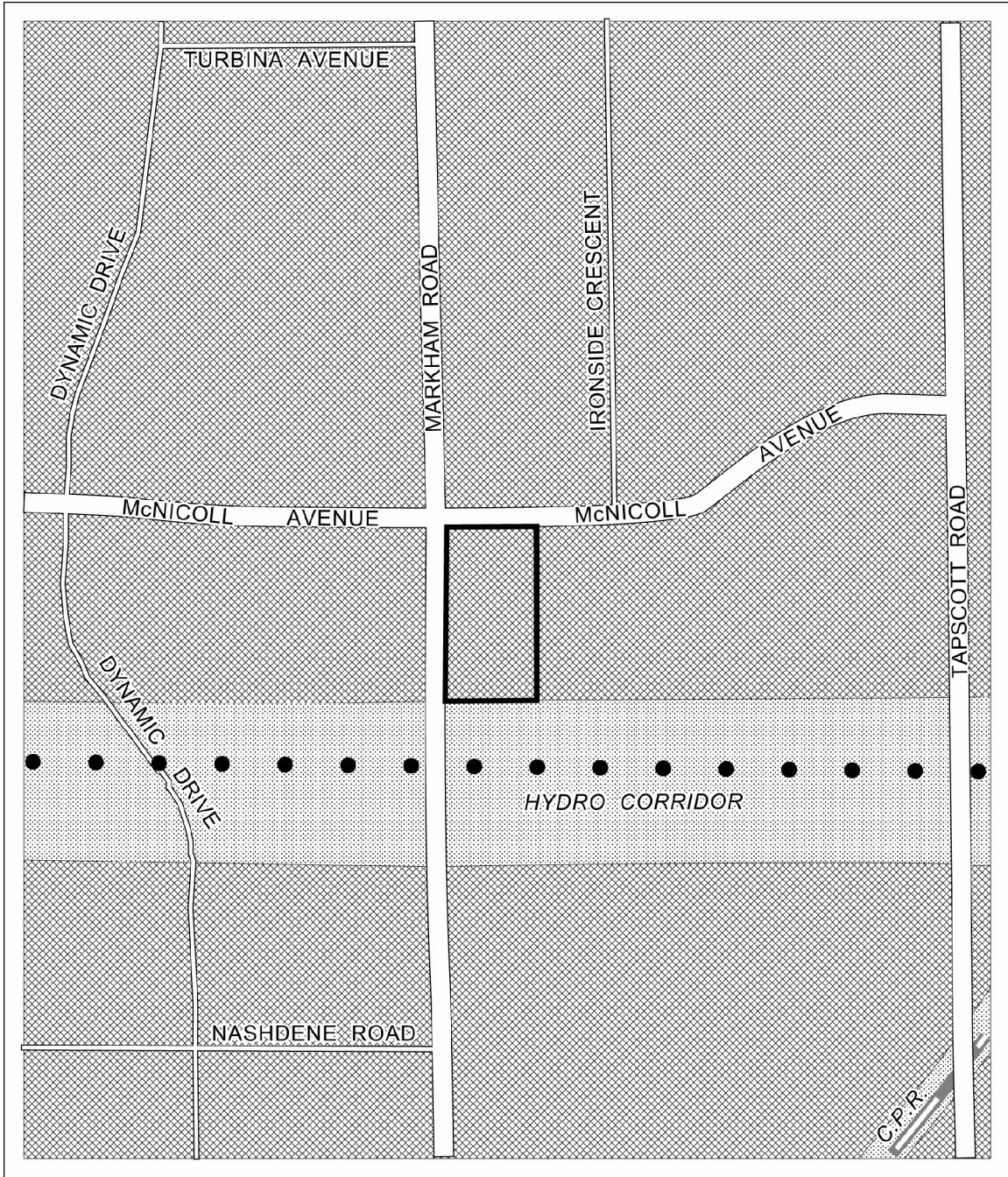
M Industrial Zone
MDC Industrial District Commercial Zone
MG General Industrial Zone
MS Special Industrial Zone

SDC Special District Commercial Zone
VS Vehicle Service Zone

Tapscott Employment District By-law

Not to Scale
3/6/07

Attachment 5: Official Plan



TORONTO City Planning
Division
Official Plan

3615 McNicoll Avenue

File # 06-199536 0Z

-  Site Location
-  Employment Areas
-  Utility Corridors



Not to Scale
3/6/07

Attachment 6 : Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 199536 ESC 42 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 22, 2006
Municipal Address:	3615 MCNICOLL AVE, TORONTO ON M1X 1G5		
Location Description:	PL 66M2205 BLK 31 **GRID E4201		
Project Description:	construct Shell Canada gas bar with a 158.92 sq.m. convenience store, 131.84 sq.m. car wash and 262.33 sq.m. Tim Horton restaurant with drive through		
Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC			RUNNYMEDE DEVELOPMENT CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	139
Zoning:	M-Industrial Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	10542.47	Height:	Storeys:	1
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	552.09			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	42
Total Non-Residential GFA (sq. m):	552.09		Loading Docks	0
Total GFA (sq. m):	552.09			
Lot Coverage Ratio (%):	5.23			
Floor Space Index:	0.05			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	552.09
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		

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