

**South of McNicoll Avenue, west side of Brimley Road
Zoning Application - Preliminary Report**

Date:	April 17, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	File No. 06 189573 ESC 41 OZ

SUMMARY

This application proposes to permit an overflow parking lot on the Hydro One Transmission Corridor lands to be used by the Rosewood Baptist Church, located at 2601 McNicoll Avenue.

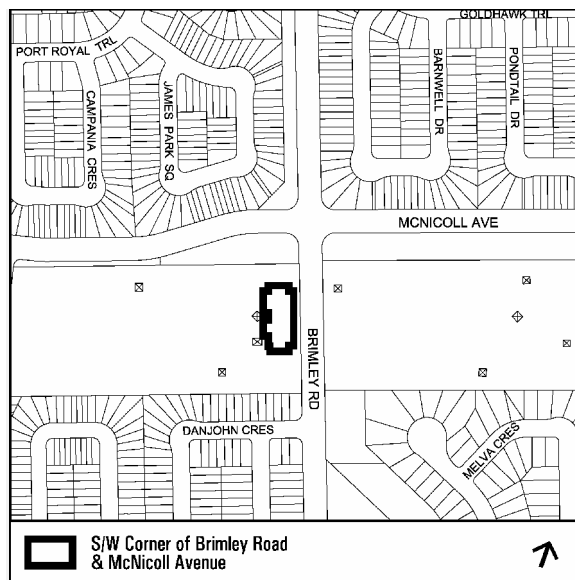
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

If all the required information is provided in a timely manner and the issues identified resolved, a community consultation meeting on the proposal should be convened for the second quarter of 2007 and a Public Meeting should be targeted for the fourth quarter of 2007.

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

On November 7, 2006, a zoning by-law amendment application was filed on behalf of the owner (Rosewood Baptist Church) to permit 88 parking spaces on the Hydro One Transmission Corridor lands. The application was subsequently revised to address staff's initial concerns including the submission of a site plan control application.

Proposal

This zoning by-law amendment application seeks to rezone the subject lands to permit additional parking spaces for the adjacent Rosewood Baptist Church, located at 2601 McNicoll Avenue.

The proposed lease of the subject land from Hydro One for a parking lot is temporary. The lease can be terminated anytime by Hydro One if the lands are required for other uses.

Vehicular access to the subject lands is proposed from Brimley Road only. There is no vehicular connection proposed to the Rosewood Baptist Church. Pedestrians can use the existing sidewalk on Brimley Road to access the proposed lot as well as the existing church building. A total of 88 parking spaces are proposed. (Attachment No. 1)

Site and Surrounding Area

The subject lands are located west of Brimley Road, south of McNicoll Avenue on the Hydro One transmission corridor right-of-way. Rosewood Baptist Church is located north of the subject lands. The site is approximately 2 334 square metres (25,120 sq.foot) in area, having about 75 metres (246 ft.) frontage on Brimley Road, extending west with an average depth of 35 metres (115 feet).

Two Hydro One towers are located at the western boundary of the site. The site is rectangular in shape, treeless, grassed and flat. There are no other structures on the site.

North: municipally maintained bicycle/pedestrian pathway, Rosewood Baptist Church

South: open space (transmission corridor), detached residential dwellings

East: open space (transmission corridor)

West: open space (transmission corridor)

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Toronto Official Plan designates the subject lands Utility Corridors. Hydro corridors are used primarily for the transmission of energy. They may also be used for secondary purposes such as parks, pedestrian and bicycle trails, agriculture, parking lots, open storage, essential public services, stormwater management ponds, public transit facilities and garden centres with temporary buildings. The proposed use of the subject lands for a parking lot is permitted in the Toronto Official Plan.

Map 4 of the Toronto Official Plan shows a Higher Order Transit Corridor along this stretch of the hydro lands. The owner has been advised of the potential loss of this parking lot if the Toronto Official Plan vision for the transit facility is implemented.

Zoning

The lands are zoned Agricultural Uses (AG) in the Milliken Community Zoning By-law. A parking lot is not permitted.

Site Plan Control

The subject lands are not subject to site plan control. However, staff recommend that Council enact a by-law that places the lands under site plan control. This permits a review of urban design standards including access, stormwater management and appropriate setbacks from existing hydro towers. The applicant has submitted a site plan control application.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. A Tree Declaration has been submitted indicating no trees on the site.

Heritage Preservation

The lands are subject to heritage review as they have the potential for archaeological resources. The applicant has retained the services of a qualified archaeologist to carry out an assessment of the lands which will be circulated.

Reasons for the Application

A zoning by-law amendment is required since parking lots are not permitted in the Agricultural Use (AG) Zone. Appropriate performance standards must be established in order to regulate matters including setbacks, landscaping, compatibility and protection for future uses.

COMMENTS

Issues to be Resolved

Secondary uses including parking lots are permitted by the Official Plan in Utility Corridors. However, any proposed secondary use will:

1. Be compatible with the primary use of the corridor and the existing and proposed use of adjacent lands in terms of environmental hazard, visual impacts, grading and site drainage;
2. Protect for potential road and public transit corridors, where appropriate; and
3. Protect for an open space corridor link to develop or extend pedestrian or bicycle trails, where appropriate.

The proposed use is temporary in regards to the lease with Hydro One. The City wants to ensure that the use of the lands for this temporary purpose do not preclude longer term objectives for this site.

There is a physical and visual disconnect between the location of the proposed parking lot and the adjacent church building that will require further analysis. Also, the orientation of the proposed parking lot and its relationship to the pedestrian trail and Brimley Road needs to be examined.

The applicant will be required to submit an archaeological study. Issues regarding traffic, landscaping, access and stormwater management will be evaluated in detail as part of the review of the applications.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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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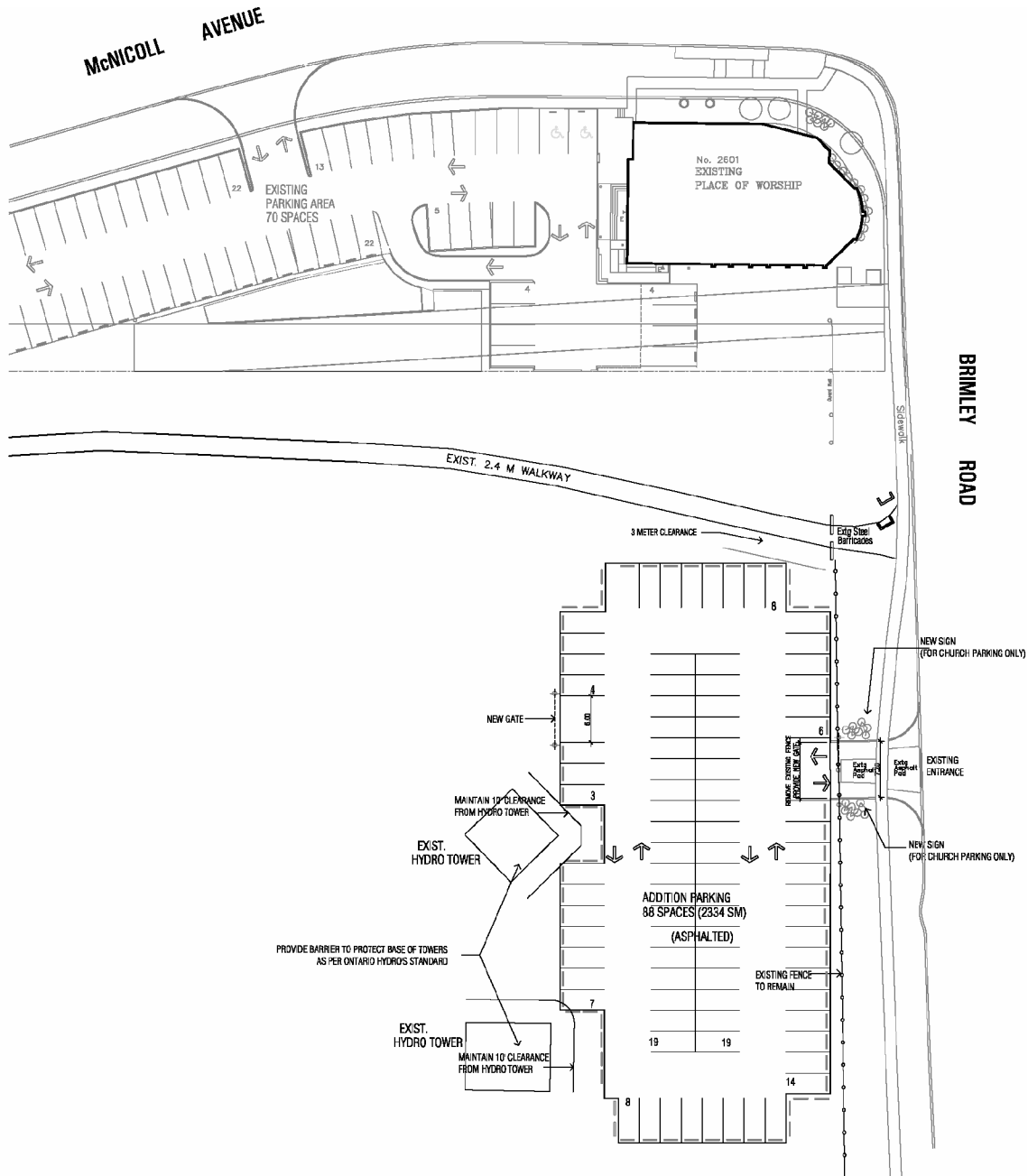
ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning

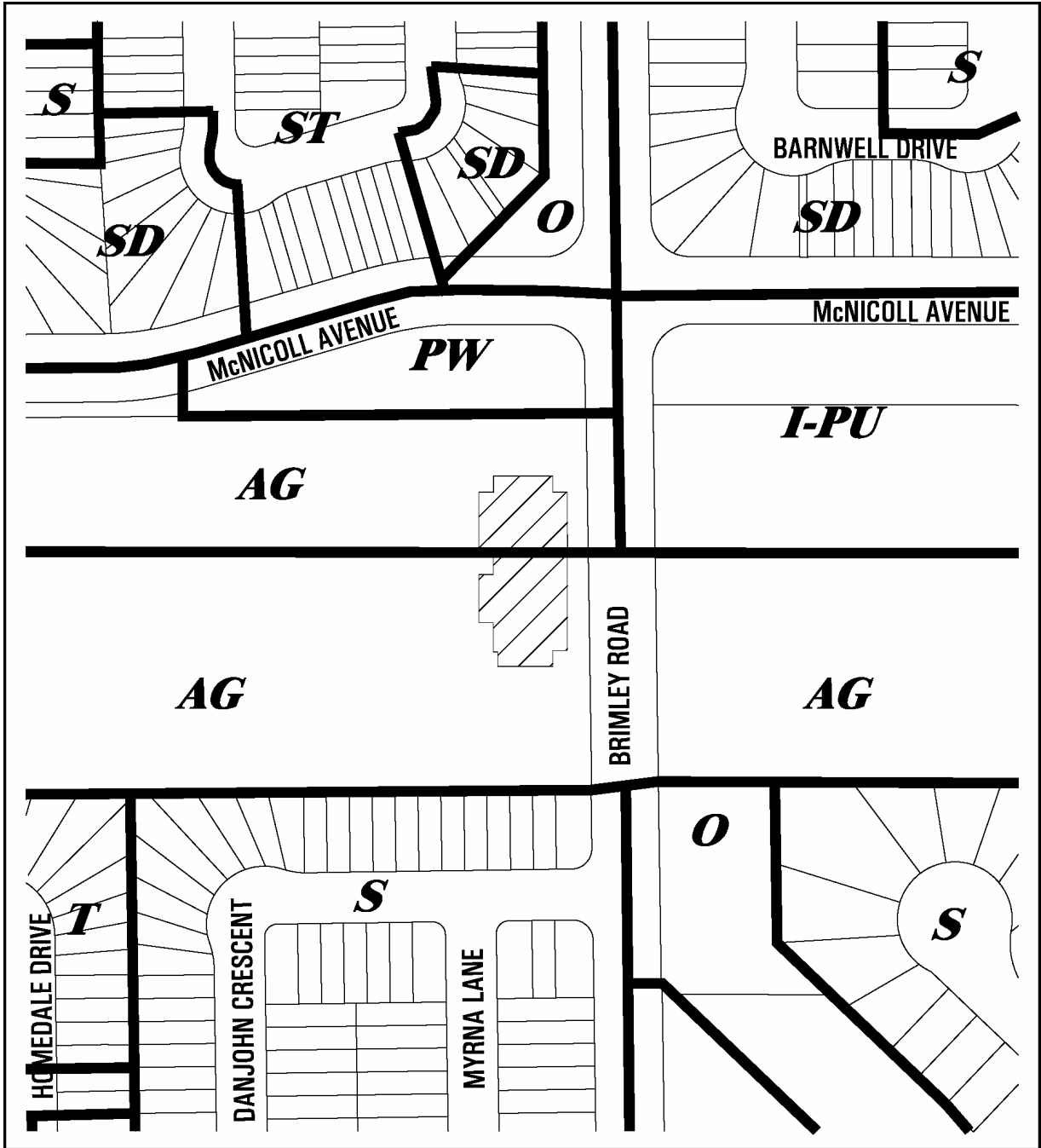
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan **S/W Corner of Brimley Rd & McNicoll Ave**
Applicant's Submitted Drawing
 Not to Scale 3/12/07  **File # 06-189573 0Z**

Attachment 2: Zoning



TORONTO City Planning
Division
Zoning

S/W Corner of Brimley Rd & McNicoll Ave

File # 06-189573 0Z

S Single-Family Residential
T Two-Family Residential
SD Semi-Detached Residential
ST Street Townhouse Residential

O Major Open spaces
PW Place(s) of Worship
I-PU Institutional-Public Utilities

Agincourt North Community Bylaw
Not to Scale
3/13/07



Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	06 189573 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	November 7, 2006

Municipal Address: HYDRO LANDS ADJACENT TO 2601 MCNICOLL AVE, TORONTO ON
 Location Description: CON 4 LOT 25 LOT 26 28.01AC NEW R/N =12-7-950-08300 **GRID E4101
 Project Description: To permit a 88 space gravel parking area for overflow parking for the adjacent Rosewood Baptist Church at 2601 McNicoll Ave.

Applicant:	Agent:	Architect:	Owner:
HARDY STEVENSON HOLDINGS LIMITED			ONTARIO HYDRO

PLANNING CONTROLS

Official Plan Designation:	Utility Corridors	Site Specific Provision:
Zoning:	AG-Agricultural	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2334	Height:	Storeys:	n/a
Frontage (m):	75 metres		Metres:	n/a
Depth (m):	35 metres			
Total Ground Floor Area (sq. m):	n/a			Total
Total Residential GFA (sq. m):	n/a		Parking Spaces:	88
Total Non-Residential GFA (sq. m):	n/a		Loading Docks	n/a
Total GFA (sq. m):	n/a			
Lot Coverage Ratio (%):	n/a			
Floor Space Index:	n/a			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

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

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