



## STAFF REPORT ACTION REQUIRED

### Preliminary Report Official Plan, Zoning and Site Plan Applications 2498 Gerrard Street East

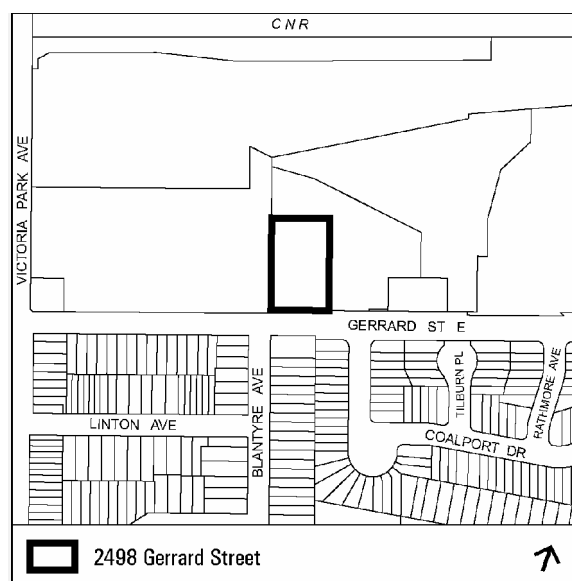
<b>Date:</b>	December 22, 2006
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 36 – Scarborough Southwest
<b>Reference Number:</b>	File Nos. 06 191778 ESC 36 OZ and 06 191784 ESC 36 SA

### SUMMARY

Applications have been submitted to permit an Official Plan Amendment, Zoning By-law Amendment and for a Site Plan Approval to permit a gas bar, carwash and convenience store at 2498 Gerrard Street East. The existing gas bar and car wash would be replaced.

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.

The subject applications should be processed and evaluated concurrently with the Birchcliff Quarry Lands Area Study currently underway. A status report on the Area Study will be prepared and presented to the Planning and Growth Management Committee in the first quarter of 2007. The status report will also outline the progress of the applications.



## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. staff be directed to process the application concurrently with the Birchcliff Quarry Lands Study;
2. staff be directed to schedule a community meeting together with the Ward Councillor and adjacent Ward Councillors within the context of the ongoing Area Study and that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. staff be directed to report back to the Planning and Growth Management Committee on the status of the Birchcliff Quarry Lands Area Study in the first quarter of 2007 and include in such report a status update of the applications.

## **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

The subject lands, located on the north side of Gerrard Street East at Blantyre Avenue, are currently being operated as a Beaver self serve gas station and carwash. The site is located within the Birchcliff Quarry Lands Study Area.

Due to a development application on another property located within the Birchcliff Quarry Lands (Gerrard/Clonmore site), City Council issued a number of directions in September 2003 relating to these lands. One direction issued by Council authorizes + City staff to carry out a study of the land use policies in respect to that area of land lying east of Victoria Park Avenue, south of the CN Rail tracks and fronting on Gerrard and Clonmore.

The subject lands fall within the Birchcliff Quarry Lands Study Area Boundaries.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant has submitted an application for Official Plan and Zoning By-law amendment to allow for the redevelopment of their land for a gas bar, car wash and convenience store. A Site Plan Approval application has also been submitted.

### **Site and Surrounding Area**

The site is approximately 4453 square metres (1.1 acres) in size with a frontage of 53.3 metres (174.8 ft) on the north side of Gerrard Street East. More information can be found on the application data sheet which is attached as Attachment 6. Presently there is one

building on site used as a gas bar and car wash. There are two four-pump gas islands and a vertical propane gas storage and pump. Most of the site is paved in asphalt with two landscaped islands.

The site history includes its use as part of a quarry operation during the 1940's and early 1950's and the use of the surrounding lands and possibly this site as an unregulated landfill between 1954 and 1960.

Surrounding land uses include:

North: Vacant privately owned land with City owned open space beyond

South: Walk-up apartment building

East: Retail commercial plaza

West: Vacant privately owned land with commercial uses beyond

## **Official Plan**

The subject lands are designated Mixed Use Areas. Mixed Use Areas are intended to achieve a multitude of planning objectives by combining a broad array of residential uses, office, retail and service, institutional, entertainment, recreational and cultural activities, and parks and open spaces.

The design of Mixed Use Areas should promote: the creation of new jobs and housing, a reduction of dependency on automobile use while promoting increased transit use, a transition between areas of different development intensity and scale, limit shadow impact on adjacent Neighbourhoods, the location and massing of buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians, a safe and attractive pedestrian environment and access to a broad range of community services and facilities.

## **Zoning**

The subject lands are zoned Agricultural Holding (AG). The permitted use is Agricultural field crops. The current use is a Legal Non-conforming use.

## **Site Plan Control**

The lands are subject to Site Plan Control. A Site Plan Control application has been submitted.

## **Ravine Control**

The lands are not identified in the City's Ravine By-law.

## **Tree Preservation**

The lands are subject to the City's Tree Preservation By-laws. The applicant has submitted a Preliminary Arborist Map showing onsite vegetation. This has been forwarded to Urban Forestry for review and comment.

## **Reasons for the Application**

The property owners are proposing to replace an existing gas bar and car wash with a modern updated facility and convenience store. The zoning amendment application is intended to bring the property from a legal non-conforming use to a permitted use including a convenience store component. The applicant has submitted an Official Plan Amendment application out of an abundance of caution to assure the proposal advances through the City's development approval process. The applicant's proposal conforms with the current Mixed Use Official Plan designation.

## **COMMENTS**

### **Issues to be Resolved**

#### **Birchcliff Quarry Lands Study**

The City is currently undertaking a study of land use policies pertaining to the Birchcliff Quarry Lands situated east of Victoria Park Avenue, south of the CN rail tracks and fronting on Gerrard Street East and Clonmore Drive. Phase I involved the preparation of a community profile and was completed and presented to the Planning and Transportation Committee in April 2005. Staff and the community are currently engaged in Phase II of the study, involving a community "Visioning" exercise. Included in Phase II is the City's commissioning of an environmental investigation of the City owned portion of the Quarry Lands which is currently underway. Representatives from the applicant (Shell) are participating in the working group process.

The subject lands fall within the Birchcliff Quarry Lands Study Area boundaries. Staff are recommending that the application be processed concurrently with the ongoing Area Study to allow a review of the application in conjunction with the ongoing Area Study.

#### **Environmental Issues**

There are concerns as to the environmental condition of the site due to current and past uses. The site has been used as a gas bar and car wash and is located over a portion of the former quarry. Under new provincial legislation, the applicant will be required to submit a Record of Site Condition before any site plan approval can be entertained.

#### **Land Use and Built Form**

The appropriate land uses for this site are being reviewed in context of the Quarry Lands Study.

One element of the Birchcliff Quarry Lands Study is to develop a set of urban design standards for this area that will promote a safe and pedestrian friendly environment. The study has just started exploring land use options for the area from which a set of urban design standards will follow.

A network of new public roads may result from the Area Study. If this were to happen, a new set of development and performance standards will apply and a series of new right-

of ways may have to be required. This may have implications on the development proposal.

### **Community Consultation**

The community has been an active participant in the Birchcliff Quarry Lands Area Study. A group of over 20 residents has regularly been participating in on-going working group meetings coordinated by City staff. The latest Working Group meeting, a design charrette, was held on October 21, 2006. The City and working group will be reporting back to the community at various stages of the study to seek broader community input during the concept development stage of the visioning process.

Future community consultation on this application will be organized in conjunction with the Birchcliff Quarry Lands Area Study.

### **Site Plan Design**

There is a concern about the siting of the buildings on the site. The Official Plan calls for the location and massing of buildings to frame the edge of the streets and parks with good proportions and maintain sunlight and comfortable wind conditions for pedestrians.

There are two City easements crossing over the site. A watermain crosses from southwest to northeast and a combined stormwater-sanitary sewer crosses from southeast to northwest. The site plan will be reviewed having regard for these constraints.

### **Access**

The site is currently accessed by three driveways. The proposal illustrates two driveways. Access will be reviewed by the City's Technical Services Division.

### **Parking and Vehicle Stacking**

Technical Services and Transportation Planning will review the site plan to determine if the stacking and parking arrangement proposed is appropriate for the intended uses.

Other issues may be identified through the consultation process and the detailed review of the application.

**CONTACT**

Lorne S. Berg, Assistant Planner

Tel. No. (416) 396-7034

Fax No. (416) 396-4265

E-mail: lberg@toronto.ca

**SIGNATURE**

---

Allen Appleby, Director  
Community Planning, Scarborough District

**ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

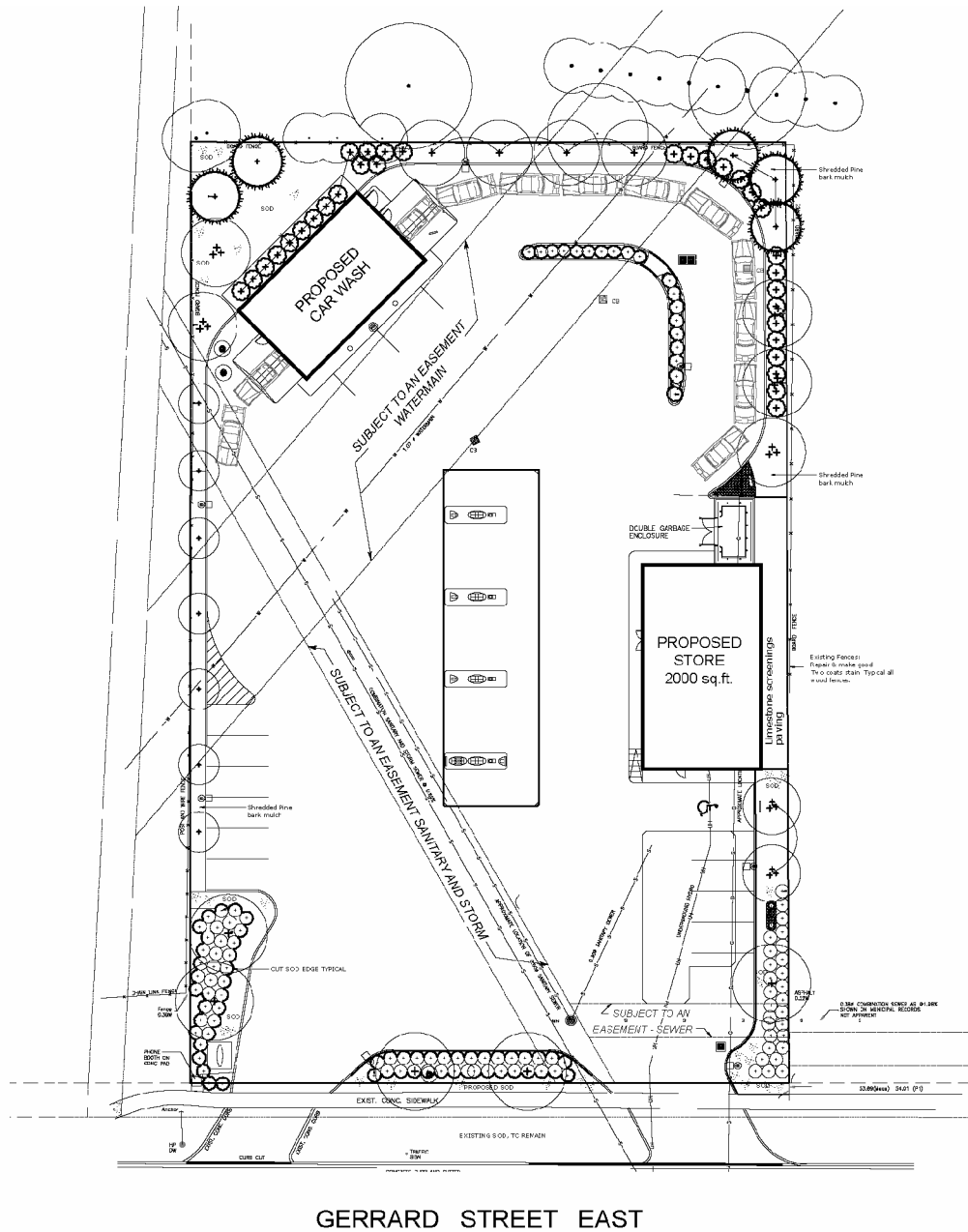
Attachment 3: Elevations [as provided by applicant]

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
12/7/06



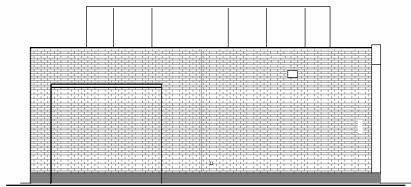
2498 Gerrard Street East

File # 06-191778 OZ and 06-191784 SA

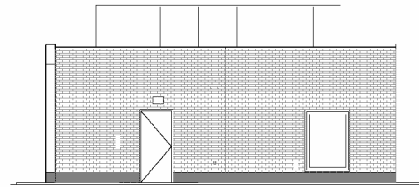
## Attachment 2: Elevations



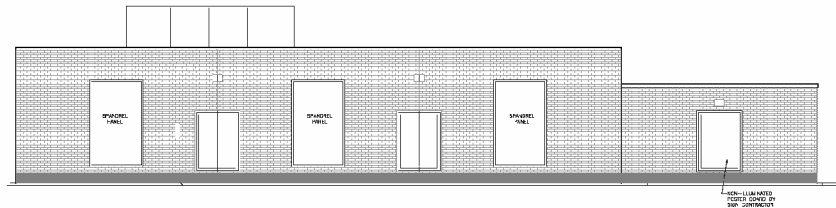
West Elevation



North Elevation



South Elevation



East Elevation

---

### Elevation Plan - Store

Applicant's Submitted Drawing

Not to Scale  
12/7/06

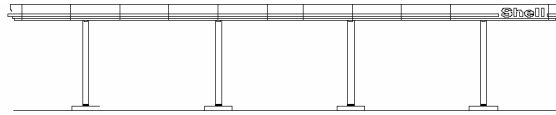
### 2498 Gerrard Street East

File # 06-191778 OZ and 06-191784 SA

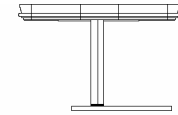
---



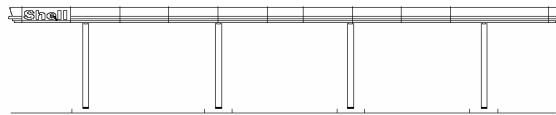
### Attachment 3: Elevations



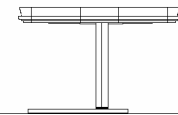
East Elevation



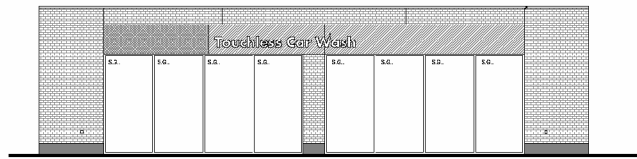
North Elevation



West Elevation



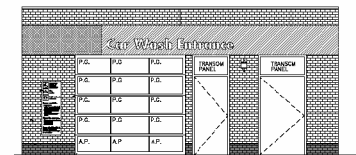
South Elevation



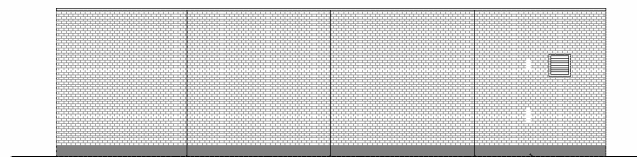
East Elevation



South Elevation  
(Exit)



North Elevation  
(Entrance)



West Elevation

## Elevation Plan - Car Wash and Canopy

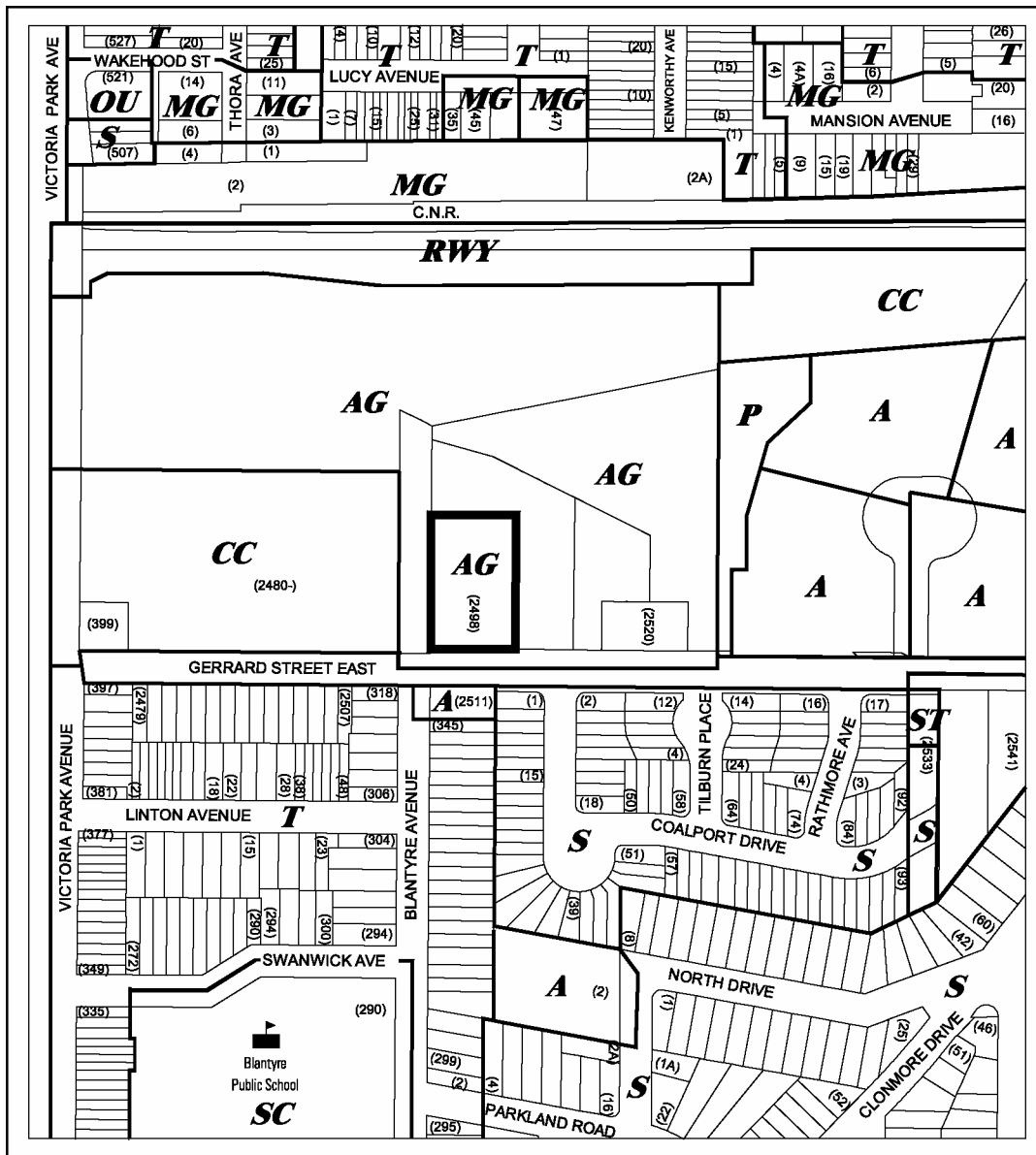
Applicant's Submitted Drawing

Not to Scale  
12/7/06

## 2498 Gerrard Street East

File # 06-191778 OZ and 06-191784 SA

## Attachment 4: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

**2498 Gerrard Street East**  
File # 06-191778 OZ and 06-191784 SA

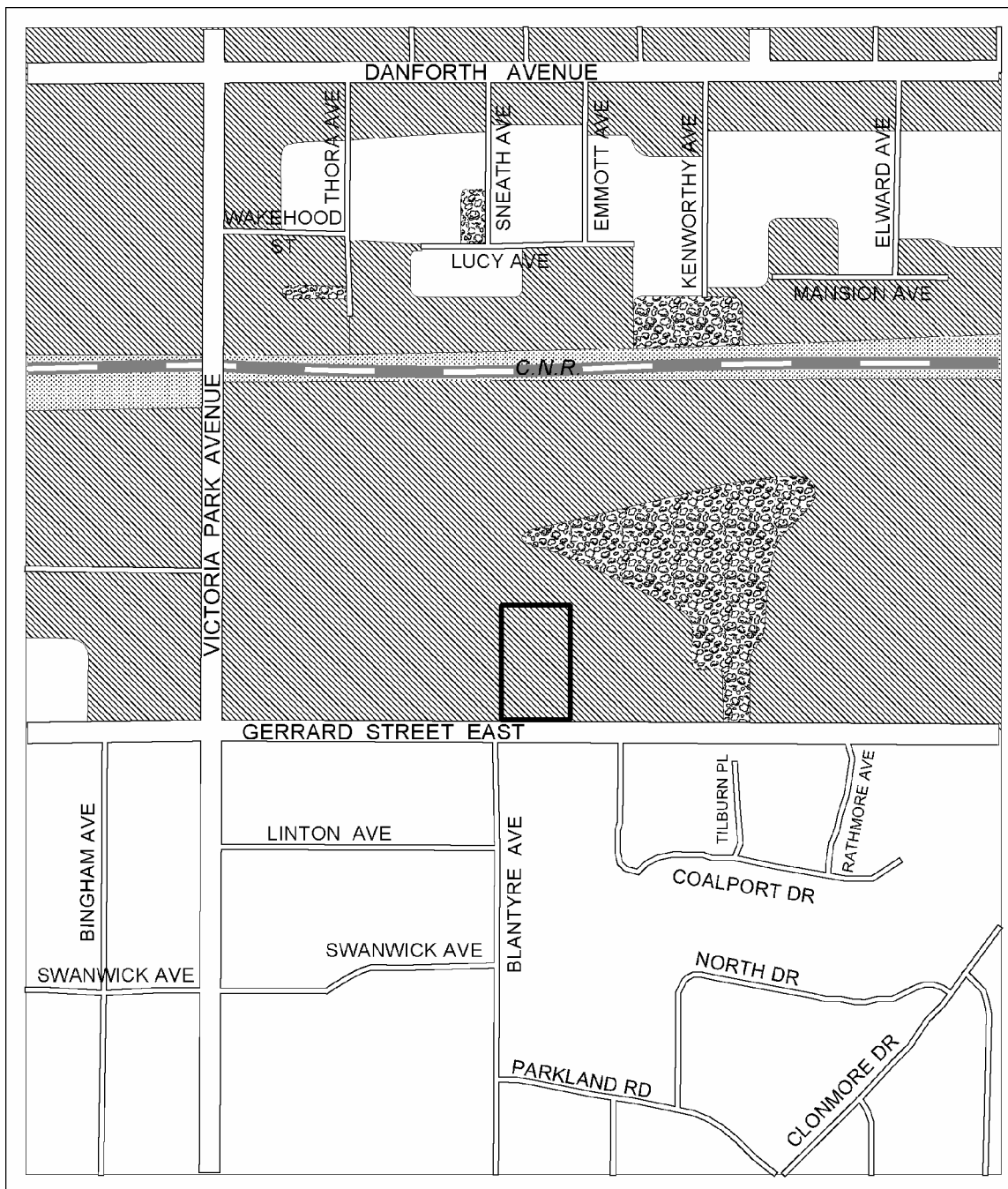
**AG** Agricultural Uses  
**CC** Community Commercial  
**RWY** Railway Corridor  
**P** Park

**S** Single - Family Residential  
**T** Two - Family Residential  
**ST** Street Townhouse Residential  
**A** Apartment Residential

**OU** Office Uses  
**SC** School  
**MG** General Industrial Uses

Birchcliff Community By-law  
Not to Scale  
12/5/06

## Attachment 5: Official Plan



**Toronto** City Planning  
Division  
**Official Plan**

**2498 Gerrard Street East**  
File # 06-191778 OZ and 06-191784 SA



Not to Scale  
12/5/06

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 191778 ESC 36 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 16, 2006
Municipal Address:	2498 GERRARD ST E, TORONTO ON		
Location Description:	CON A PT LOT 35 **GRID E3601		
Project Description:	Applications for an Official Plan Amendment, Rezoning and Site Plan Approval have been submitted. The applications propose to amend the existing land use designations and permitted uses to allow for a new gas bar, car wash and convenience store.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
GOLDBERG GROUP			SHELL CANADA PRODUCTS LTD

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	AG (Agricultural Holding)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	4453	Height:	Storeys:	3.775 metres
Frontage (m):	53.34		Metres:	1
Depth (m):	83.82			
Total Ground Floor Area (sq. m):	318.2			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	14
Total Non-Residential GFA (sq. m):	318.2		Loading Docks	0
Total GFA (sq. m):	318.2			
Lot Coverage Ratio (%):	7.15			
Floor Space Index:	0.071			

### 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):	318.2	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>Lorne Berg, Assistant Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7034</b>