

1640 The Queensway – Rezoning Application - Preliminary Report

Date:	January 23, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	File No.: 07 281797 WET 05 OZ

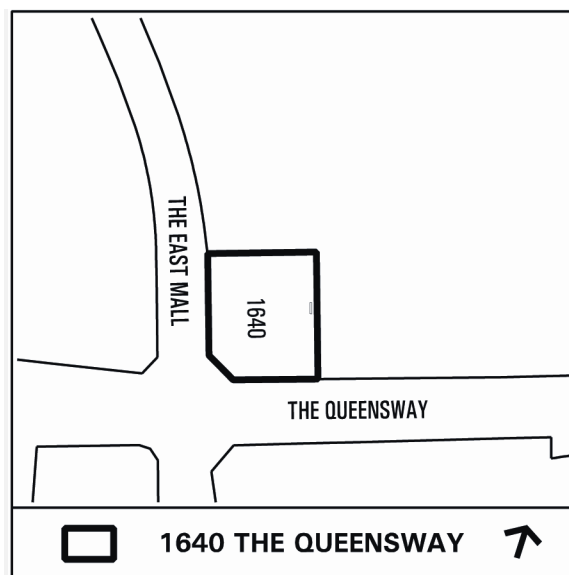
SUMMARY

This application was made on November 27, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish the existing Sunoco gas station kiosk building, canopy and pump islands and construct a new gas bar having a 112 square metre convenience store at 1640 The Queensway.

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

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2008.



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.
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

This application proposes to demolish the existing Sunoco gas station kiosk building, canopy and pump islands and construct a new gas bar having a 112 square metre convenience store. The existing car wash will be maintained on the site, but given an upgraded image.

Currently there are three driveways from The Queensway and two driveways from The East Mall. The proposal will provide one driveway from The East Mall and one driveway from The Queensway. For a summary of the application, please refer to Attachment No. 5, the Application Data Sheet.

Site and Surrounding Area

This 0.46 hectare parcel of land is located at the north-east corner of The Queensway and The East Mall. An existing Sunoco gas station and car wash is currently located on the site.

The surrounding uses are as follows:

North and East: Canadian Tire store with garden centre and gas bar

South: Retail and restaurant uses

West: Car Dealership

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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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 site is shown as an Employment District on the Urban Structure Map (Map 2) of the Toronto Official Plan. Employment Districts are areas to be promoted and protected for economic activity.

The subject lands are designated on Map 15 Land Use Plan, as an Employment Area. Employment Areas are places of business and economic activity. Some of the uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, parks, hotels, ancillary retail outlets, restaurants and small scale stores and services that serve area businesses and workers. Gas stations are permitted in Employment Area designations.

Zoning

The site is zoned Class 1 Industrial (I.C1) under the Etobicoke Zoning Code. The I.C1 zone permits a variety of industrial and non-industrial uses, but does not permit retail stores. Supplementary regulations for service stations in the Zoning Code permit the sale of convenience items. Retailing of convenience items is restricted to a limited range of goods and products, and a maximum gross floor area of 20 square metres.

Site Plan Control

The proposed development is subject to site plan control approval. A site plan control application has been submitted with the rezoning application.

Reasons for the Application

The site is zoned Class 1 Industrial (I.C1) which does not permit retail uses. The Etobicoke Zoning Code permits a maximum retail floor area of 20 square metres for service stations. The applicant proposes a retail floor area of 112 square metres in the new gas bar building.

COMMENTS

Issues to be Resolved

The issues that arise in relation to this proposal include but are not limited to: building location; vehicular access; on-site circulation; and landscaping.

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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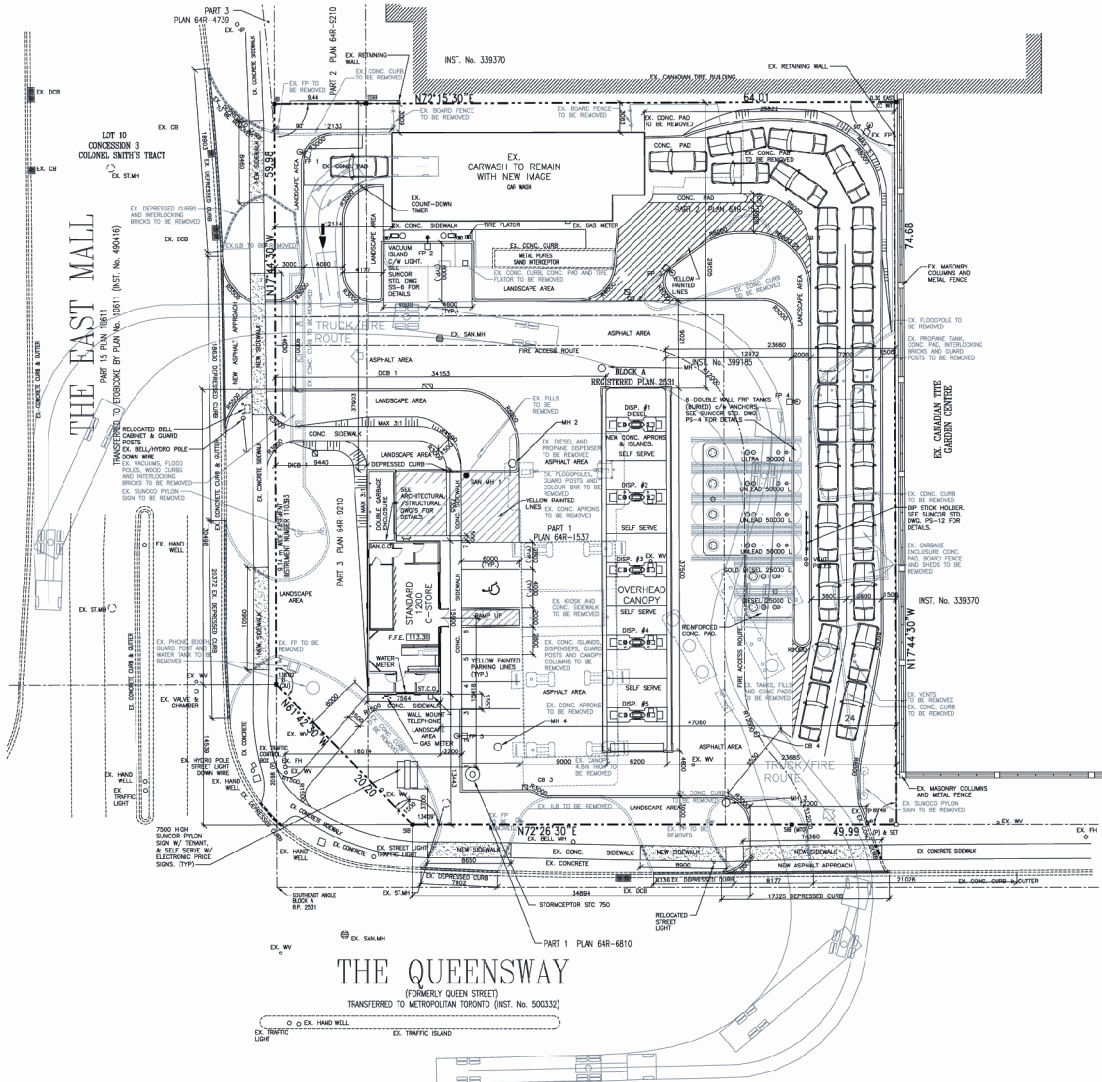
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Floor Plan
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

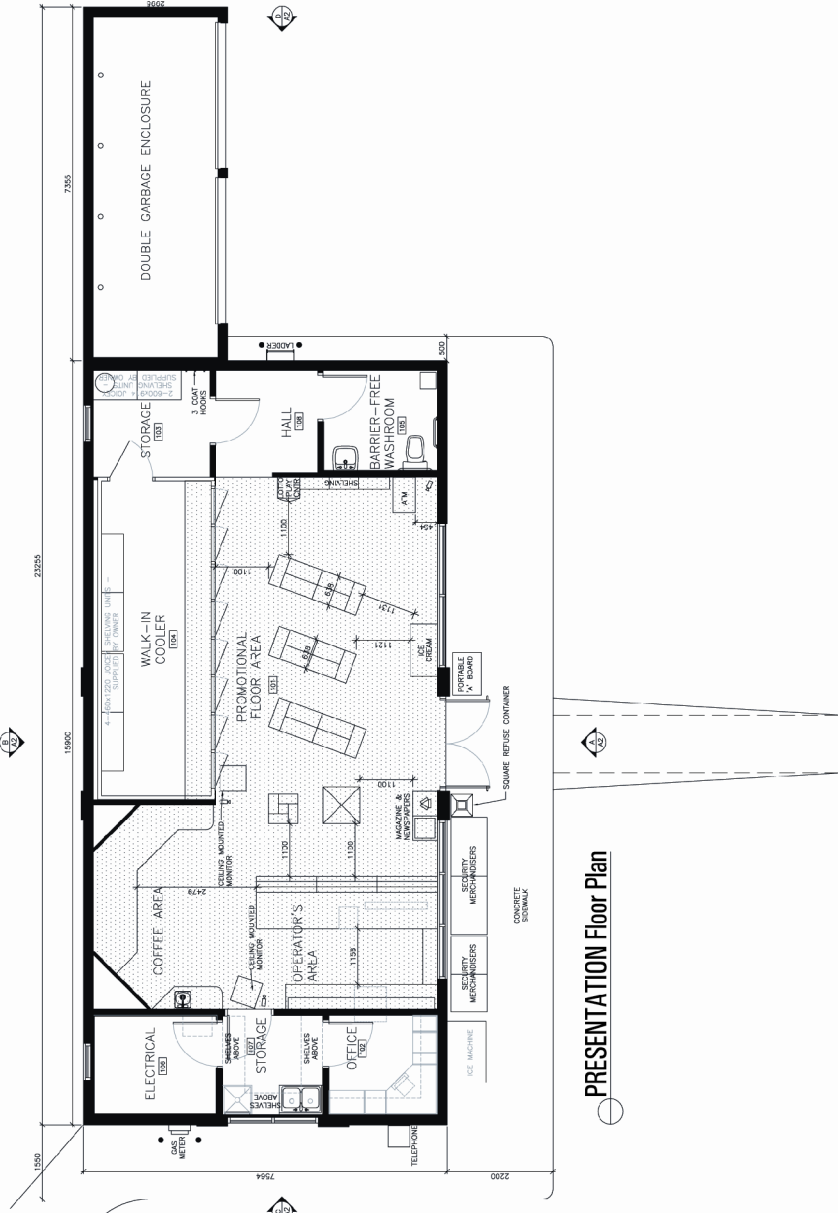
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1640 The Queensway

File # 07_281797

Attachment 2: Floor Plan



PRESENTATION Floor Plan

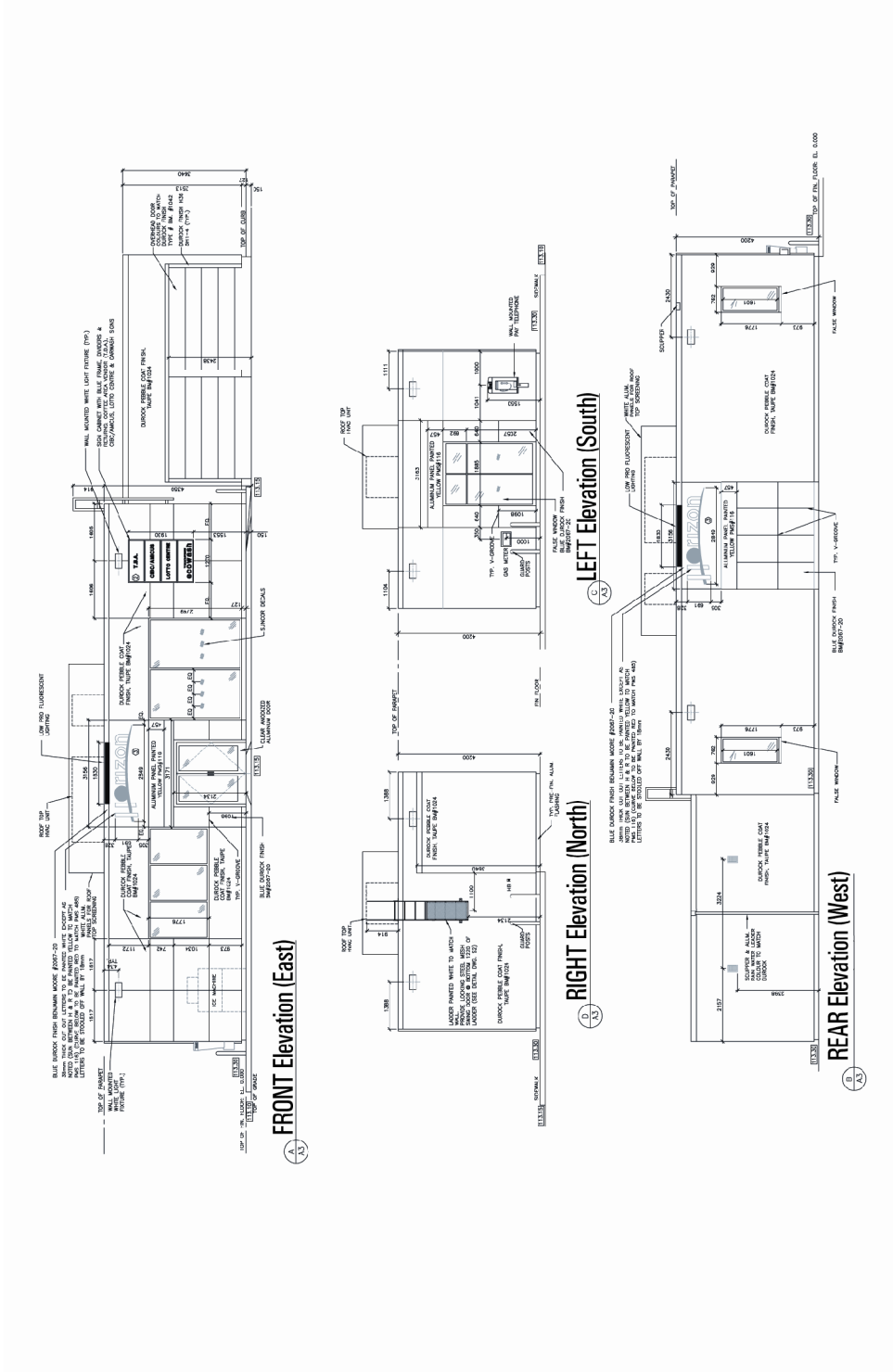
1640 The Queensway

Floor Plan
 Applicant's Submitted Drawing

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Attachment 3: Elevations



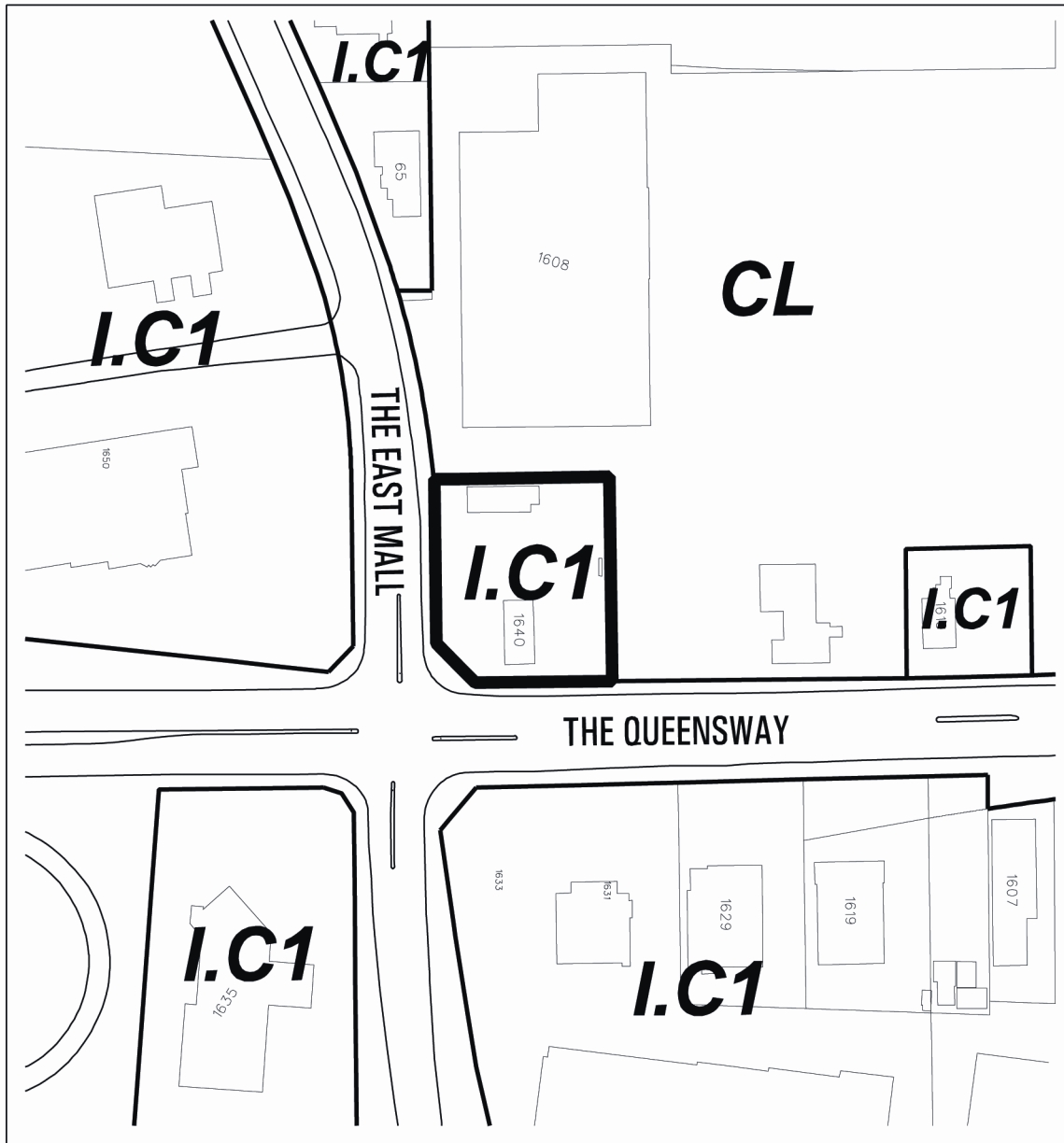
Elevations

Applicant's Submitted Drawing

Not to Scale
01/17/08

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Attachment: 4: Zoning



 **TORONTO** City Planning
Zoning

1640 The Queensway

File # 07_281797

Former Etobicoke

I.C1 Industrial Class 1
CL Commercial Limited



Not to Scale
Zoning By-law 11,737 as amended
Extracted 01/17/08 - MH

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	07 281797 WET 05 OZ
Details	Rezoning, Standard	Application Date:	November 27, 2007

Municipal Address: 1640 THE QUEENSWAY
 Location Description: PL 2531 PT BLK A RP 64R1537 PTS 1 & 2 **GRID W0505
 Project Description: To demolish the existing gas station kiosk building, canopy and pump islands and construct a new gas bar having a 112 square metre convenience store. The existing car wash is to be maintained on the site, but given an upgraded image.

Applicant:	Agent:	Architect:	Owner:
TROW ASSOCIATES INC			SUN OIL CO LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N/A
Zoning:	Class 1 industrial (1.C1)	Historical Status:	N/A
Height Limit (m):	None	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4,672.3	Height:	Storeys:	1
Frontage (m):	49.99		Metres:	4.35
Depth (m):	59.98			
Total Ground Floor Area (sq. m):	372.1			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	372.1		Loading Docks	0
Total GFA (sq. m):	372.1			
Lot Coverage Ratio (%):	8			
Floor Space Index:	0.08			

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):	372.1
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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