

2516 Bayview Avenue – Rezoning Application - Preliminary Report

Date:	April 10, 2008
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	08 112171 NNY 25 OZ

SUMMARY

This application was submitted on February 19, 2008 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

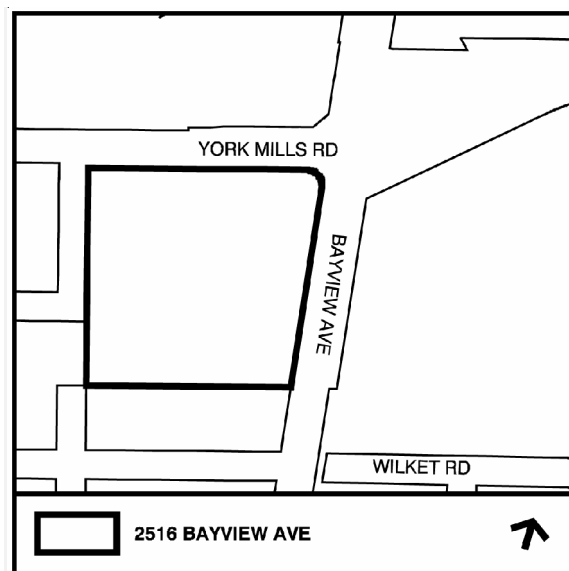
This application proposes to construct a second storey addition above the existing Shoppers Drug Mart located within the York Mills Shopping Centre at 2516 Bayview Avenue.

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.

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.

DECISION HISTORY

In 1956, the former Township of North York agreed to close the portion of Beechwood Avenue between Glenridge Avenue and Bayview Avenue, and convey those lands to the owners of the York Mills Shopping Centre; creating the parcel of land on the southwest corner of York Mills Road and Bayview Avenue that exists today. As part of this land conveyance, the rezoning of the lands from R3 to C2 (By-law 11714) was approved. The rezoning and conveyance were approved by the Township on condition that certain undertakings, as set out in an agreement registered on title on November 5, 1956, would be carried out by the York Mills Shopping Centre. The agreement implemented a maximum gross floor area of 3,948m² (ground floor plus 104m² mezzanine level) and a maximum height limit of one storey (the existing mezzanine was exempt), as well as requiring specific traffic and landscaping measures to minimize impacts on the abutting residential neighbourhood.

In 1984, the owners obtained a building permit to expand the plaza. The approved addition resulted in a total gross floor area of 5,752m². A site plan agreement was registered on title to replace the existing 1956 agreement. In 1985, Council for the former City of North York passed By-law 29589, which, among other matters, set out maximum gross floor areas for the York Mills Shopping Centre.

In 2005, the Committee of Adjustment approved a minor variance application which increased the permitted ground floor GFA to 5,941.01m² and mezzanine GFA to 138m². Variances were also approved to allow the mezzanine level expansion (one storey height restriction) and to acknowledge an existing parking aisle width deficiency.

ISSUE BACKGROUND

Proposal

The application is for a proposed second storey addition to the Shoppers Drug Mart located within the York Mills Shopping Centre. The existing Shoppers Drug Mart has a gross floor area of 664m², with a 411m² underground storage area. The proposed addition would expand the store and plaza's retail space by 740m², for a total proposed gross floor area of 8,613m² on site. Existing east and south side yard setbacks would not be affected. The shopping centre's parking layout would be reconfigured to provide nine additional parking spaces near the Shoppers Drug Mart.

Site and Surrounding Area

The subject lands are located at the southwest corner of the intersection of Bayview Avenue and York Mills Road, with 139m frontage along Bayview Avenue and 150m frontage along York Mills Road. The property has an area of 22,588m².

The site is currently occupied by the York Mills Shopping Centre which is a one storey retail plaza with a small mezzanine level above a portion of the plaza. The shopping centre would remain as constructed save for the proposed second storey above Shoppers Drug Mart and the nine additional parking spaces.

Land uses surrounding the site are as follows:

North: a two storey retail plaza and single detached houses across York Mills Road
South: single detached houses
East: York Mills Arena and Windfields Park across Bayview Avenue
West: single detached houses

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 City of Toronto Official Plan designates the property as *Mixed Use Areas*, which provides for a broad range of commercial, residential and institutional uses subject to a number of development criteria.

Zoning

Under former City of North York Zoning By-law 7625, the subject site is zoned Local Shopping Centre (C2) (as zoned in 1956 through By-law 11714), which permits shopping centres, parking lots and a variety of other commercial uses. The entire site is also subject to site specific By-law 29589, passed in 1985, which:

- sets a maximum gross floor area of 7,566.5m² for the site (maximum ground floor GFA of 5,668.5m², maximum mezzanine GFA of 104m² and a maximum basement GFA of 1,794m²);
- limits the range of permitted uses within the York Mills Shopping Centre;
- restricts the building to a height of 1 storey (except for the existing mezzanine);
- requires a minimum of 339 parking spaces;
- restricts vehicular access points to York Mills Road and Bayview Avenue only; and
- requires landscaping features be provided along the west and south property lines.

On June 17, 2005, the North York Committee of Adjustment approved a minor variance application to permit the construction of a one-storey 273m² addition to the existing Dominion Store located within the plaza and a 34m² addition to the existing mezzanine level. The additions expanded the site's maximum permitted gross floor area for the ground floor to 5,941.01m² and the maximum mezzanine gross floor area to 138m². A variance to permit the mezzanine addition due to the one storey height restriction was also granted. There was also an existing parking aisle width deficiency which was addressed.

Site Plan Control

As of the date of this report a Site Plan Control application has not been submitted but will be forthcoming.

Toronto Green Development Standards

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

Reasons for the Application

The proposed second storey addition to the York Mills Shopping Centre (above Shoppers Drug Mart only) does not comply with existing site specific Zoning By-law 29589 requirements with respects to maximum gross floor area and building height.

COMMENTS

Issues to be Resolved

On a preliminary basis, matters to be addressed prior to the presentation of a Final Report include, but are not limited to, the following:

1. Determining any potential built form or streetscape impacts of expanding the commercial gross floor area of the shopping centre;
2. Reviewing the parking supply, proposed parking layout and traffic circulation for the site;

3. Determining whether the proposed second storey addition will maintain an appropriate relationship with the adjacent residential neighbourhood; and
4. Reviewing existing site conditions with respect to pedestrian and vehicular circulation, landscaping and screening along the property lines.

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

CONTACT

Jeff Markowiak, Assistant Planner

Tel. No. (416) 395-7130

Fax No. (416) 395-7155

E-mail: jmarkow@toronto.ca

SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

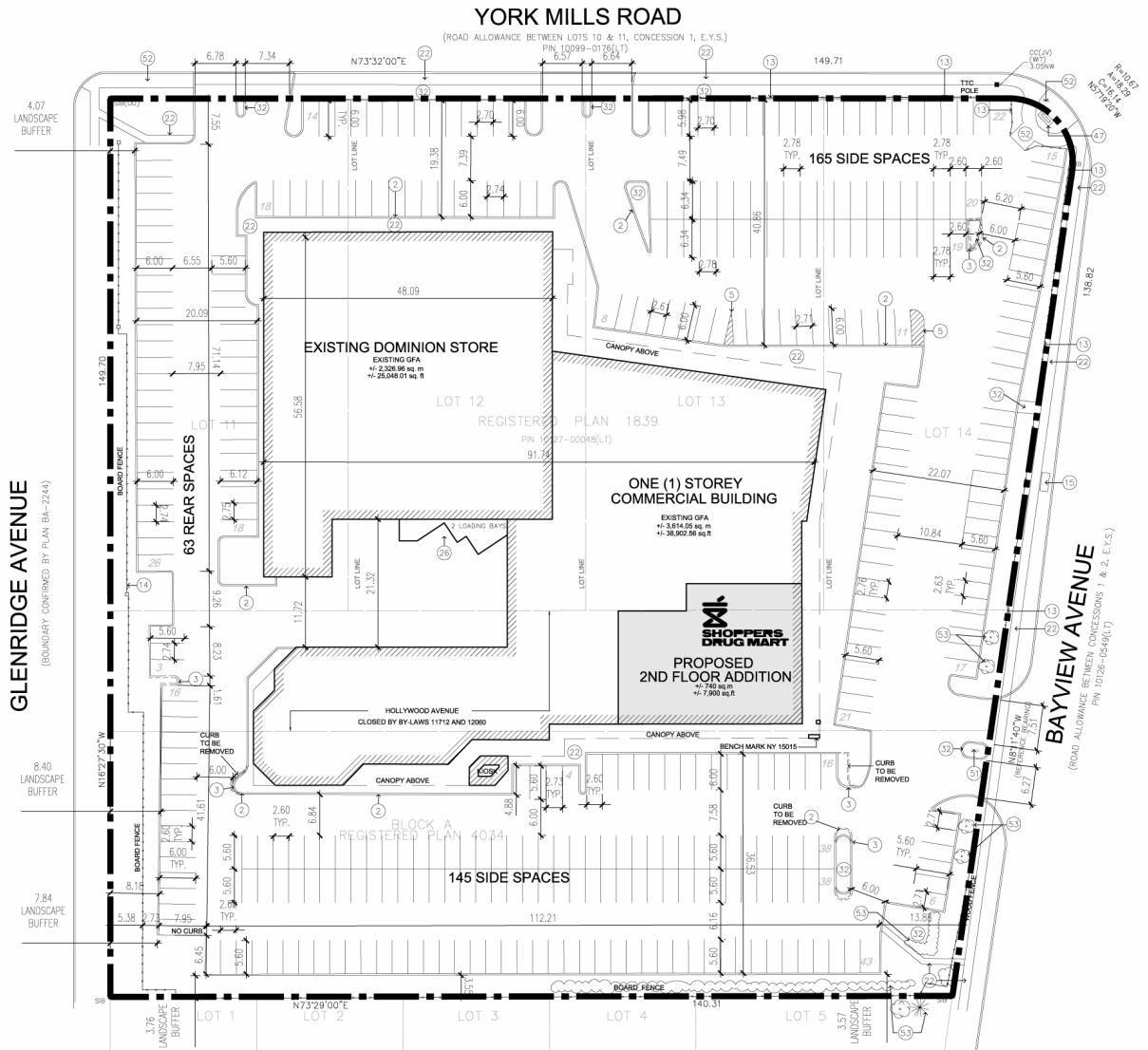
ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning (Map)

Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

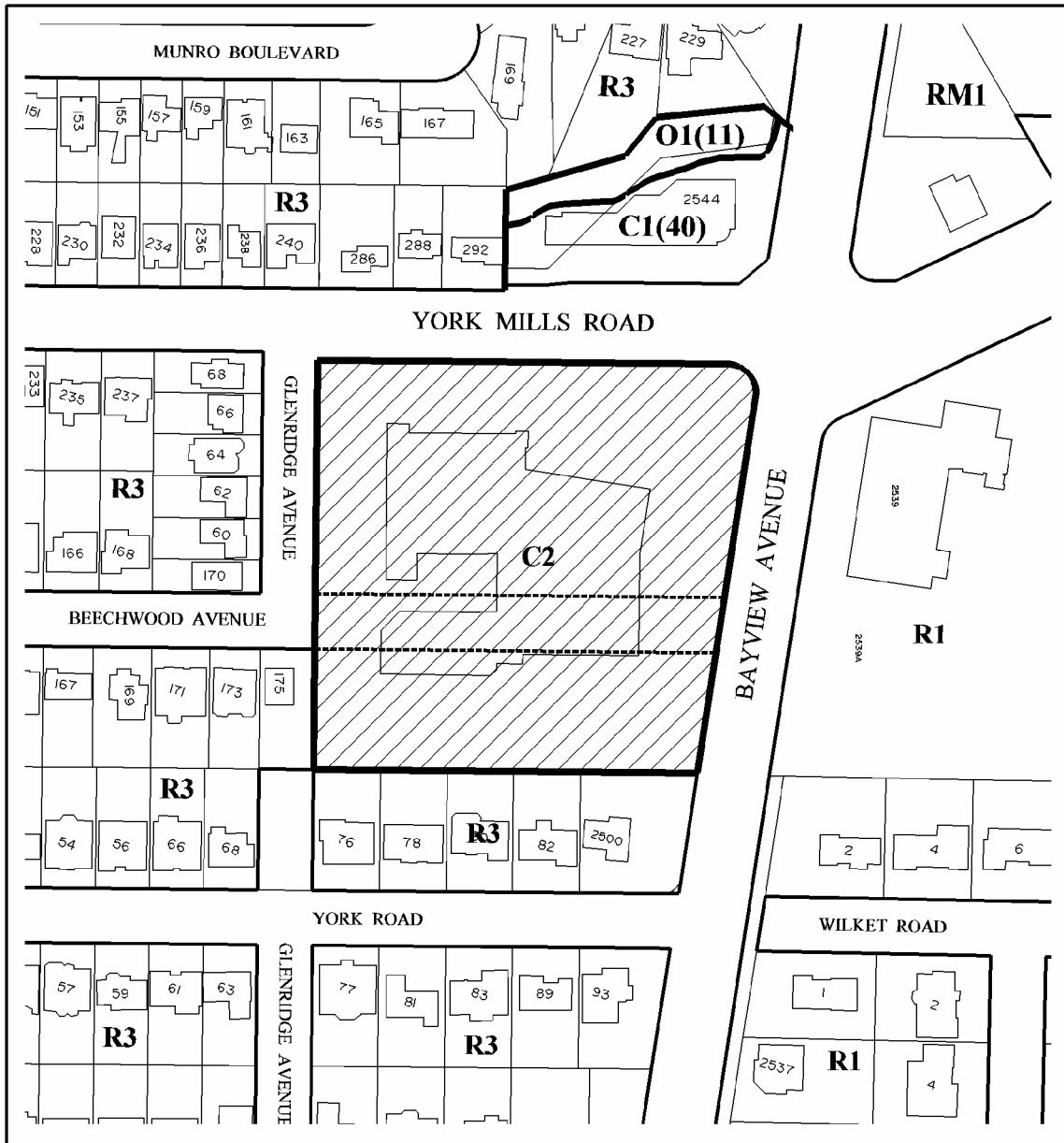
2516 Bayview Avenue

Applicant's Submitted Drawing

Not to Scale
04/02/2008

File # 08_112171

Attachment 2: Zoning (Map)



2516 Bayview Avenue

File # 08_112171

- R1 One-Family Detached Dwelling First Density Zone
- R3 One-Family Detached Dwelling Third Density Zone
- RM1 Multiple-Family Dwellings First Density Zone

- C1 General Commercial Zone
- C2 Local Shopping Centre Zone
- O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted MO/DA/2007

Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 112171 NNY 25 OZ
Details	Rezoning, Standard	Application Date:	February 19, 2008

Municipal Address: 2516 BAYVIEW AVE
 Location Description: **GRID N2503
 Project Description: To permit a second floor addition to the existing Shoppers Drug Mart tenant space

Applicant:	Agent:	Architect:	Owner:
RICK PENNYCOOKE			EMTWO PROPERTIES

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	22587.74	Height:	Storeys:	2
Frontage (m):	138.82		Metres:	0
Depth (m):	149.71			
Total Ground Floor Area (sq. m):	5941			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	373
Total Non-Residential GFA (sq. m):	8613		Loading Docks	2
Total GFA (sq. m):	8613			
Lot Coverage Ratio (%):	26.3			
Floor Space Index:	0.38			

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):	6,819.01	1,794
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			

CONTACT:	PLANNER NAME:	Jeff Markowiak, Assistant Planner
	TELEPHONE:	(416) 395-7130