

**70 and 80 Wicksteed Avenue, 202, 204 and 206
Parkhurst Boulevard and 99 Vanderhoof Avenue
Zoning By-law Amendment Application
Preliminary Report**

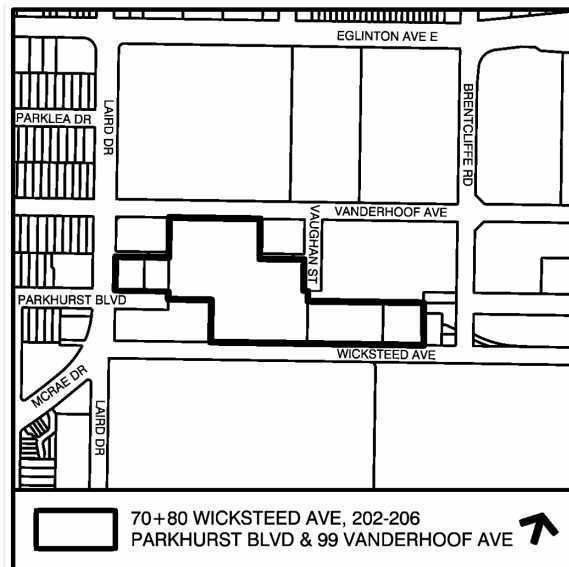
Date:	December 13, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 26 – Don Valley West
Reference Number:	11 264854 NNY 26 OZ

SUMMARY

This application proposes to amend the former Town of Leaside Zoning By-law No. 1916 to permit a retail commercial centre with a gross floor area of approximately 13,660m² (147,000 sq.ft.). The proposal comprises a 7,745m² (83,370 sq.ft.) second level anchor store and series of smaller buildings ranging in size from 359m² (3,864 sq.ft.) to 1,018m² (10,957 sq.ft.), and 479 parking spaces.

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.

The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the *Planning Act* is targeted for the third quarter of 2012 providing the applicant submits all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 70 and 80 Wicksteed Avenue, 202, 204, and 206 Parkhurst Boulevard, and 99 Vanderhoof Avenue 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Two pre-application consultation meetings were held to discuss the Official Plan policies that apply to the proposal, the complete application submission requirements and various site plan issues related to the proposal including building location, access and parking.

ISSUE BACKGROUND

Proposal

The proposal seeks to amend the former Town of Leaside Zoning By-law No. 1916 to permit a 13,660m² (147,000 sq.ft.) retail commercial centre on the lands municipally known as 70 and 80 Wicksteed Avenue, 99 Vanderhoof Avenue and 202, 204 and 206 Parkhurst Boulevard as shown on Attachment 1. This floor area would result in a density of 0.51 FSI.

The gross floor area includes a second floor anchor store, labelled A1 on Attachment 2, above a galleria for ground floor access and three smaller buildings (labelled as Buildings A2, A3, A4) and surface/underground parking. The buildings underneath the anchor store would have a gross floor area of 1,911m² (20,570 sq.ft.). An additional 4,004m² (43,100 sq.ft) of floor area is proposed in stand alone street oriented buildings along Laird Drive and Wicksteed Avenue (labelled as Buildings B, D, E and F). The stand alone buildings range in size from 359m² (3,864 sq.ft.) to 1,018m² (10,957 sq.ft.).

The proposal includes 479 parking spaces comprising 226 underground spaces, 85 spaces at grade beneath Building A1 and 168 surface parking spaces. Additional site statistics are provided in the Application Data Sheet (Attachment 8).

Vehicular access to the site is proposed by way of three driveways from Wicksteed Avenue and two driveways from Vanderhoof Avenue and from Parkhurst Boulevard and Vaughan Avenue.

The requested land use permissions consist of a broad range of commercial uses including: retail stores, food store, drug store, garden supply centre, home improvement store, retail warehouse, banks and financial institutions, financial institutions, restaurants and office uses. The large anchor store is anticipated to be a department store, a food store, or a home improvement store.

Site and Surrounding Area

The property is located on the east side of Laird Drive, south of Eglinton Avenue East, along the western edge of the Leaside Business Park. Generally, Leaside Business Park is composed of a mix of employment and commercial uses. Retail, service, health club and restaurant uses are generally located along the edges of the employment area along Laird Drive and Eglinton Avenue East. The industrial related uses are located to the east in the interior of the employment area.

The subject site has a site area of approximately 2.67 hectares (6.61 acres), with a frontage of approximately 40 metres (130 ft.) along Laird Drive, approximately 245 metres (804 ft.) along Wicksteed Avenue and approximately 106 metres (349 ft.) along Vanderhoof Avenue. The subject lands are an assembly of five properties within a block bounded by Wicksteed Avenue to the south, Laird Drive to the west, Vanderhoof Avenue to the north and Brentcliffe Road to the east.

Adjacent land uses within the same City block include:

- a recently renovated commercial plaza including a TD Bank in a listed heritage building at the corner of Laird Drive and Vanderhoof Avenue;
- a manufacturing use and multi-unit retail and service commercial uses northeast of the site fronting Vanderhoof Avenue;
- two-storey commercial buildings fronting Brentcliffe Road;
- an automotive garage abutting the east edge of the site along Wicksteed Avenue; and
- an auto glass operation at the corners of Wicksteed Avenue/Laird Drive/Parkhurst Boulevard.

For the most part the subject site is vacant. The larger central and eastern properties municipally known as 70 and 80 Wicksteed Avenue and 99 Vanderhoof Avenue are vacant. The site was previously used for a corn processing research facility belonging to J.R. Short Mills, and a Colgate-Palmolive Canada facility. The portion of the site fronting Laird Drive, municipally known as 202, 204 and 206 Parkhurst Boulevard currently contains a single storey service and institutional building housing the Beaux Arts creative learning centre, Christian Montessori School, a flower delivery service, a landscaping

business, and a two-storey office building containing various service commercial uses. The existing buildings are proposed to be demolished to accommodate the proposal.

Surrounding uses include:

North: a large format commercial centre developed by RioCan including Canadian Tire, Future Shop, Pet Smart, Pier 1 Imports and Alexanian Carpet and Flooring;

South: a large format commercial centre developed by SmartCentres including Sobeys, Best Buy and an LCBO store. A Home Depot store on a separate landholding to the east functions as part of the centre;

East: a variety of commercial and industrial operations; and

West: one and two storey service commercial uses and further west of Laird Drive is a residential neighbourhood of predominantly detached homes.

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 Official Plan designates these lands (and the employment lands associated with the Leaside Business Park) as *Employment Areas*. The Urban Structure Map of the Official Plan also recognizes these lands as *Employment District*. These designations are intended to protect and enhance employment uses.

Policy 4.6.1 of the Official Plan states *Employment Areas* are places of business and economic activity. Uses that support this function consist of restaurants and small scale stores and services that serve area businesses and workers, as well as offices, manufacturing, warehousing, distribution, research and development facilities, media facilities and hotels. The Plan notes some uses that are extensive land users, and not

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directly supportive of the primary employment function such as places of worship, post secondary schools and large scale, stand alone retail stores, are uses that can detract from the economic function of the employment area and are not permitted in *Employment Areas*.

Policy 4.6.3 of the Official Plan states that consideration may be given to permit large scale and stand alone retail stores and “power centres” in *Employment Areas* in locations on major streets which form the boundary of an employment area (as Laird Drive does for the lands comprising the Leaside Business Park). Where a site meets this locational requirement, new large scale, stand alone retail stores and “power centres” may be permitted if it can be demonstrated that:

- a) Sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- b) The function of other economic activities within the Employment Areas and economic health of nearby shopping districts are not adversely affected.

The Official Plan also provides criteria to review development proposed within *Employment Districts* (Section 2.2.4) and *Employment Areas* (Section 4.6). The objective of these criteria is to ensure that proposed developments contribute to the creation of competitive, attractive, highly functional employment areas. Among the other relevant policies referenced in evaluating the proposal (including the site plan control application) are the policies related to Built Form (3.1.2) which requires new development to be located and organized to fit within its existing and/or planned context, to frame and support adjacent streets, and to locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk.

The Toronto Official Plan is available on the City's Website at:
<http://www.toronto.ca/torontoplan/index.htm>

Zoning

The majority of the site is zoned General Industrial Zone M2 with a portion of the site fronting Laird Drive zoned Light Industrial Zone M1 by former Town of Leaside Zoning By-law No. 1916. The current M1 zoning permits a wide range of light industrial uses and establishes a maximum building height of 18.5 metres (60.7 ft.), a maximum floor space index or density of 0.75, a maximum lot coverage of 75%, minimum 6.0 metre (20 ft.) setbacks along the three street edges of the site and a 12.0 metre (39.4 ft.) rear yard setback. Uses permitted within the General Industrial Zone M2 include heavier industrial uses such as manufacturing of equipment and chemicals and waste recycling. Retail uses in both the M1 and M2 zones are restricted to a maximum of 30% commercial gross floor area.

Site Plan Control

This proposal is subject to Site Plan control approval. A Site Plan Control application will be submitted shortly and reviewed concurrently with the rezoning application.

Tree Preservation

Appropriate retention and protection measures will be required for trees that qualify for protection under applicable City of Toronto By-laws. The applicant has submitted an Arborist Report.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Green Roof By-law

The Toronto Green Roof By-law came into effect January 31, 2010 and applies to commercial buildings over 2,000m² (21,528 sq.ft.). The By-law requires a percentage of each building's roof to be clad in vegetative material based on the size of the building. The proposed development consists of one building (Building A) with an overall gross floor area of 9,997m² (107,607 sq.ft.) with all other buildings being stand alone buildings with less than 2,000m². Therefore, the Green Roof By-law would apply to the larger building.

Reasons for the Application

An amendment to the former Town of Leaside Zoning By-law is required to permit the proposed extent and types of retail and service commercial uses on the lands as well as to specify appropriate development standards including setbacks, parking and landscaping.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey;
- Architectural and Engineering Plans and Drawings;
- Concept Landscape Plans;

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- Renderings and Material Palette;
- Urban Design Brief;
- Arborist Report/Tree Preservation Report;
- Planning Rationale;
- Site Servicing Plan;
- Transportation Impact Study;
- Toronto Green Standard Checklist;
- Economic Impact Assessment; and
- Retail Market Demand and Impact Analysis.

A Notification of Complete Application was issued on October 19, 2011.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Whether the requested permissions for the smaller retail and service units, together with the larger retail units, is considered to be a 'power centre' or if the smaller retail units meet the intent and purpose of Policy 4.6.1 with respect to the provision of small scale office and retail uses that directly support the primary business function of the *Employment Area*.
- The Transportation Impact Study and local roads must be assessed to ensure there is sufficient capacity to accommodate the extra traffic generated by the development in accordance with Policy 4.6.3 (a) of the Official Plan.
- The Retail Market Demand and Impact Analysis and the Economic Impact Assessment filed by the applicant must be assessed regarding conformity of the proposal to Policy 4.6.3 (b) of the Official Plan. It should be noted the applicant has agreed to pay for the cost of an independent peer review of both impact assessments.
- Appropriate parking requirements will be determined and the surface parking area will also be reviewed in accordance with the City's 'Greening Surface Parking Lots' guidelines.
- The location and organization of buildings to define and support the public streets. Vehicular parking areas, vehicular access, service areas and utilities will be assessed so as to minimize their impact on the public realm and to improve the safety and attractiveness of Laird Drive, Wicksteed Avenue and Vanderhoof Avenue. Appropriate enhancements to the public realm will be determined.
- Given the size of the development and site characteristics of the property, appropriate on-site pedestrian circulation and connections will be required to ensure safe, comfortable pedestrian access to the proposed retail and service units, to public transit stops and to Laird Drive.

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- The applicability of Section 37 of the *Planning Act* for the increase in retail and service floor space and the appropriate community benefits will be determined.

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

CONTACT

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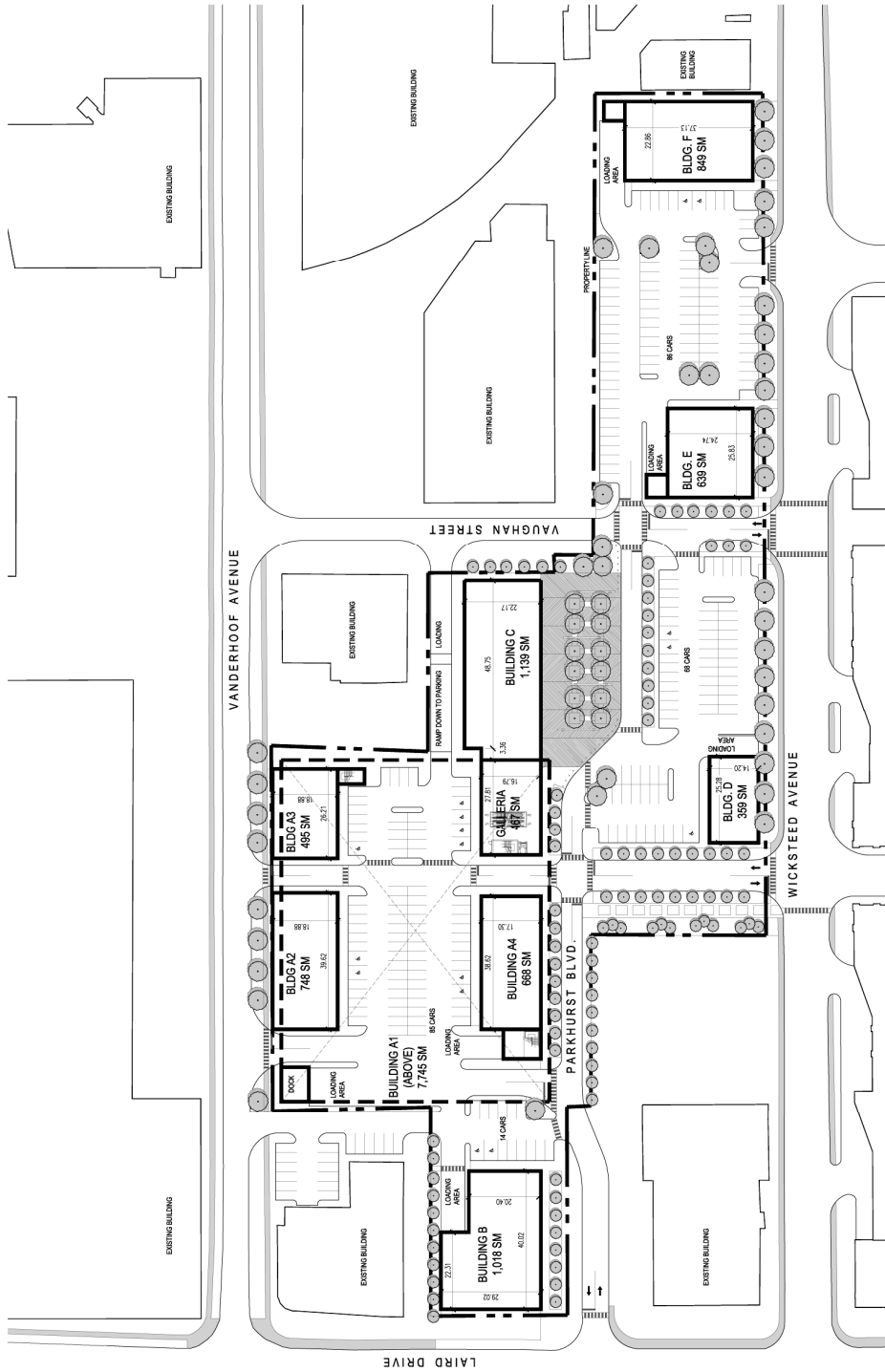
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Second Floor Plan
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Perspective
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan 70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave

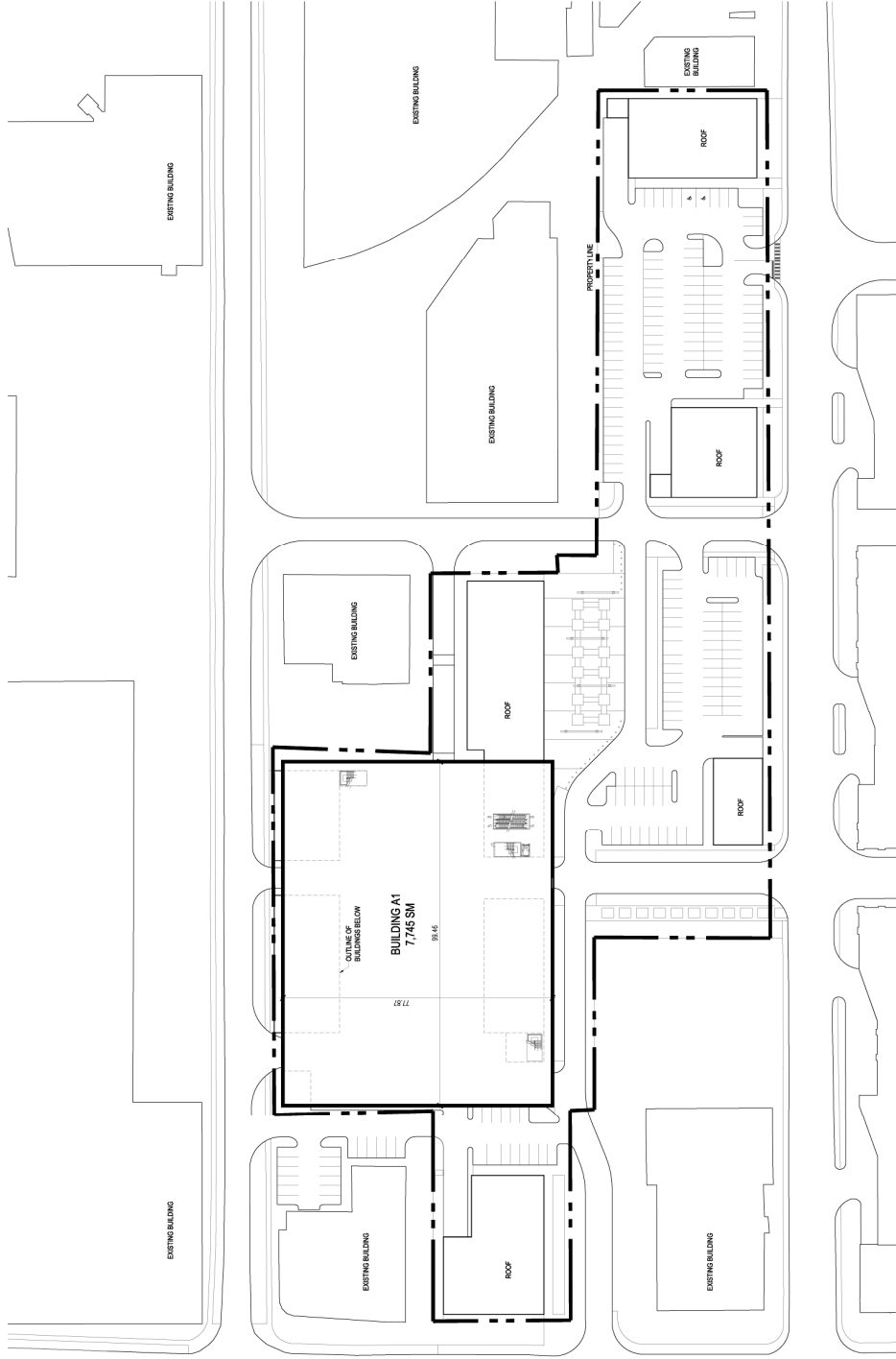
Applicant's Submitted Drawing

Not to Scale
12/23/2011

File # 11 264854 MNY 26 0Z

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Attachment 2: Second Floor Plan



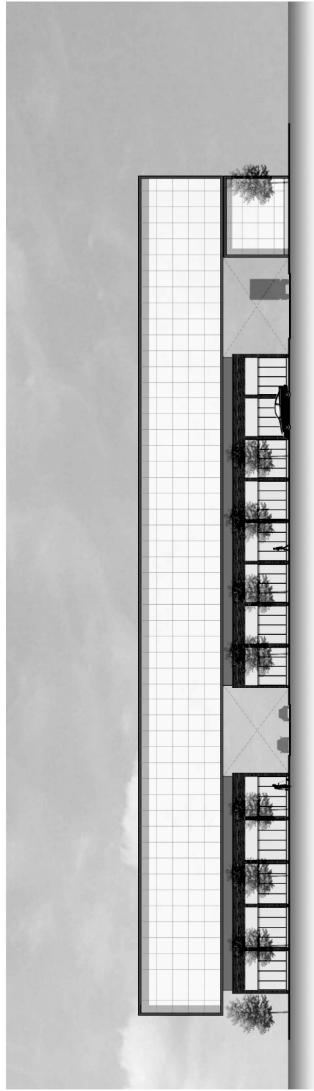
Second Floor Plan
 Applicant's Submitted Drawing
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70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave

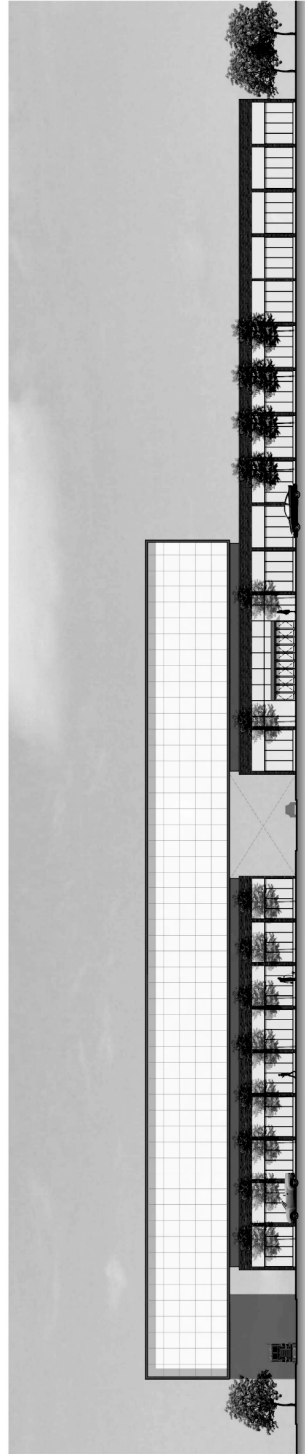
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Attachment 3: Elevations



NORTH ELEVATION



SOUTH ELEVATION

Elevations

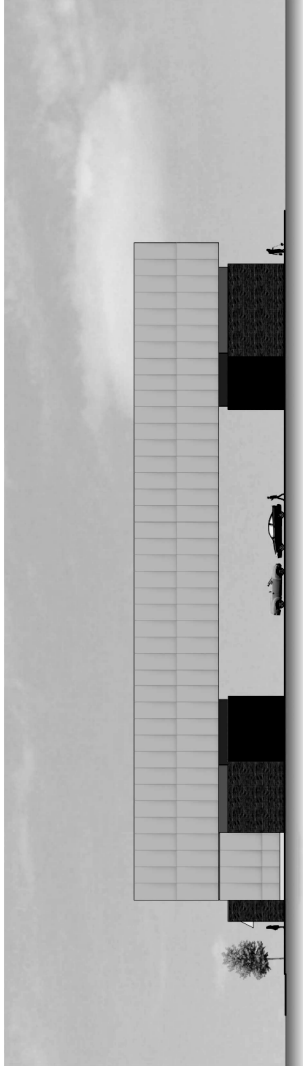
70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave

Applicant's Submitted Drawing

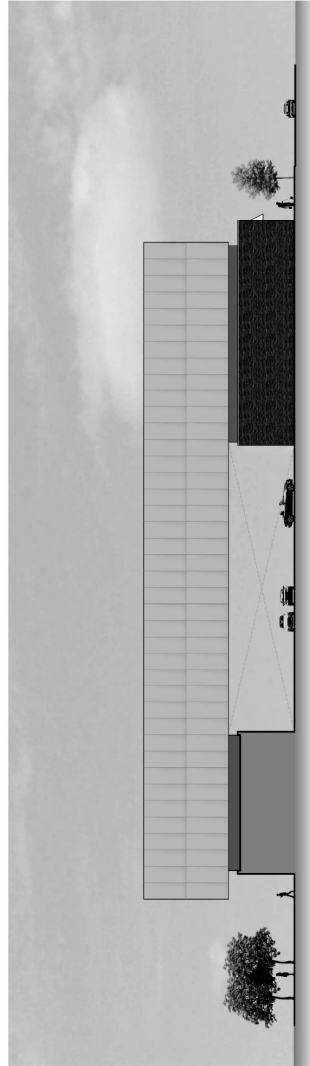
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Attachment 4: Elevations



WEST ELEVATION



EAST ELEVATION

Elevations

Applicant's Submitted Drawing

Not to Scale
12/23/2011

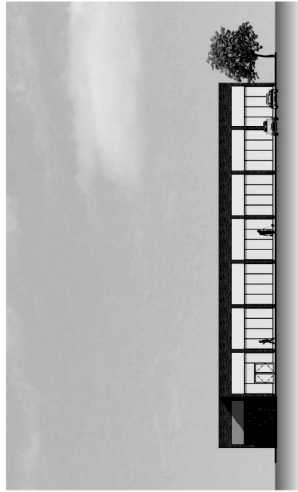
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Attachment 5: Elevations



BUILDING B SOUTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING B NORTH ELEVATION



BUILDING B WEST ELEVATION

Elevations 70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave

Applicant's Submitted Drawing

Not to Scale
12/23/2011

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Attachment 6: Perspective



Perspective 70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave

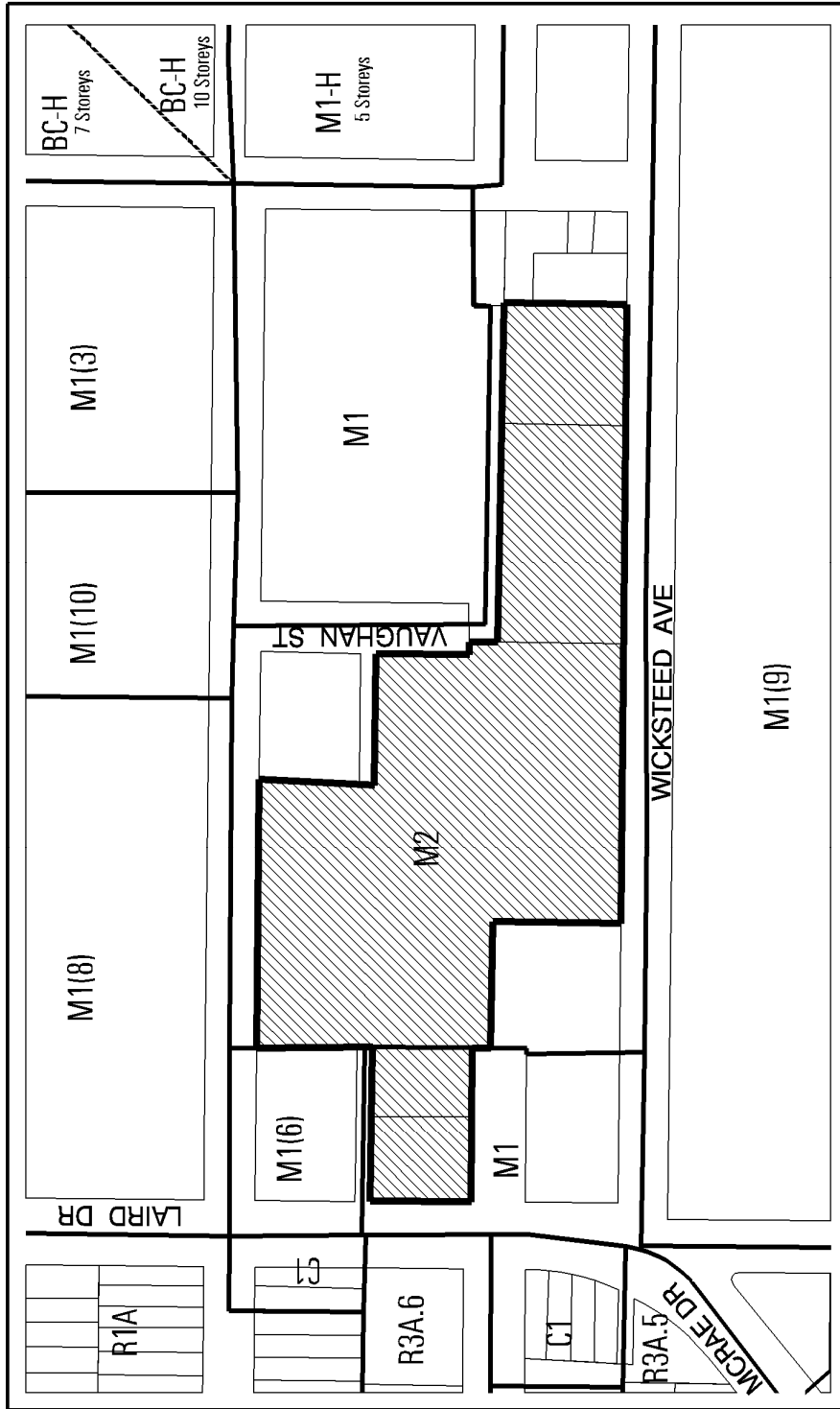
Applicant's Submitted Drawing

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Attachment 7: Zoning




Toronto City Planning
Zoning
70 + 80 Wicksteed Ave, 202-206 Parkhurst Blvd & 99 Vanderhoof Ave
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R1A Low Density Residential
 R3A High Density Residential
 C-1 Commercial - General
 M-1 Light Industrial
 BC Business Centre
 H Holding
 NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↗
 Not to Scale
 Leaside Zoning Bylaw 1916
 Extracted 12/23/2011

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Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	11 264854 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	August 29, 2011
Municipal Address:	70 & 80 WICKSTEED AVE, 202, 204, 206 PARKHURST BLVD, 99 VANDERHOOF AVE		
Location Description:	PLAN 2510 PT BLK 1 CLOSED PARKHURST BLVD PT **GRID N2604		
Project Description:	Zoning By-law amendment to permit a commercial development comprising eight new buildings ranging in size from 360 m ² to 7,745 m ² with a total gross floor area of 13,660 m ² . 479 parking spaces are proposed.		

Applicant:	Agent:	Architect:	Owner:
PAULA BUSTARD		DIAMOND AND SCHMITT	WICKSTEED DEVELOPMENTS LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	M1 & M2	Historical Status:
Height Limit (m):	18.5	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	26740.8	Height:	Storeys:	2
Frontage (m):	40		Metres:	16.5
Depth (m):	353			
Total Ground Floor Area (sq. m):	5915			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	479
Total Non-Residential GFA (sq. m):	13660		Loading Docks	8
Total GFA (sq. m):	13660			
Lot Coverage Ratio (%):	22.1			
Floor Space Index:	0.51			

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):	13660
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		

CONTACT:	PLANNER NAME:	Steve Forrester, Senior Planner
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