

1629, 1631 and 1633 The Queensway – Zoning By-law Amendment Application - Preliminary Report

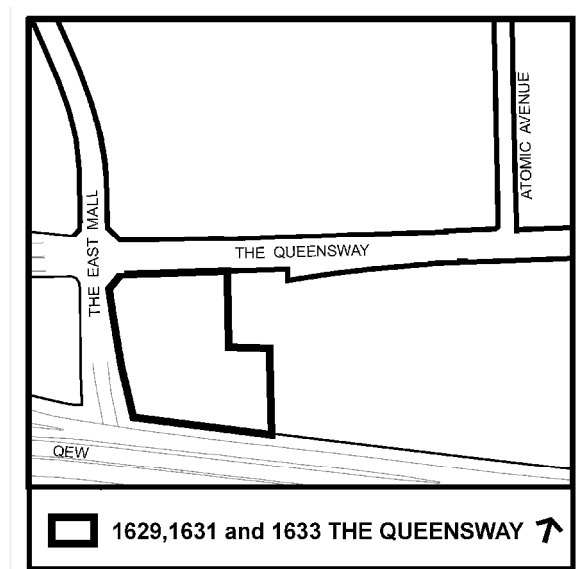
Date:	February 5, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	12 274762 WET 05 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit the redevelopment of the properties located at 1629, 1631 and 1633 The Queensway for commercial uses comprised of a 2-storey fitness centre, a 1-storey restaurant and two, 1-storey retail buildings.

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.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the first or second quarter of the year. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for late 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands located at 1629, 1631 and 1633 The Queensway 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

A pre-application consultation meeting was held with the applicant to discuss the development proposal, complete application submission requirements, and the status of the lands relative to the City's Official Plan and Municipal Comprehensive Reviews.

The proposal presented was for redevelopment of the lands for four commercial buildings: a fitness centre; two retail buildings; and a restaurant. The proposal included two driveways onto The East Mall and one driveway onto The Queensway.

ISSUE BACKGROUND

Proposal

The proposed development is comprised of four separate buildings having a combined gross floor area of 6,439 m²:

- a 2-storey fitness centre with a gross floor area of 4,280 m²;
- a 1-storey restaurant with a gross floor area of 863 m²; and
- two 1-storey retail buildings with gross floor areas of 599 m² and 697 m².

The restaurant and one of the retail buildings are proposed to be located along The East Mall frontage of the site, the fitness centre would be located at the southeast corner of the site, and the other retail building is proposed to be located at the northeast corner of the site closer to The Queensway frontage. Refer to Attachment 1: Site Plan.

Three driveways are proposed. One driveway would provide vehicular access from The Queensway and the other two would provide access from The East Mall, one

approximately midway along the frontage and the other at the southern property boundary. A total of 410 surface parking spaces and two loading spaces are proposed for the development.

Site and Surrounding Area

The site is approximately 2.5 ha in size and irregular in shape. It is a corner lot with a frontage of approximately 145 m on The East Mall and 120 m on The Queensway. There are three existing buildings on the site; an industrial building which contains a plastic moulding business, a restaurant and a car dealership. All three buildings are to be demolished.

There are several easements located on the site. Two easements run across the entire frontage of The Queensway. One easement is 22 m wide at the east lot line and 36 m wide at the west lot line and contains underground cables and ducts for the distribution of electrical energy. The other easement is for an existing watermain, storm sewer and sanitary sewer. There are three other easements located along the southern boundary of the site for underground gas pipelines and existing watermain and sanitary sewer trunks.

Surrounding uses are as follows:

North: The Queensway, then a gas station, Lowes and Canadian Tire retail stores beyond.

South: The Gardiner Expressway.

East: Lazyboy Furniture retail store immediately to the east with a mix of commercial uses beyond.

West: The East Mall, and a Chevrolet car dealership beyond.

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 subject lands are designated *Employment Areas* on Land Use Map 15 and located within an Employment District on Urban Structure Map 2 of the Official Plan.

Employment Areas are places of business and economic activity. Policy 4.6.1 provides for uses that support this function consisting of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

The proposed fitness centre, restaurant and retail uses are intended to serve area business and workers and are therefore provided for by the Official Plan.

Policy 4.6.6 sets out Development Criteria for development in *Employment Areas*. The Development Criteria requires that developments contribute to the creation of competitive, attractive and highly functional *Employment Areas* by:

- a) supporting the economic function of the *Employment Areas* and the amenity of adjacent areas;
- b) encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- c) avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas;
- d) providing adequate parking and loading on-site;
- e) sharing driveways and parking areas wherever possible;
- f) mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
- g) providing landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas;
- h) treating the boundary between *Employment Areas* and residential lands with landscaping, fencing, or other measures to minimize nuisance impacts; and
- i) ensuring that outside storage and outside processing is:
 - i) limited in extent;
 - ii) generally located at the rear of the property;
 - iii) well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses; and
 - iv) not detrimental to neighbouring land uses in terms of dust, noise and odours.

Official Plan and Municipal Comprehensive Reviews

City staff are currently undertaking an Official Plan and Municipal Comprehensive Review of employment lands. At its meeting on November 27 - 29, 2012, City Council directed staff to use the proposed draft changes to the Official Plan mapping and policies included in the October 22, 2012 report from the Chief Planner and Executive Director, City Planning entitled *Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Draft Policies and Designations for Employment* as a basis for public consultation. The report can be found at the following links:

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51493.pdf>
<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51834.pdf>

The draft changes to the Official Plan mapping and policies in this report identify the majority of the site as *Retail Employment Areas* and the south portion of the site as *Core Employment Areas*. The proposed land use designations and policies for the subject site will be reviewed through the review of this development application and the Official Plan and Municipal Comprehensive Reviews.

Zoning

The site is zoned I.C1 (Class 1 Industrial). This zoning permits a range of uses including but not limited to businesses, manufacturing, institutional, restaurants, commercial and recreational facilities (fitness clubs, social clubs, commercial sport and recreational facilities) and the retail sales of products manufactured or warehoused on site.

Site Plan Control

The proposal is subject to Site Plan Control. An application in this regard has been submitted (application # 12 274777 WET 05 SA) and is being reviewed concurrently with this application.

Tree Preservation

A Tree Inventory and Preservation Plan was submitted with the application. The Plan indicates that 4 trees on public lands and 21 trees on private lands will be preserved and 4 public trees and 40 private trees will be removed.

Reasons for the Application

A Zoning By-law Amendment application is required as independent retail uses are not permitted by the I.C1 zoning applying to the lands.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Toronto Green Standard (TGS) Checklist
- Functional Servicing and Stormwater Management Implementation Report
- Traffic Study
- Arborist Report
- Draft Zoning By-law

A Notification of Complete Application was issued on December 11, 2012.

Issues to be Resolved

The following issues have been identified following a preliminary review of the application:

- a) **Official Plan:** The proposal will be reviewed in the context of all applicable Official Plan policies, in particular the Development Criteria for *Employment Areas*. The review of the application will also have regard for the ongoing work related to the Official Plan and Municipal Comprehensive Reviews.
- b) **Site access:** Staff will evaluate the number, location and appropriate design of all vehicular accesses.
- c) **Site design, organization and layout:** Staff will evaluate building design, on-site layout of buildings, parking, loading, pedestrian circulation/connection to the public realm and landscaped areas.
- d) **Traffic:** Staff will review the Traffic Study to determine the impact of the development including appropriate parking standards.
- e) **Servicing:** Staff will review the Functional Servicing and Stormwater Management Implementation Report to ensure there is adequate servicing capacity to support the proposed development.
- f) **Tree Preservation:** The submitted Tree Inventory and Preservation Plan will be reviewed by staff for concurrence.
- g) A TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

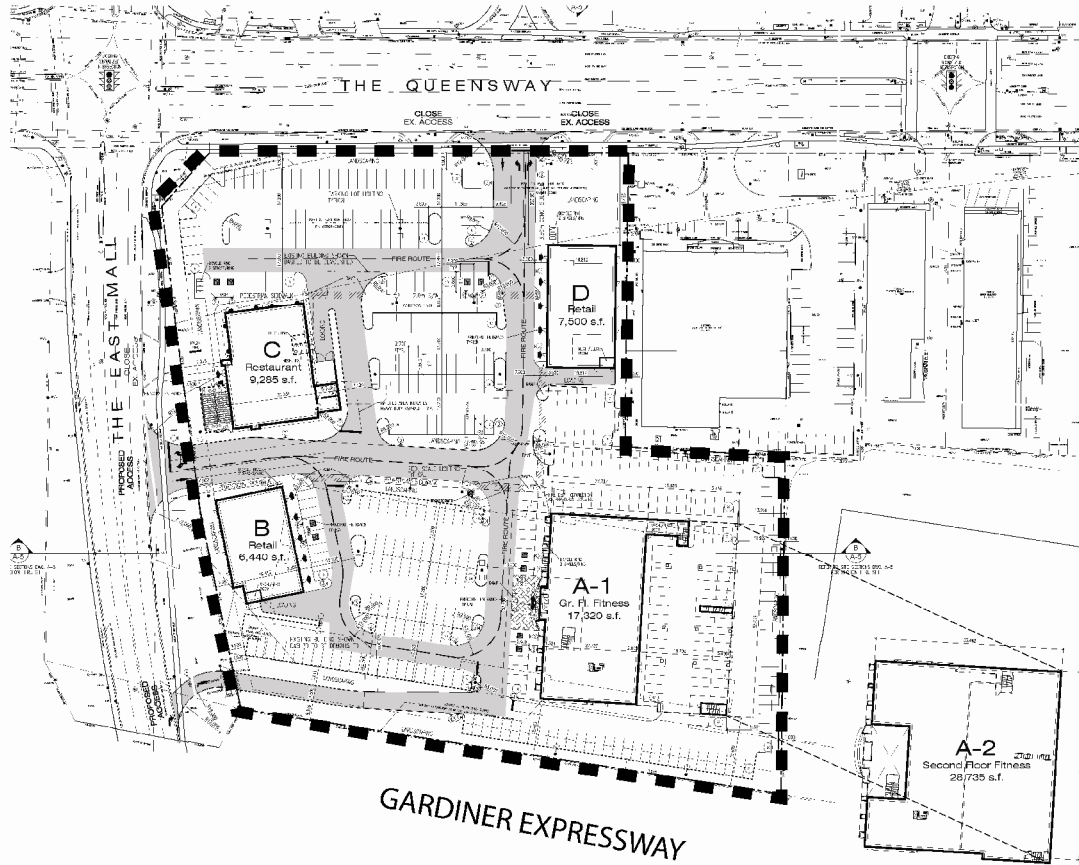
Attachment 2a: Elevations

Attachment 2b: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

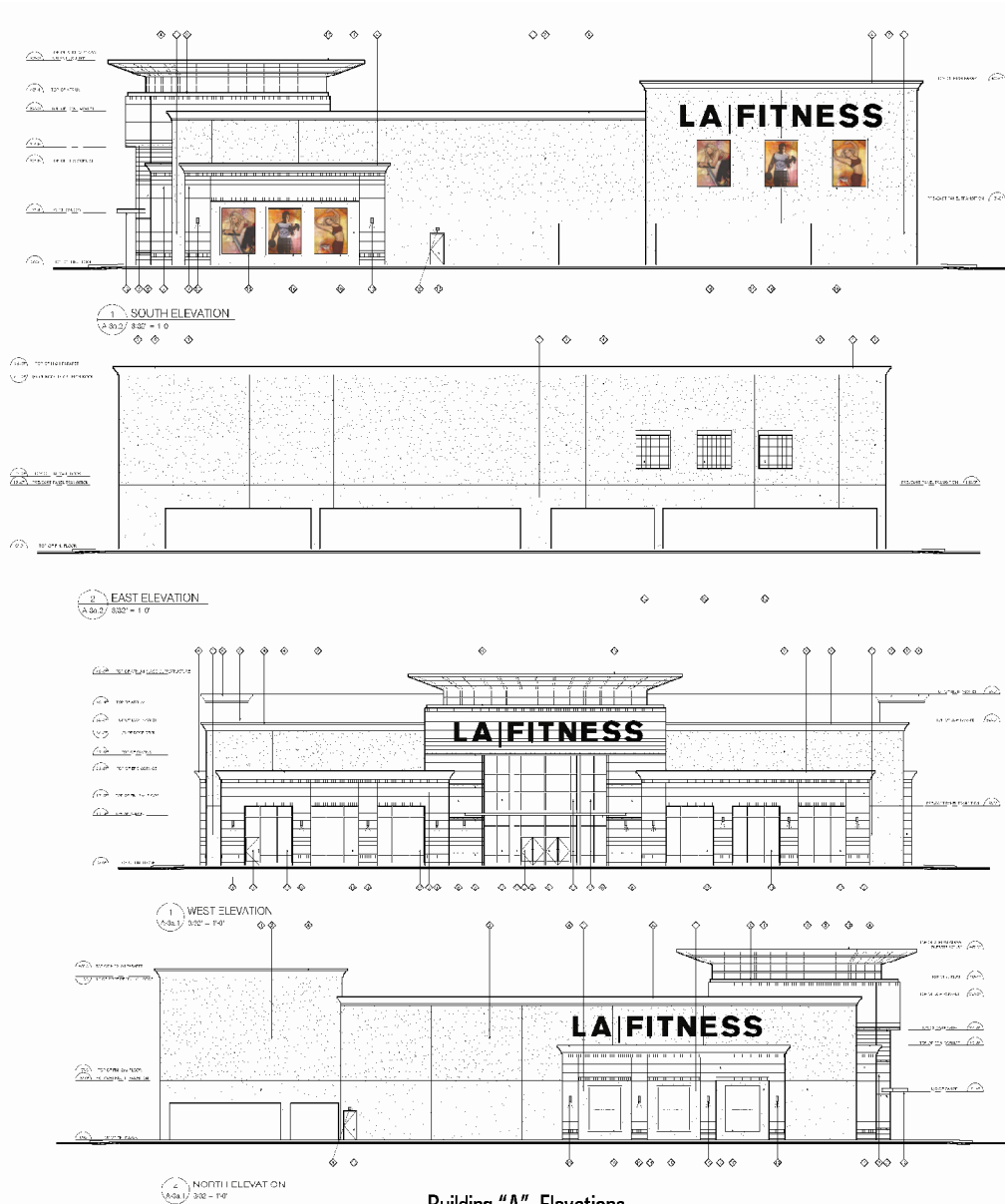
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01/15/2013



1629, 1631 and 1633 The Queensway

File #12 274762 WET 05 02

Attachment 2a: Elevations



Building "A" Elevations

Elevations

Applicant's Submitted Drawing

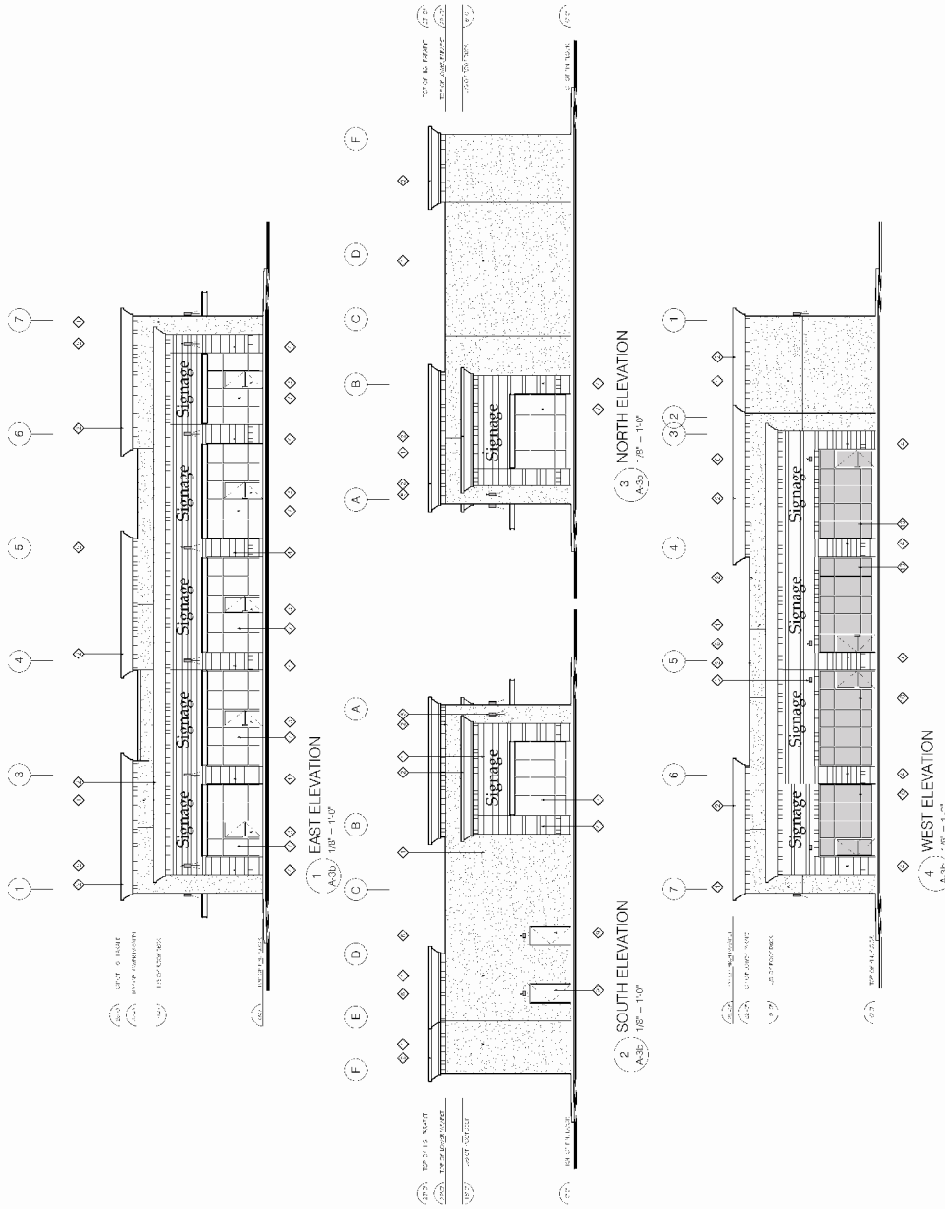
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1629, 1631 and 1633 The Queensway

File #12 274762 WET 05 02

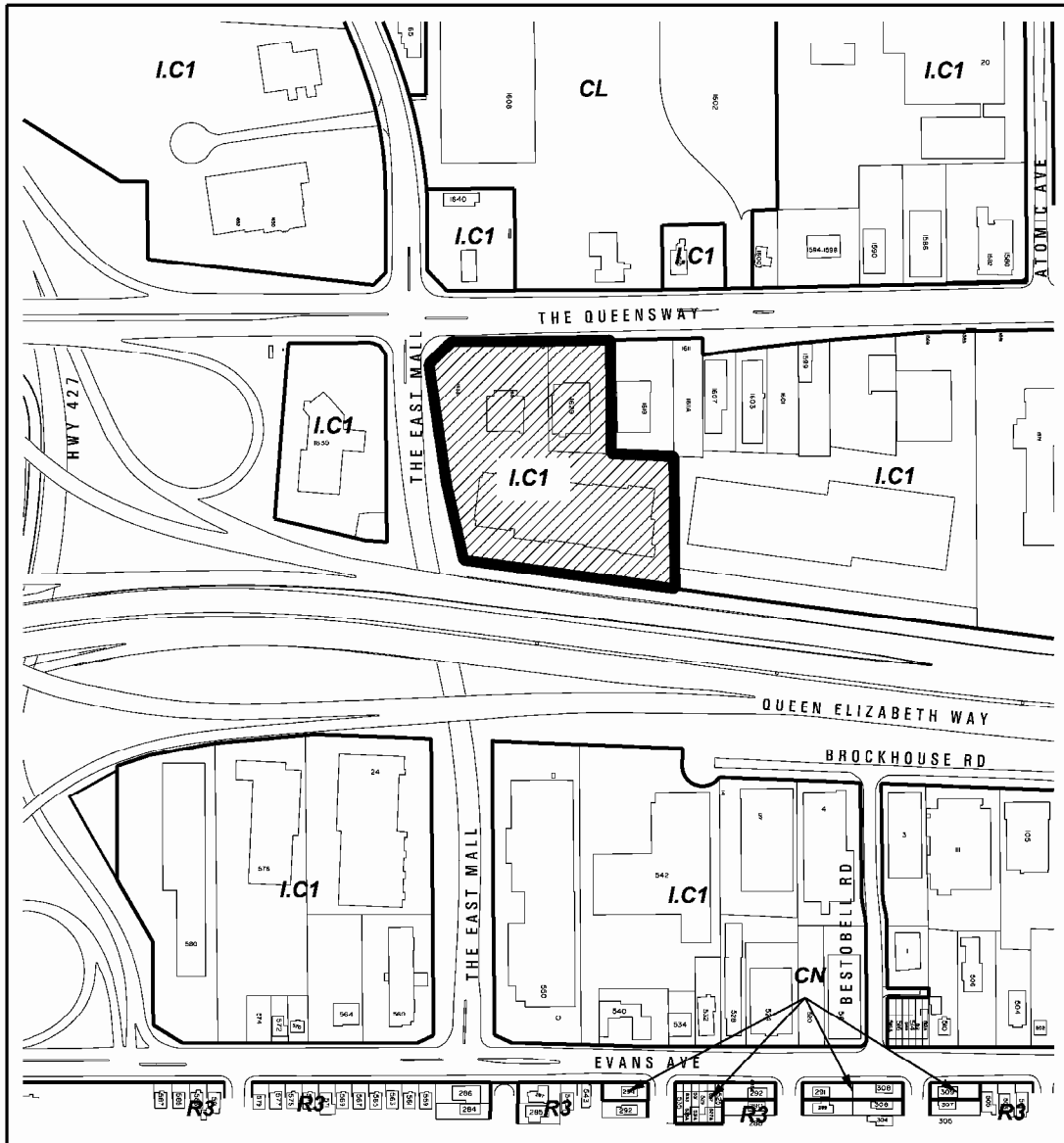
Attachment 2b: Elevations



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/15/2013

Building "B" Elevations
1629, 1631 and 1633 The Queensway
 File #12 274762 WET 05 02

Attachment 3: Zoning



TORONTO City Planning
Zoning

1629,1631 and 1633 The Queensway

File # 12 274762 WET 05 0Z

- R3 Residential Third Density
- I.C2 Industrial Class 2
- CL Commercial Limited
- CN Commercial Neighbourhood



Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 01/11/2013

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 274762 WET 05 OZ
Details	Rezoning, Standard	Application Date:	November 6, 2012
Municipal Address:	1629 THE QUEENSWAY		
Location Description:	CON 3 CST PT LOT 9 RP 64R6810 PART 10 RP 64R5769 PART 1 **GRID W0505		
Project Description:	Proposed amendments to the Etobicoke Zoning Code to permit the development of a new 2-storey fitness centre (4 280 m ²), a restaurant (863 m ²), and two 1-storey retail buildings (599 m ² and 697 m ²). Combined GFA for the development is 6 439 m ² . A total of 410 parking spaces would serve the development. All three existing industrial buildings on the site (an industrial building, a restaurant, and a car dealership) would be demolished.		

Applicant:	Agent:	Architect:	Owner:
R G RICHARDS AND ASSOCIATES			FIRST CAPITAL HOLDINGS (ONTARIO) CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	N/A
Zoning:	I.C1	Historical Status:	N/A
Height Limit (m):	5 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	24,703.48	Height:	Storeys:	2
Frontage (m):	145/119.5		Metres:	14.6
Depth (m):	0			
Total Ground Floor Area (sq. m):	3769			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	410
Total Non-Residential GFA (sq. m):	6439		Loading Spaces:	2
Total GFA (sq. m):	6439			
Lot Coverage Ratio (%):	15.2			
Floor Space Index:	0.26			

DWELLING UNITS

DWELLING UNITS		FLOOR AREA BREAKDOWN (upon project completion)		
Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	1296	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Other GFA (sq. m):	5143	0
Total Units:	0			

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