

**325 Horner Avenue - Zoning By-law Amendment
Application - Preliminary Report**

Date:	September 27, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	13 227487 WET 06 OZ

SUMMARY

This application proposes to demolish the existing gasoline service station with service bays and propane facilities and construct a new 381 m² gas station facility having a convenience store and coffee shop at 325 Horner Avenue.

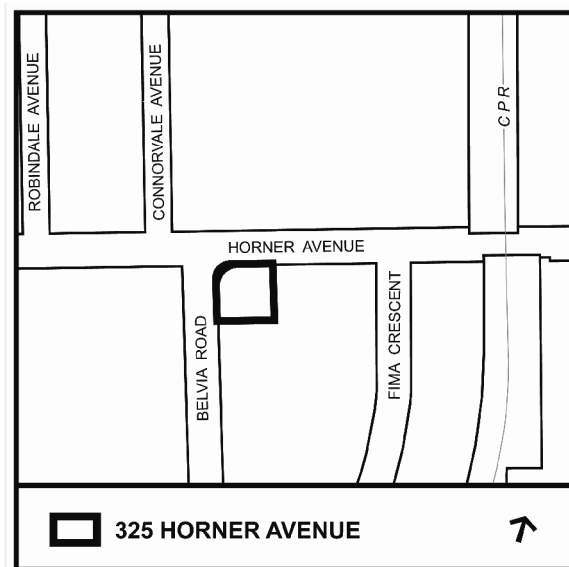
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting is recommended to be held by the end of 2013. A statutory public meeting is targeted for the third quarter of 2014 subject to the applicant providing 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 325 Horner 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

Pre-submission meetings were held with the applicant to discuss the proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the existing gasoline service station with service bays and propane facilities and construct a new 381 m² gasoline service station facility containing a coffee shop and convenience store with a pay counter. The joint convenience retail area and coffee shop would be approximately 168 m² and 186 m², respectively, in area. The remainder of the proposed floor area of the building would be used for a garbage storage area. The sale of perishable food items would occur in the new building. The existing gas pumps would be removed and replaced by four new pump islands having 8 filling stations with an overhead canopy.

Vehicular access to the site would be from Horner Avenue and Belvia Road. Twelve parking spaces are proposed on the site, including one barrier-free parking space.

Site and Surrounding Area

The site is located at the southeast corner of Horner Avenue and Belvia Road. The site is approximately .22 ha in area. A gasoline service station with service bays and propane facilities is currently situated on the site.

The surrounding land uses are as follows:

North: Commercial/manufacturing operations and low-density residential buildings.

South: An automobile service and repair establishment.

East: Commercial office building.

West: A restaurant and commercial buildings.

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 lands are designated *Employment Areas* on Map 15 – Land Use Plan in the Official Plan. The lands are within an Employment District on Map 2- Urban Structure in the Official Plan. *Employment Areas* are places of business and economic activity. This land use designation provides for a range of industrial uses, as well as offices, and includes automobile service stations.

The Toronto Official Plan is available for viewing on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013. The new City-wide Zoning By-law is currently under appeal to the Ontario Municipal Board. The site is zoned Employment Industrial Zone (E1.0) under City of Toronto Zoning By-law 569-2013. A vehicle fuel station is a permitted use in the Employment Industrial Zone subject to satisfying certain conditions, including those related to the proposed retail and eating establishment uses.

The site is zoned Class 1 Industrial (IC.1) under the former City of Etobicoke Zoning Code. A service station is a permitted use in an IC.1 zone. However, the Supplementary Regulations for Service Stations limit the ancillary sale of convenience items to items such as tobacco products, snack foods and soft drinks and prohibits the sale of perishable foods. The Supplementary Regulations also restrict the floor area within a building devoted to the display/retail of convenience items to 20m².

Site Plan Control

The proposed development is subject to Site Plan Control approval. A Site Plan Control application was filed concurrently with this Zoning By-law Amendment application. Staff are reviewing matters such as building location and design, grading, landscaping, street tree planting and access through the site plan approval process.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist report was submitted with the application and is currently under review by City staff. The Arborist report has identified that two trees exist along the Horner Avenue boulevard and can be protected. Also, a row of nine trees and hedge exists along the east property line of the site. Only one of the nine trees would require a permit from the City to injure or remove it.

Reasons for the Application

The proposed development requires an amendment to the new City-Wide Zoning By-law 569-2013 since perishable foods are proposed to be sold and the size of the interior floor area exceeds 300m².

The former City of Etobicoke Zoning Code permits a maximum area of 20 m² for the sale of convenience items. The proposed gasoline service station building would contain a retail area greater than 20 m², with an expanded range of convenience items for sale, including perishable foods.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Arborist Report;
- Functional Servicing Report;
- Stormwater Management Report and Services Brief; and
- Toronto Green Standard (TGS) Checklist.

A Notification of Complete Application was issued on September 24, 2013.

Issues to be Resolved

City Planning staff have circulated the application, plans and studies to other City divisions and agencies for review and comment.

Issues that require further review and analysis in relation to this development include but are not limited to:

- Compliance with the applicable Official Plan policies, including Built Form and Transportation matters;
- Built form and physical context issues, including the proposed location and design of the building;
- Appropriate design and integration of the proposal with the public realm;
- Assessment of on-site parking and loading;

- Vehicular access and internal vehicular and pedestrian circulation on the site and pedestrian connections to the municipal right-of-way; and
- Tree preservation.

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.

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

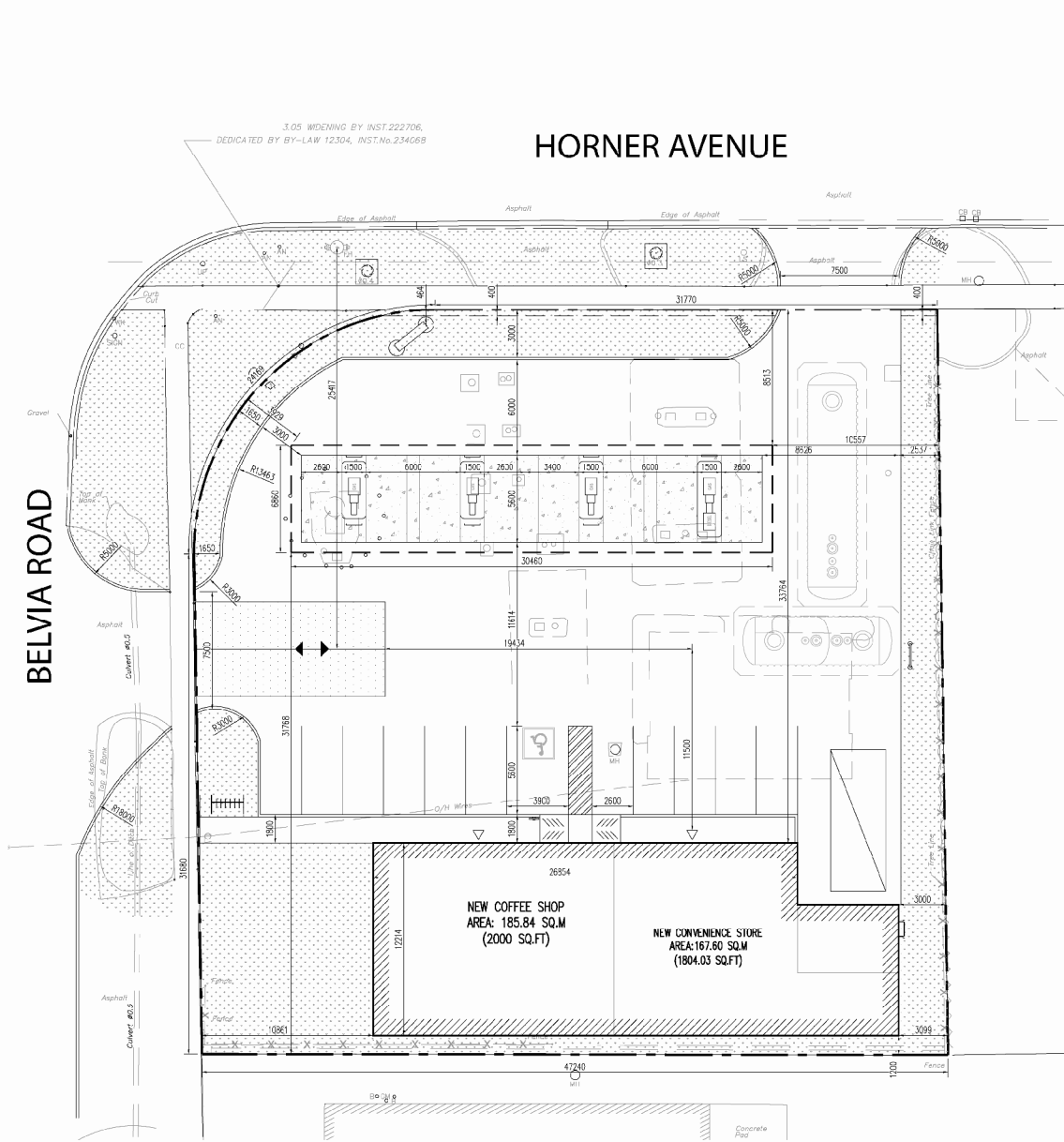
Attachment 2a: Elevations

Attachment 2b: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale

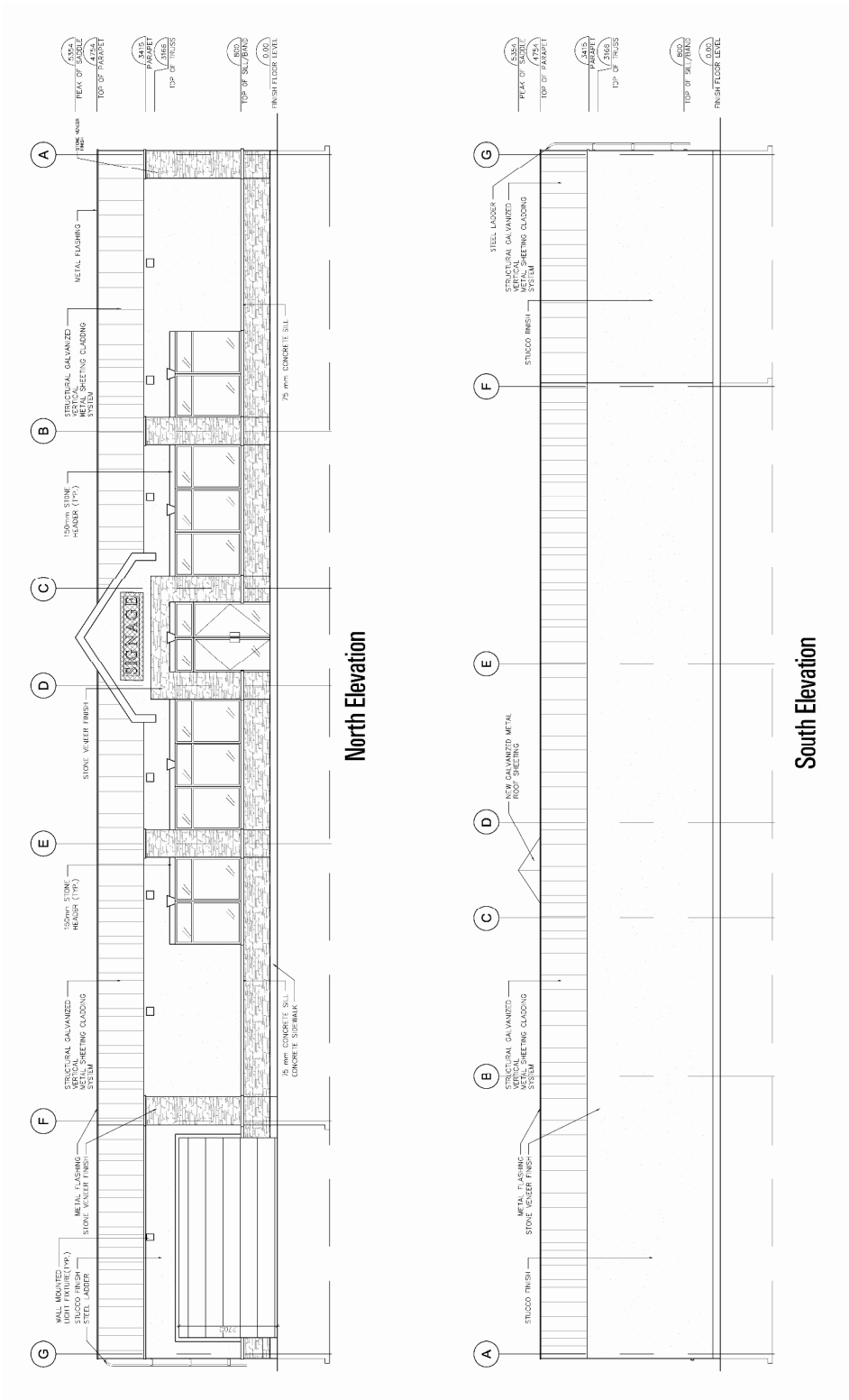
09/23/2013



325 Horner Avenue

File # 13 227487 WET 06 02

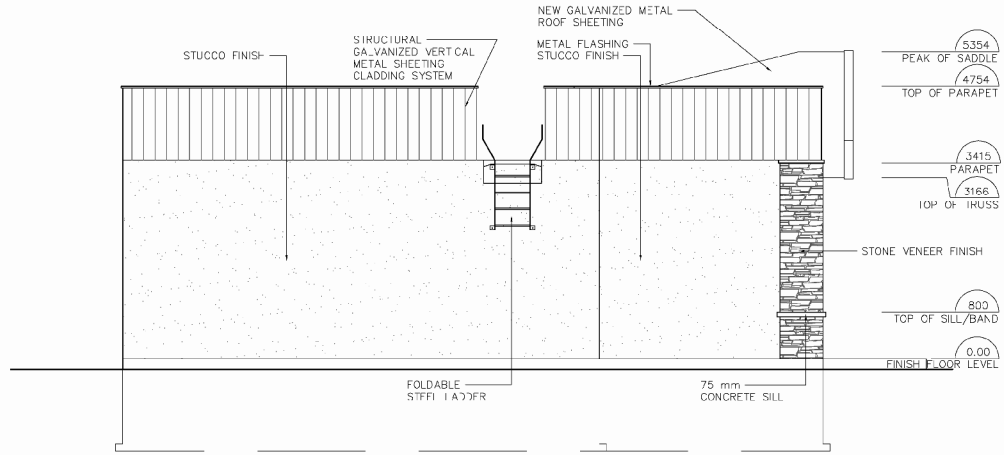
Attachment 2a: Elevations



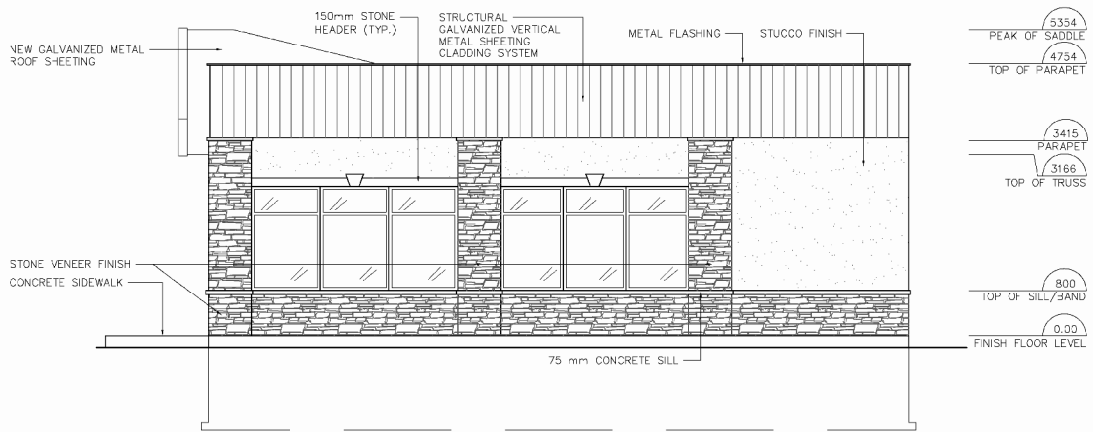
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 09/12/2013

325 Horner Avenue
 File # 13 227487 WET 06 02

Attachment 2b: Elevations



East Elevation (Side)



West Elevation (Side)

Elevations

Applicant's Submitted Drawing

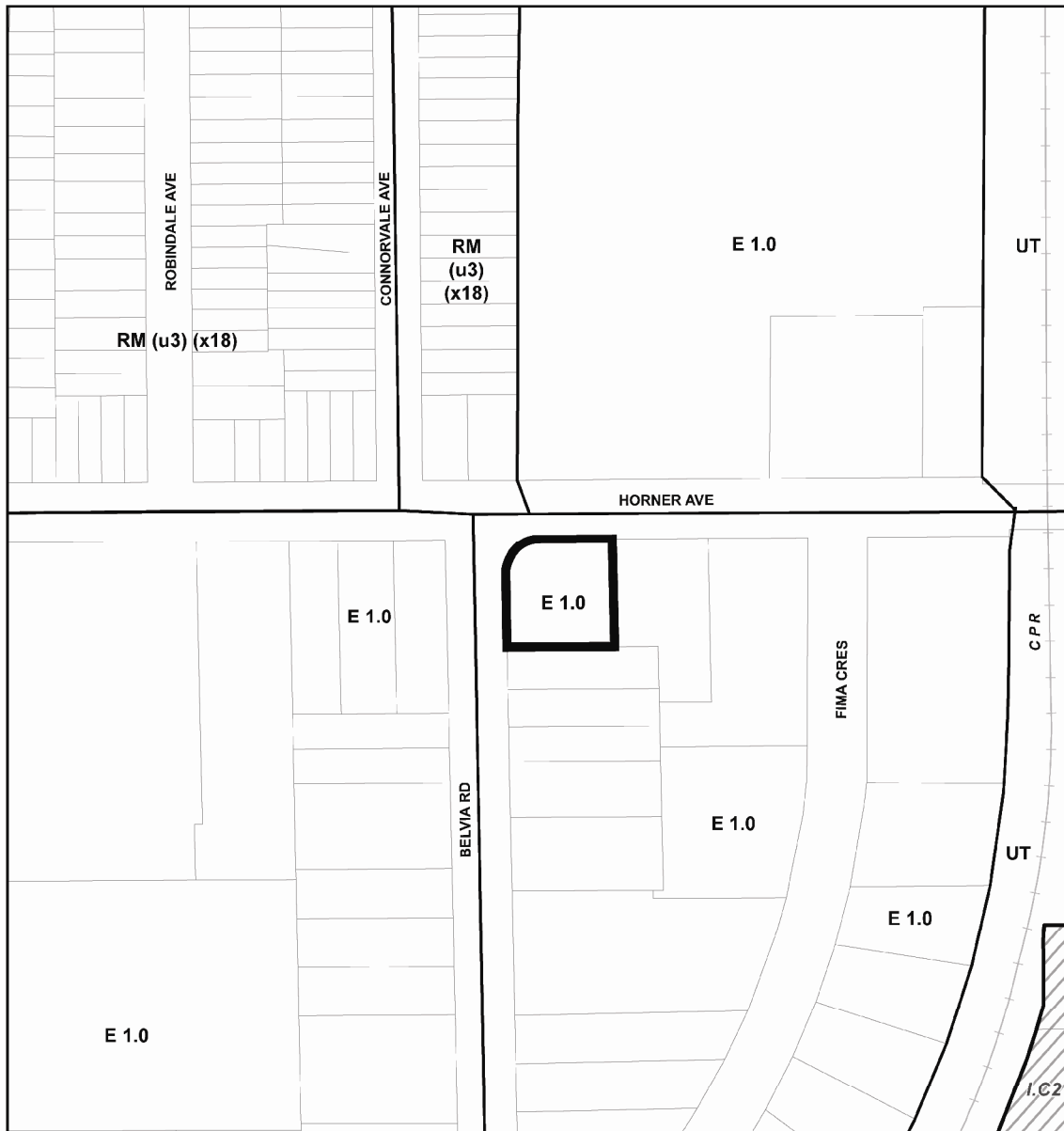
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325 Horner Avenue


File # 13 227487 WET 06 0Z


Attachment 3: Zoning




TORONTO City Planning
Zoning By-law 569-2013

325 Horner Avenue
 File # 13 227487 WET 06 02

 Location of Application
 RM Residential Multiple
 E Employment Industrial
 UT Utility and Transportation

 See Former Zoning Code of the City of Etobicoke V131
 I.C.2 Industrial Class 2


 Not to Scale
 Extracted 09/13/2013

Attachment 4: Application Data Sheet

Application Type: Rezoning Application Number: 13 227487 WET 06 OZ
 Details: Rezoning, Standard Application Date: August 28, 2013
 Municipal Address: 325 HORNER AVE
 Location Description: CON 1 PT LOT 7 RP 64R8825 PART 1 **GRID W0604
 Project Description: Zoning Amendment to the former City of Etobicoke Zoning Code and to City of Toronto By-law 569-2013 to demolish the existing gasoline service station with service bays and propane facilities and to construct a new gas station facility having a convenience store and coffee shop.

Applicant: CANTAM GROUP LTD
Agent:
Architect:
Owner: 2240574 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation: Employment Areas Site Specific Provision: N/A
 Zoning: 1C.1 former City of Etobicoke, E1.0 Zoning By-law 569-2013 Historical Status: N/A
 Height Limit (m): IC.1 - 5 storeys (business, professional and administrative offices) Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	2177	Height:	Storeys:	1
Frontage (m):	47.24		Metres:	5.35
Depth (m):	47.24			
Total Ground Floor Area (sq. m):	381.48			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	381.48		Loading Docks	1
Total GFA (sq. m):	381.48			
Lot Coverage Ratio (%):	17.52			
Floor Space Index:	0.17			

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):	381.48
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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