

**1715 McCowan Rd – Zoning Amendment Application –
Final Report**

Date:	January 4, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	11 262139 ESC 42 OZ

SUMMARY

This application proposes to develop the subject 0.22 hectare (0.55 acre) parcel of land at 1715 McCowan Road with a new 973 square metre (10,473 square foot) two-storey commercial building.

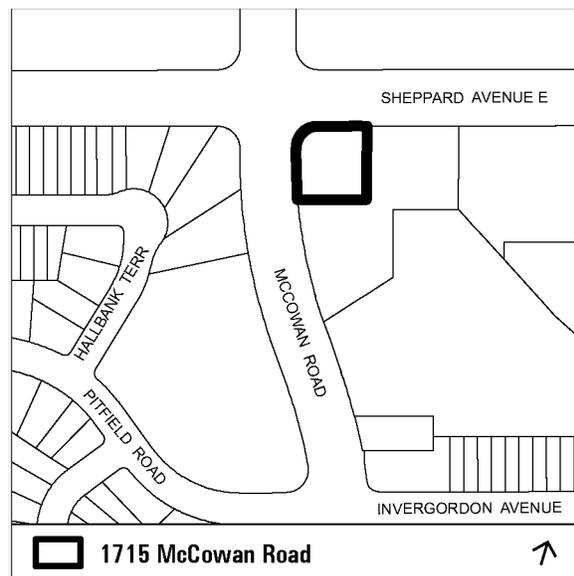
This report reviews and recommends approval of the application to amend the Zoning By-law.

The development consists of an infill two storey commercial building with retail at grade and office uses above on two major arterial roads within an area with sufficient infrastructure. The proposal achieves a number of city goals and objectives. Staff conclude that the proposal represents an appropriate balance between intensification of a site and respect for the local context.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Malvern West Community Zoning By-law 12181 for the lands at 1715 McCowan Road substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 5 to the



report (January 4, 2013) from the Director, Community Planning, Scarborough District.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing to develop the subject 0.22 hectare (0.55 acre) parcel of land with a new two-storey retail plaza and office building.

On the ground floor, 443 square metres (4,768 square feet) of retail space is proposed, including 134 square metres (1,442 square feet) of restaurant space, and on the second floor, 530 square metres of office space are proposed, for a total gross floor area of 973 square metres (10,473 square feet).

For further project information, please see Attachment 1: Site Plan, and Attachments 2A, 2B, 2C and 2D: Elevations.

Site and Surrounding Area

The 0.22 hectare (0.55 acre) site is located on the east side of McCowan Road at the southeast corner of McCowan Road and Sheppard Avenue East.

The site was previously used as a service station. Demolition of the building has occurred and the site is currently vacant. The site slopes gently from west to east. Immediately abutting the site to the south and east at 4651 Sheppard Avenue East is a C-shaped two-storey commercial plaza, that wraps around the subject site from the east and south.

Surrounding uses are as follows:

- North: On the north side of Sheppard Avenue East is an automobile sales dealership zoned Industrial Commercial Zone (MC).
- East and South: Immediately to the east and south is an I-shaped two-storey commercial plaza with retail uses at grade, and office uses above. This property shares the same Highway Commercial (HC) zone as the subject lands.
- West: On the west side of McCowan Road are two-storey townhomes. This property is zoned Multiple-Family Residential (M).
- Northwest : Across the intersection on the northwest corner of McCowan and Sheppard is a large format Canadian Tire store, including gas bar and Mark's Work Warehouse zoned Industrial District Commercial Zone (MDC).

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.

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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.

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

Official Plan

The Toronto Official Plan designates the site as "Mixed Use Areas". Mixed Use Areas are to be made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming years.

Map 5 – Surface Transit Priority Network – identifies Sheppard Avenue East at this location to be a "Transit Priority Segment". The introductory text of Section 2.2 of the official plan stipulates that future growth within the City should be channelled towards areas which are well served by transit, the existing road network, and which have a number of properties with redevelopment potential.

Zoning

The subject site is zoned Highway Commercial (HC) under the Malvern West Community Zoning By-law No. 12181. A site specific Exception applies to the subject lands, permitting only Banks, Business and Professional Offices, Ground, Wall and Marketplace Signs, Pharmacies, Opticians and the retail sale of petroleum products, anti-freeze, and all automobile rubber products and/or accessories for the maintenance of automobile electrical systems.

The adjacent property at 4651 Sheppard Avenue East shares the same zoning category, and the two properties were developed together in the early 1980's. The subject lands at 1715 McCowan Road and 4651 Sheppard Avenue East are now two separate lots, but the Highway Commercial zoning, associated performance standards and Exception No. 11 applies to both lots together. The site specific exception No. 11 includes two schedules. The first contains the elevations of the buildings on site and the second provides a detailed site plan including building footprints and setbacks for both the subject lands, and the neighbouring parcel at 4651 Sheppard Avenue East.

Site Plan Control

The lands are subject to site plan control. The applicant has submitted a site plan control application which is currently being reviewed.

Reasons for the Application

An amendment to the zoning by-law is required as the proposed retail and restaurant uses are not permitted by the existing zoning. Amendments to the performance standards and deletion of the references to former development schedule are also required.

Community Consultation

A community consultation meeting, as directed by Scarborough Community Council, was held on December 12, 2011. An expanded notice area was directed by Scarborough Community Council, and notice of the meeting was given to landowners and residents within 400 metres of the site. Approximately 8 residents from the surrounding area were in attendance. Issues discussed at the community consultation included, but were not limited to, traffic, parking, access, land use compatibility, tenancies and tree preservation.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

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.

The Provincial Policy Statement requires municipalities to provide for an appropriate mix and range of employment including industrial, commercial and institutional uses to meet long-term needs. Further it promotes a land use pattern, density and mix of uses that minimize the length and number of vehicle trips and supports the development of viable choices and plans for public transit.

The proposal represents appropriate intensification on an underutilized site, where services and road networks exist, and will provide commercial and office employment services to the community. The area is well served by public transit.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The subject site is located at the southeast corner of Sheppard Avenue East and McCowan Road.

Sheppard Avenue at this location is designated as part of the Surface Transit Priority Network of Map 5 of the Official Plan.

The Toronto Light Rail Transit (LRT) Plan is part of the regional transit plan (The Big Move) for the Greater Toronto Area (GTA) which is overseen by Metrolinx. The Sheppard East LRT is part of this plan and it has been endorsed by both Metrolinx and City Council. The LRT line is proposed to extend from Don Mills Station to Conlins Road and is proposed to be completed by 2021. An LRT stop is proposed at McCowan Road.

Both McCowan Road and Sheppard Avenue East are designated as Major Streets on Map 3 of the official plan.

The site is designated Mixed Use Areas, which provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. Mixed use areas are designated to absorb most of the anticipated increase in retail, office and service employment uses in the City in the coming decades.

The proposal contains a mix of uses consisting primarily of convenience retail and office space. This site is an appropriate location to provide for these kinds of uses given its proximity to the accessible road network and existing and planned public transit.

The proposal represents an appropriate balance between intensification of a site and respect for the local context. The proposal represents intensification along two major streets, and enhances the area as a mixed use area by ensuring the efficient use of land, infrastructure and service facilities, including public transit.

The proposal represents intensification on an underutilized site where reurbanization can create opportunities to revitalize the streetscape while improving the pedestrian environment and look of the street, and provide commercial and office employment.

Zoning

The existing Highway Commercial Zoning does not permit the proposed restaurant and retail uses.

The adjacent property at 4651 Sheppard Avenue East shares the same zoning category, and the two properties were developed together in the early 1980's. The subject lands at 1715 McCowan Road and 4651 Sheppard Avenue East are now two separate lots, but the Highway Commercial zoning, associated performance standards and Exception No. 11 applies to both lots together. The site specific exception No. 11 includes two schedules. The first contains the elevations of the buildings on site and the second

provides a detailed site plan including building footprints and setbacks for both the subject lands, and the neighbouring parcel at 4651 Sheppard Avenue East.

A second site specific exemption is proposed for the subject lands permitting the additional requested restaurant and retail uses, in addition to introducing a number of site specific performance standards respecting setbacks, gross floor area and provision of parking. (see Attachment No. 5 – Draft Zoning By-law Amendment)

Built Form, Height and Massing

The built form, height and massing of the proposed building has been developed with sensitivity to the surrounding area.

The proposed two storey structure is oriented towards the frontages of McCowan Road and Sheppard Avenue East, and provides architectural definition to this intersection.

Access

The applicant has proposed one right-in-right-out access onto McCowan Road and one right-in-right-out access onto Sheppard Avenue East (See Figure 1 – Site Plan)

As part of the review of the proposal, the applicant has been required to provide for the easterly extension of the existing median on Sheppard Avenue East. This is for the purpose of restricting left hand turn movements from the site onto Sheppard Avenue East, and restricting left hand turn movements onto the site from Sheppard Avenue East.

As part of the site plan approval process, the applicant will have their consulting engineer prepare a cost estimate for the extension of the median for review and acceptance by Development Engineering. The applicant will be required to enter into a Municipal Infrastructure Agreement with the City for this work.

The owner has provided information indicating that the necessary legal agreements/encroachments are in place between this development site and the neighbouring property to the east. This formalizes the arrangement between the two property owners to permit long term access to both properties. This will be a formal condition of site plan approval as well.

The two right-in-right-out driveways proposed for the site are adequate for traffic capacity requirements, will provide for appropriate traffic flow on site and will provide a good level of service.

Parking

The site plan provides for 24 parking spaces 2 of which are handicapped spaces.

Under the prevailing Malvern West By-law, the proposal would require a minimum of 39 parking spaces (including 14 for the proposed restaurant uses). The now repealed Harmonized Zoning By-law would require a minimum of 13 parking spaces.

Accordingly, the attached draft zoning by-law proposes a site specific zoning provision for the property of 24 spaces. This translates to a provision of approximately 2.5 spaces per 100 square metres of gross

floor area. The proposed Harmonized Zoning By-law requires a minimum rate of 1.5 spaces per 100 square metres of gross floor area of commercial space, and a minimum rate of 3 spaces per 100 square metres of gross floor area for medical and dental offices. Given the mixture of retail and office use in this proposal, City staff have reviewed the proposed parking supply and location and found it to be appropriate.

The attached zoning by-law also requires bicycle spaces to be provided at a rate of 3 spaces, plus 0.28 spaces per 100 square metres as per the design guidelines in the proposed Harmonized Zoning By-law. For a development of this size, 6 bicycle spaces would be provided.

One standard Type "B" loading space has been provided as per Technical Services requirements.

Traffic Impact

McCowan Road is a major arterial road providing north-south service to Toronto and continuing north to Markham. There is an interchange with Highway 401 to the south and Highway 407 to the north. McCowan Road is 4 lanes in the vicinity with a median with supplementary turning lanes at major intersections.

Sheppard Avenue East is a major arterial road providing east-west service to Toronto. Sheppard Avenue is 4 lanes in the vicinity with a median with supplementary turning lanes at major intersections.

As the site-generated volumes are quite minor at McCowan Road and Sheppard Avenue East, City staff are satisfied that there will be no noticeable impact on the intersection of McCowan Road and Sheppard Avenue at any time throughout the day. Outside of the previously mentioned extension of the median on Sheppard Avenue East to restrict turning movements both into and out of the site on Sheppard Avenue East, no roadway improvements or mitigation measures are required to accommodate the proposed development.

Servicing

The original Functional Servicing Report from the applicant was deficient with respect to information confirming that adequate servicing was available to the site.

The applicant met with city staff on several occasions in order to more fully comprehend the city's requirements with respect to the Functional Servicing Report.

A revised Functional Servicing Report has been provided and found to be satisfactory.

Open Space/Parkland

The proposal is subject to a 2 % cash-in-lieu of parkland dedication payment required under By-law 1020-2010. The parkland dedication for the subject site is too small to be functional therefore the applicant is required to satisfy the parkland through a cash-in-lieu process. The cash-in-lieu payment is part of the building permit application process and the actual amount of cash-in-lieu to be paid will be determined at the time of the issuance of the building permit.

Streetscape

Development in Mixed Use Areas is to be located and massed such that new buildings frame the edges of streets in good proportion and provide an attractive, comfortable pedestrian environment.

The applicant will be required to install a new 1.7 metre wide municipal sidewalk along the entire McCowan Road and Sheppard Avenue East frontages of the development site.

The building will be oriented towards both Sheppard Avenue and McCowan Road with the entrance (s) oriented to the corner. Further, a new bus shelter and litter bin will be provided along the McCowan Avenue frontage. Six new bicycle parking spaces will be provided along the McCowan Avenue frontage.

This development represents a proposal that frames the edges of the streets and provides for an attractive, comfortable pedestrian environment.

Tree Preservation, Protection and Replacement

There are six private trees on or near the subject property that have a circumference of 30 centimetres or greater, and would qualify for protection under the City's private tree by-law. Three of the trees, including two Norway maples along the Sheppard Avenue frontage, are proposed for removal.

Urban Forestry has no objection to the removal of the three trees.

Five large growing and thirteen small growing trees are proposed on site, in addition to six street trees proposed to be planted. Most of the species, sizes and locations are acceptable to Urban Forestry, with minor revisions required during the site plan approval process.

A number of trees on site will be required to be protected during construction. In addition, a number of trees on the adjacent commercial property exist at or near the property line between the two sites. These trees will be required to be protected during construction, and these assurances will be secured through the site plan approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features:

- Cycling Infrastructure: Bicycle parking rates have been established.

Other applicable TGS performance measures will be secured through the site plan approval process. These include pedestrian infrastructure (walkways, connection to TTC stop, sidewalks, lighting), landscaping, tree planting, and stormwater management.

The development is not subject to the Green Roof By-law, as it is under the minimum gross floor area threshold of 2000 square metres in size.

CONTACT

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E-mail: jlyon@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2A: Elevations

Attachment 2B: Elevations

Attachment 2C: Elevations

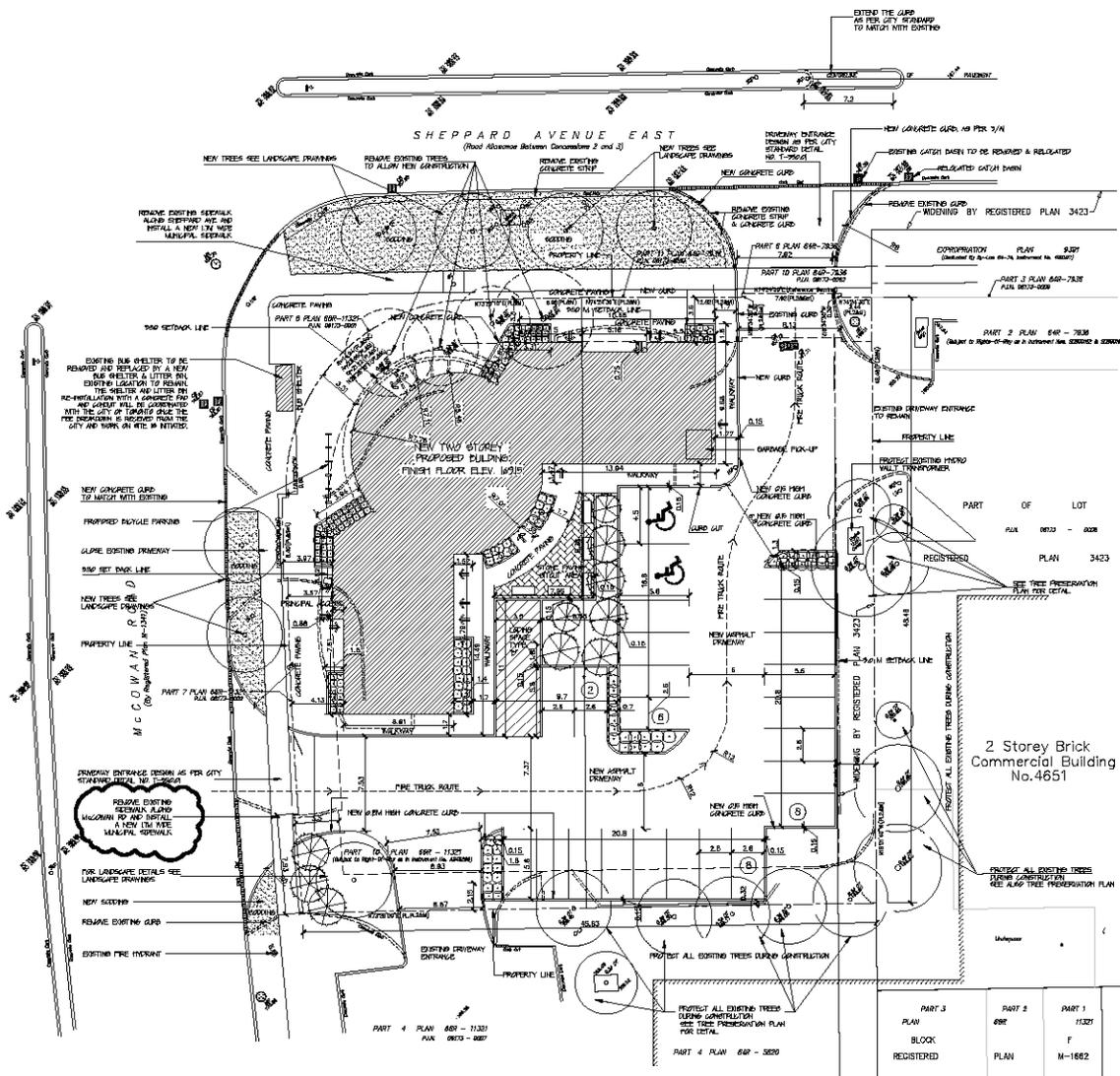
Attachment 2D: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

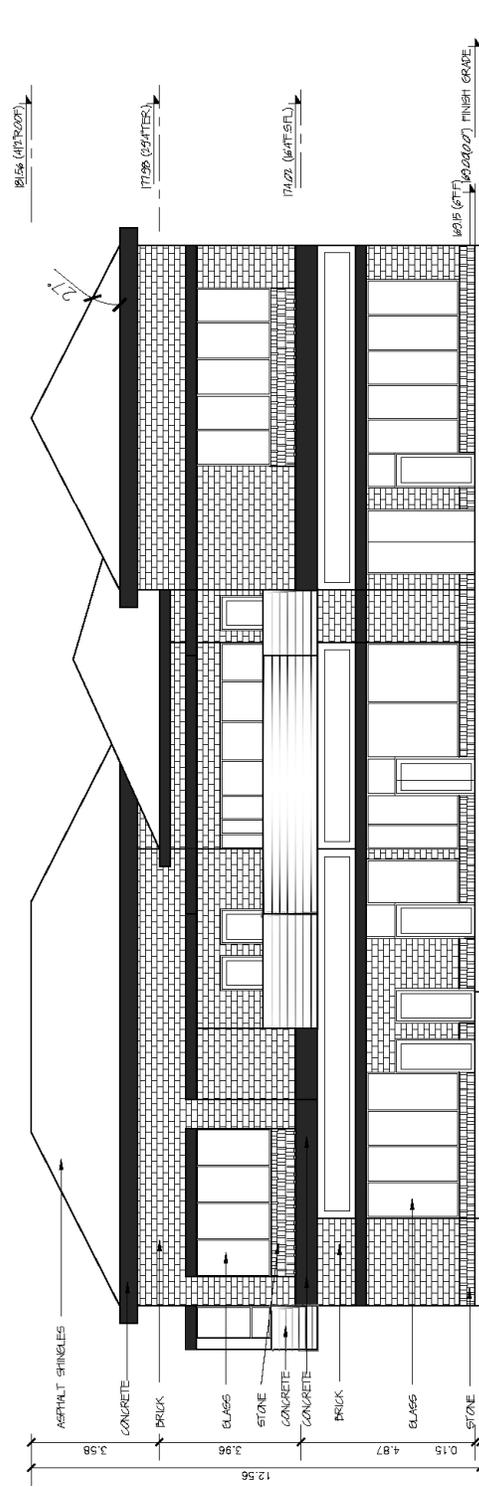
Not to Scale
12/11/2012



1715 McCowan Road

File # 11 262139 0Z, 11 262135 SA

Attachment 2A: Elevations



East

Elevations

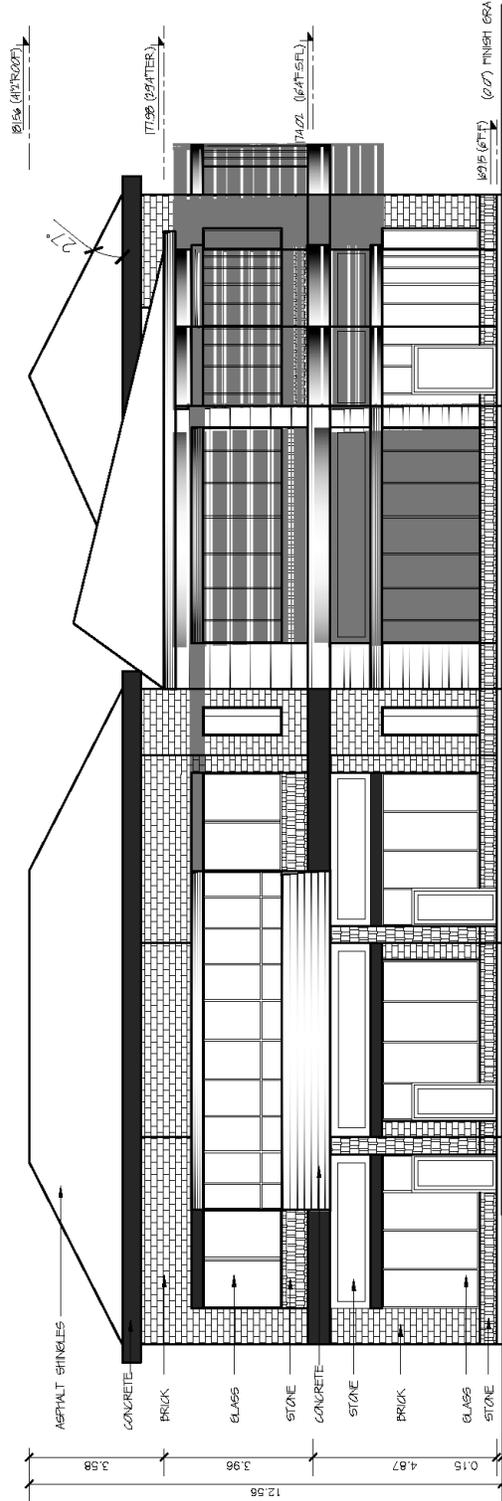
Applicant's Submitted Drawing

Not to Scale
12/04/2012

1715 McCowan Road

File # 11 262 139 0Z, 11 262 135 SA

Attachment 2B: Elevations



North

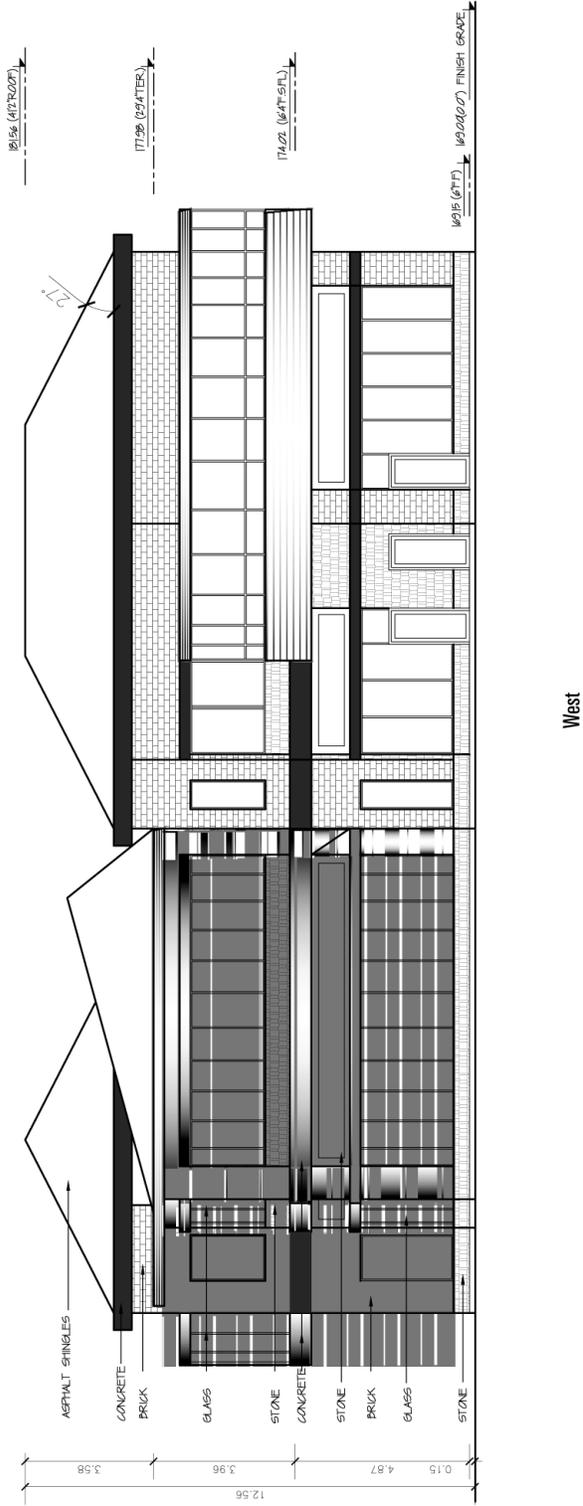
1715 McCowan Road

File # 11 262 139 0Z, 11 262 135 SA

Elevations
Applicant's Submitted Drawing

Not to Scale
12/04/2012

Attachment 2C: Elevations



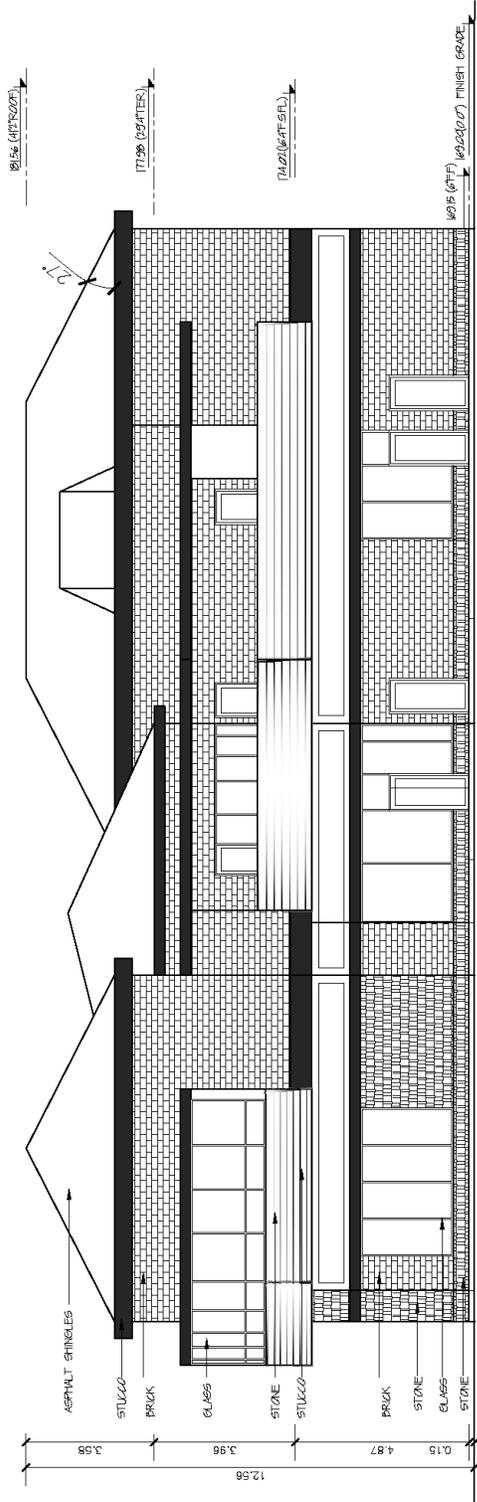
1715 McCowan Road

Elevations
 Applicant's Submitted Drawing

Not to Scale
 09/20/2011

File # 11 262139 0Z, 11 262135 SA

Attachment 2D: Elevations



South

1715 McCowan Road

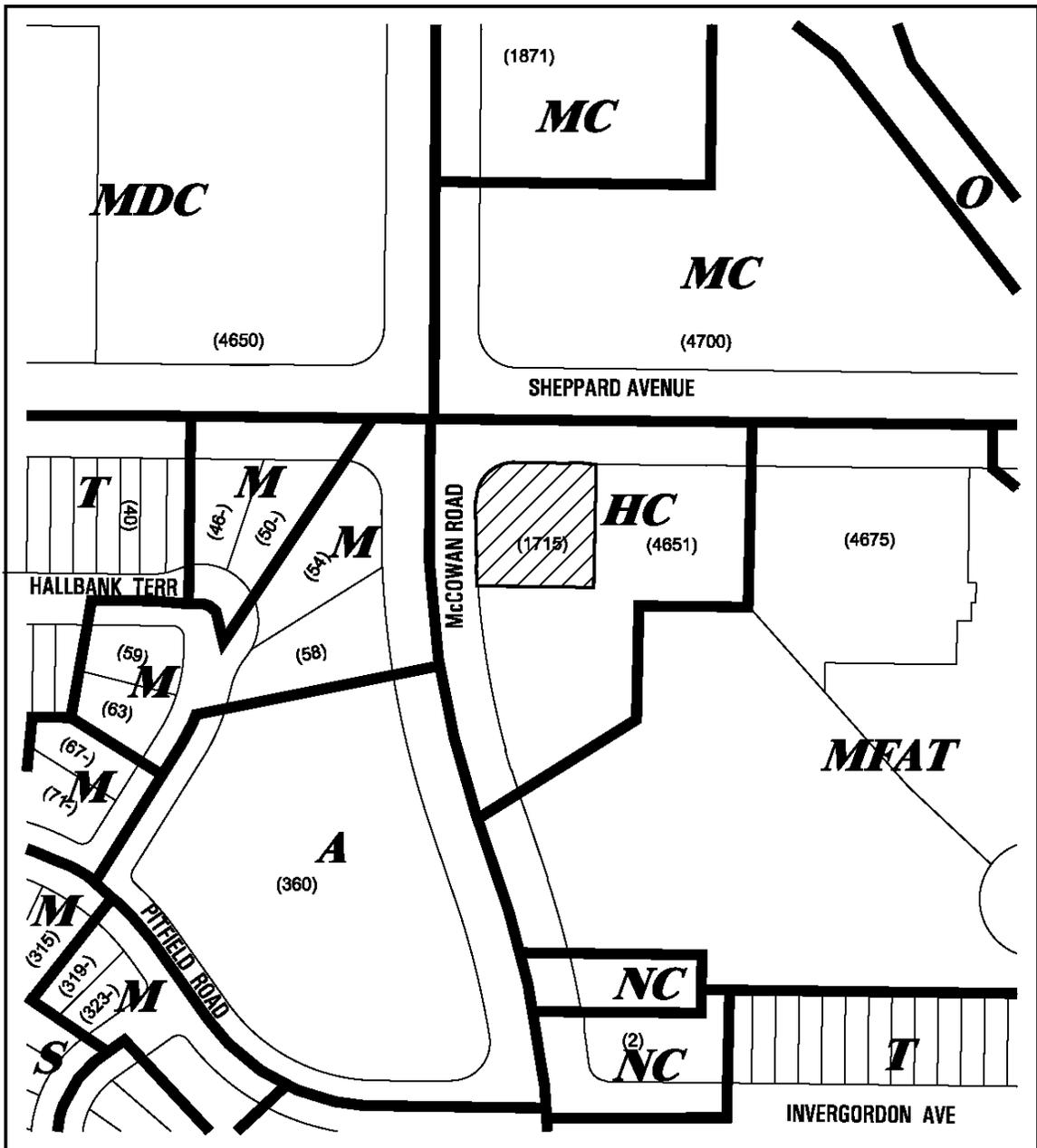
File # 11 262139 0Z, 11 262135 SA

Elevations

Applicant's Submitted Drawing

Not to Scale
12/04/2012

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

1715 McCowan Road
 File # 11 262139 OZ, 11 262135 SA

- | | |
|--|--|
| <i>S</i> Single-Family Residential | <i>NC</i> Neighbourhood Commercial |
| <i>T</i> Two-Family Residential | <i>HC</i> Highway Commercial |
| <i>M</i> Multiple-Family Residential | <i>MC</i> Industrial Commercial Zone |
| <i>A</i> Apartment Residential | <i>MDC</i> Industrial District Commercial Zone |
| <i>MEAT</i> Multiple-Family Apartment
Terrace Residential | <i>O</i> Open Spaces Zone |

Malvern West Community Bylaw
 Not to Scale
 12/04/12



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 262139 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	August 23, 2011

Municipal Address: 1715 MCCOWAN RD
 Location Description: PLAN M1341 PT BLK Y RP 64R7936 PART 8 PART 9 RP 66R11321 PART 5 PART 10
 **GRID E4210
 Project Description: Proposal for a new office and commercial plaza

Applicant:	Agent:	Architect:	Owner:
PAPADOPOULOS & PRADMAN ARCHITECTS INC			IMPERIAL OIL LIMITED

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	2231.5	Height:	Storeys:	2
Frontage (m):	44.6		Metres:	12.56
Depth (m):	48.46			
Total Ground Floor Area (sq. m):	443			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	25
Total Non-Residential GFA (sq. m):	973		Loading Docks	1
Total GFA (sq. m):	973			
Lot Coverage Ratio (%):	19.8			
Floor Space Index:	0.35			

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):	443	0
1 Bedroom:	0	Office GFA (sq. m):	530	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: John Lyon, Planner
TELEPHONE: (416) 396-7018

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Malvern West Community Zoning By-law No. 12181, as amended,
With respect to the lands municipally known as,
1715 Mccowan Rd**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule "C" Exceptions List of the Malvern West Community Zoning By-law No. 12181 is hereby amended by adding Exception No. 16 as follows, on lands as shown in Schedule "1".

16. Maximum Gross Floor Area – 1000 square metres
Minimum street yard setback – 3 m
Maximum Height – 3 storeys
Minimum 2.5 parking spaces per 100 square metres of gross floor area

Only the following uses are permitted in the Highway Commercial (HC) zone

Bank

Business and Professional Offices

Ground Signs which are **non-accessory**

Market Place Signs

Pharmacy

Optician

The retail sale of petroleum products, anti-freeze, all automobile rubber products and/or accessories for the maintenance of automobile electrical systems.

Wall signs which are **non-accessory**

Medical and Dental offices

Restaurants

Retail Uses, Service Uses

BICYCLE PARKING

- (i) **Bicycle parking spaces** shall be provided at a rate of:
 - of 3 spaces, plus 0.28 per 100 square metres
 - (a) 0.6 long term **bicycle parking spaces** for each **dwelling unit**;
 - (b) 0.15 short term **bicycle parking spaces** for each **dwelling unit**.

- 2. Within the lands shown on Schedule "~" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

