

2 Keelesdale Road - Zoning Application - Preliminary Report

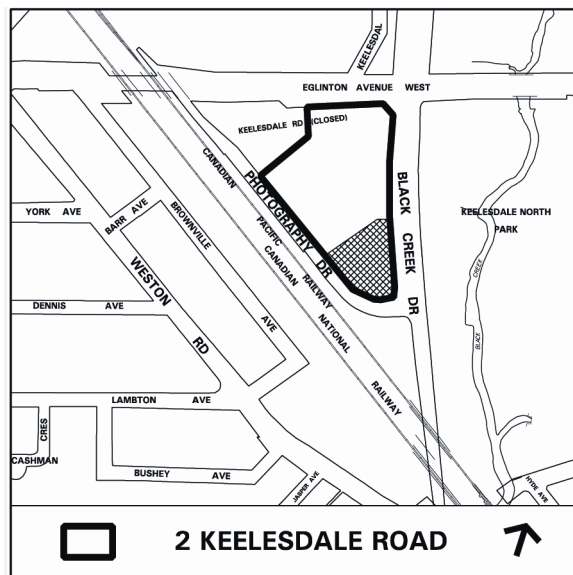
Date:	January 29, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	York South-Weston, Ward 12
Reference Number:	File No. 06 193030 WET 12 OZ

SUMMARY

An application has been submitted to amend the former City of York Zoning By-law No. 1-83 to permit a gasoline bar and future car wash at 2 Keelesdale Road. The proposed development is to be located on the southerly portion of the newly developed No Frills food store site and is to be a complementary use to the existing food store.

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

A community meeting is recommended to present the application to the community and obtain comments. The completion of a further staff report and statutory public meeting is targeted for the third quarter of this year. These targets assume that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.



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; and
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 July 1999, City Council approved a site-specific zoning by-law amendment to permit the existing food store that has been constructed on the property. This approval did not contemplate the proposed gasoline bar and car wash as Loblaw Properties Ltd., the current owner of the property, had not yet developed the pairing of these uses with its food store operations.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend the former City of York Zoning By-law No. 1-83 to permit a gasoline bar and future car wash at 2 Keelesdale Road. The proposed development is to be located on the southerly portion of the newly developed No Frills site and will feature 6 gas pumps and 17 parking spaces. It is to be operated by Loblaw Properties Ltd. and is to be a complementary use to the existing food store.

Site and Surrounding Area

The subject property is located at the south west corner of Eglinton Avenue and Black Creek Drive. The 3 hectare site is currently occupied by a No Frills food store which was constructed in 2005. The proposed gasoline bar and car wash is to be developed on the southerly portion of the site which is vacant.

Surrounding land uses include:

North: To the north of Eglinton Avenue West is the former Kodak lands located on the west side of Black Creek Drive and to the east side is the Black Creek valley park system and a baseball field. Just north and adjacent to the property is a 0.9 hectare vacant parcel of land that is owned by the City and is to be used for a potential future transportation facility.

South: A vacant parcel of land and the CNR/CPR rail corridor

East: Keelesdale South Park and a Black Creek valley park system.

West: CNR/CPR rail corridor

Official Plan

The new Official Plan is now in effect, with the exception of two housing policies (Policies 3.2.1.5 (b) and 3.2.1.9), the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form), Policy 4.2.3 (c) (Apartment Neighbourhoods) as well as the floodplain “Special Policy Areas” policies. Policies in the former Official Plans and Metro Plan respecting these policy areas remain in effect.

The site is designated Mixed Use Areas. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The proposed uses are among those permitted in this designation.

The site will be reviewed to determine if the Natural Environment policies of the Plan (Section 3.4) apply to the subject property.

Zoning

The lands are zoned City Centre Mixed Use (CCM) and are subject to site specific zoning under Section 16 (336) and Section 16 (390) of the City of York Zoning By-law No. 1-83. The site specific zoning under Section 16 (336) contemplates a mixed residential and commercial city centre use that would allow for residential and small scale retail uses on the subject property.

Section 16 (390) of the zoning by-law permits the existing food store, as well as a retail store, restaurant, take-out eating establishment and accessory buildings, uses and structures including associated parking, outdoor display and sales and outdoor eating areas. The proposed gasoline bar and future car wash uses are not permitted under the current zoning provisions.

Site Plan Control

The proposed development is subject to site plan control. An application for site plan approval has not been submitted.

Reasons for the Application

The current site specific zoning under Section 16 (390) of the City of York Zoning By-law No. 1-83 does permit the proposed gasoline bar and cash wash.

COMMENTS

Issues to be Resolved

The zoning amendment application has been circulated to City departments and public agencies for comment. As part of the review of this application, staff will assess issues related to vehicular circulation, traffic impacts, and operational conflicts between the existing No Frills food store and the proposed uses. The design guidelines applicable to automobile service stations and gasoline bars will be applied in reviewing this application.

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

CONTACT

Luisa Galli, Planner, MCIP, RPP
Tel. No. 416-394-6007, Fax No. 416-394-6063
E-mail: lgalli@toronto.ca

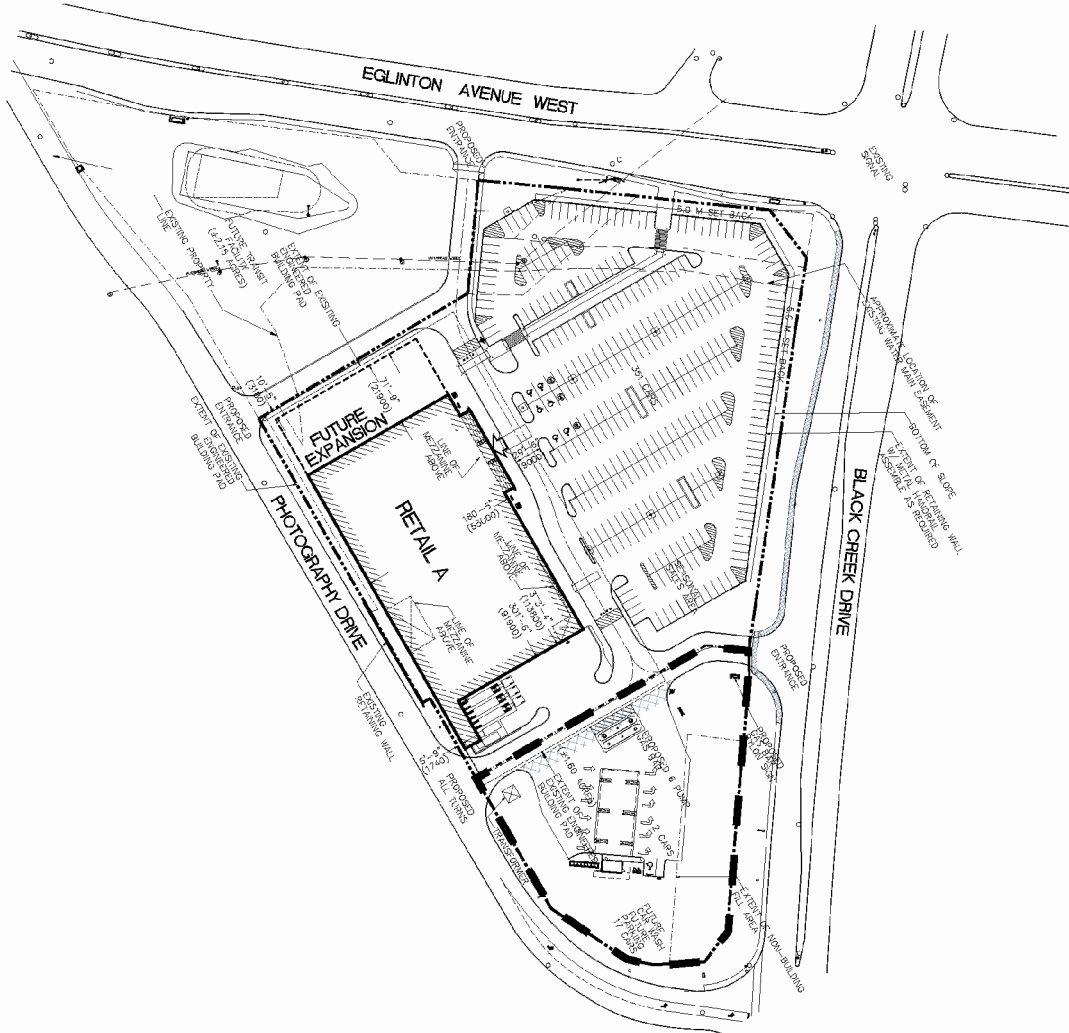
SIGNATURE

Gregg Linter, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

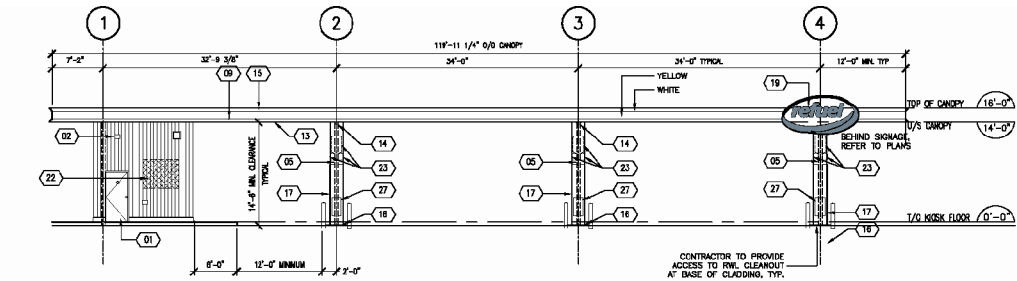
Applicants Submitted Drawing

Not to Scale 

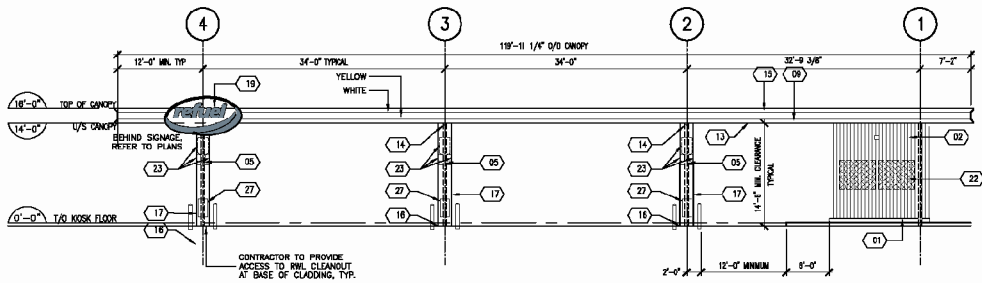
2 Keelesdale Road

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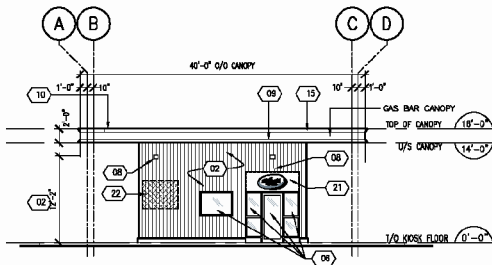
Attachment 2: Elevations



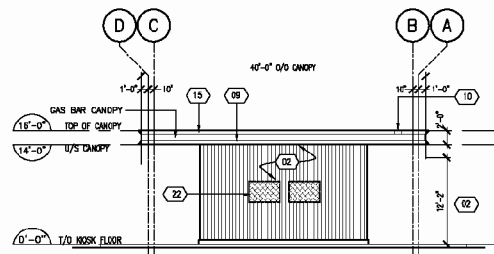
1 EAST ELEVATION
GB-A2.1 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
GB-A2.1 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
GB-A2.1 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
GB-A2.1 SCALE: 1/4" = 1'-0"

Elevations

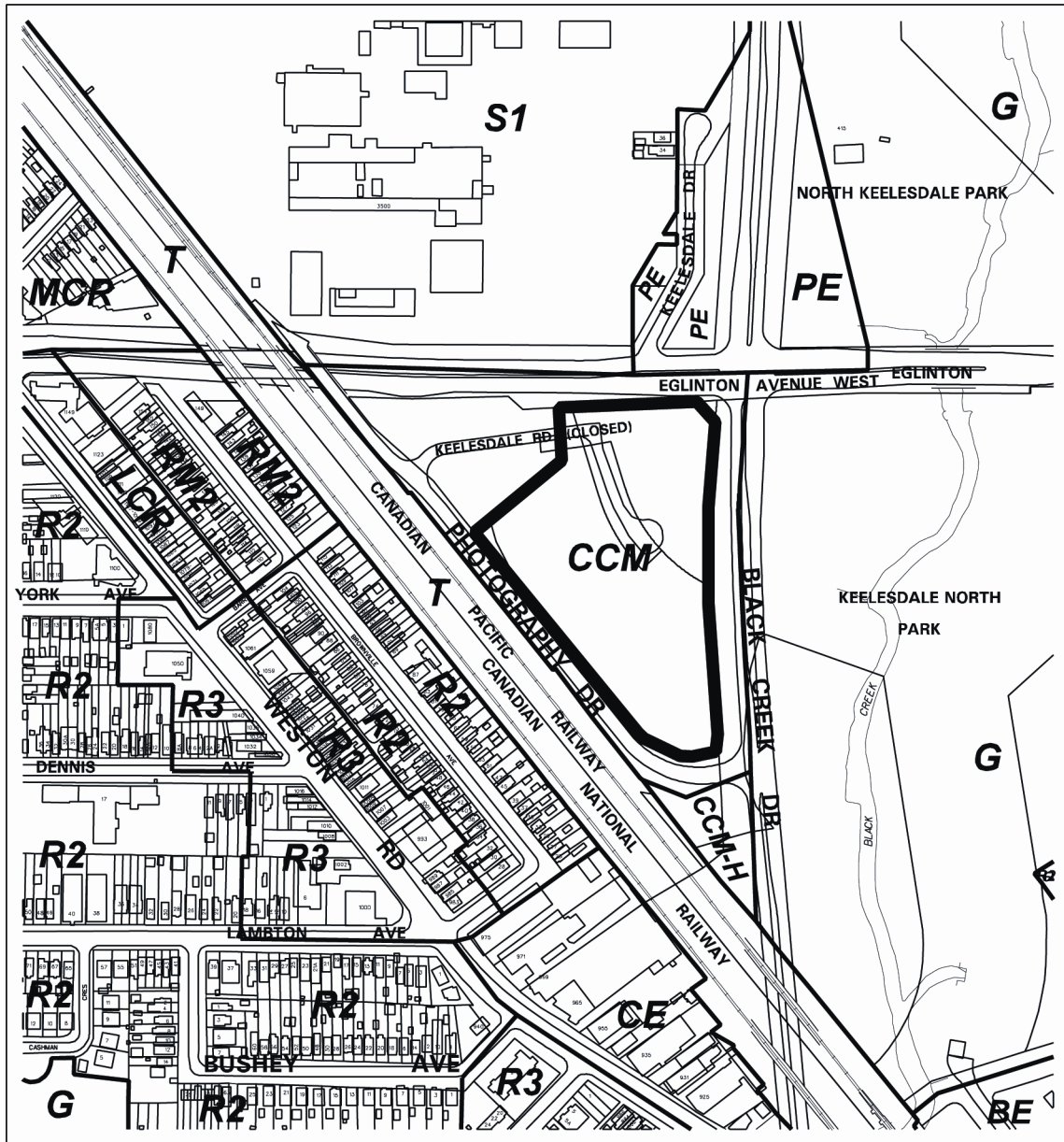
Applicants Submitted Drawing

Not to Scale
12/26/07

2 Keelesdale Road

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Attachment 3: Zoning



Toronto City Planning
Zoning

2 Keelesdale Road

File # 06_193030

Former York Zoning By-law 1-83

- R2 Residential Zone
- R3 Residential Zone
- RM2 Residential Multiple Zone

CCM City Centre Mixed Use District Zone

- MCR Mixed Commercial Residential
- LCR Local Commercial Residential
- BE Basic Employment Zone
- CE Commercial Employment Zone

PE Prestige Employment Zone

- SI Strategic Industrial Employment Zone
- G Green Open Space
- T Transportation & Utilities
- H Holding Provision



Not to Scale
Zoning By-law 1-83 as amended
Extracted 01/08/07 - MH

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 193030 WET 12 OZ
Details	Rezoning, Standard	Application Date:	November 22, 2006

Municipal Address: 2 KEELESDALE RD, TORONTO ON
 Location Description: PLAN 2008 PT BLK A RP 64R16308 PART 4 17 & 29 **GRID W1209
 Project Description: Rezoning application to permit the development of the balance (Southerly portion) of the No Frills property located at the South-West corner of Eglinton and Black Creek with a gas bar and mechanical car wash.

Applicant:	Agent:	Architect:	Owner:
Sharyn Vincent, Vincent Planning Consultants			LOBLAW PROPERTIES LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	City Centre Mixed Use District, S16(390) ,S16(336)	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	30,231	Height:	Storeys:	0
Frontage (m):			Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	29			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	17
Total Non-Residential GFA (sq. m):	29		Loading Docks	0
Total GFA (sq. m):	29			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

DWELLING UNITS

Tenure Type:
 Rooms: 0
 Bachelor: 0
 1 Bedroom: 0
 2 Bedroom: 0
 3 + Bedroom: 0
 Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	29	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Luisa Galli, Planner
TELEPHONE: (416) 394-6007