

**30 Weston Road – Zoning By-law Amendment and Site Plan Applications - Preliminary Report**

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | December 16, 2008                                     |
| <b>To:</b>               | Etobicoke York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Etobicoke York District |
| <b>Wards:</b>            | Ward 11 – York South-Weston                           |
| <b>Reference Number:</b> | 08 174968 WET 11 OZ and 08 226555 WET 11 SA           |

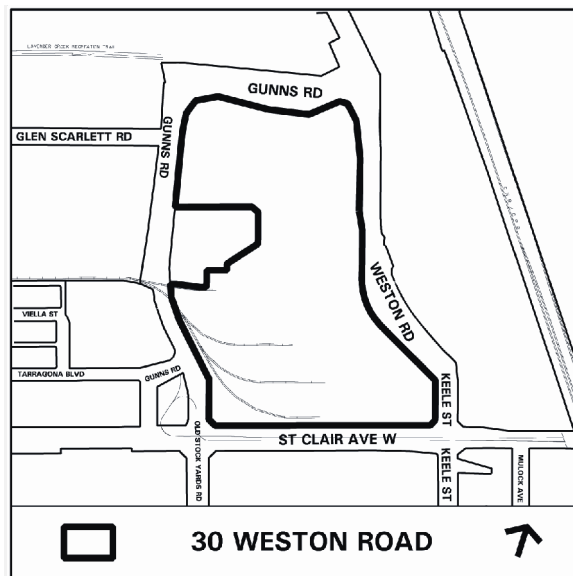
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 52 983 square metre commercial development, which includes a large retail warehouse and a combination of small and mid-size retail, office and service shops at 30 Weston Road.

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

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the second quarter of 2009. This target assumes that the applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **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.
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.

## **ISSUE BACKGROUND**

### **Proposal**

The original application submitted on June 25, 2008 was for a 51 980 square metre commercial development. The application plans proposed a development primarily two storeys in height consisting of a large retail warehouse and a combination of small and mid-sized retail, office and service uses. The retail warehouse building was located at the north end of the site. A two storey multi-tenant building for mid-sized units was proposed for the St. Clair Avenue West frontage. Five smaller, two storey buildings were proposed in the centre of the site and along Weston Road for small retail, office and service uses.

Primary access to the site was proposed from a driveway off Weston Road adjacent to Birdstone Crescent. Secondary accesses were proposed from two driveways off Gunns Road. A total of 1,821 parking spaces were proposed in a three level parking garage.

A preliminary report on the original application and proposal was not prepared because the local Councillor wanted to hold an open house on the development early in the process. In addition, the applicant advised early in the process that the application and proposal was being substantially modified in terms of site planning and access. It was agreed with the applicant and the Councillor that a preliminary report would not be prepared until the revised application and proposal was submitted.

The applicant revised the application on December 3, 2008. The current application includes modifications to the site plan, arrangement of buildings and their service areas, site access points, and pedestrian and vehicular circulation routes through the development. The floor area proposed increased to 52 983 square metres and the number of parking spaces proposed increased to 1,993. Additional access driveways are proposed

on the St. Clair Frontage with an access at the north end of the site. (See Attachments 1 and 2)

The existing buildings associated with the previous employment use will be demolished with demolition expected to start early in the new year.

Refer to Attachment No. 4 for project data.

## **Site and Surrounding Area**

The site is located at the northwest corner of Weston Road and St. Clair Avenue West and is bounded by Weston Road to the east, St. Clair Avenue West to the south and Gunns Road to the north and west. The site occupies the majority of the block, with only one other property, St. Helen's Meat Packers situated mid block and fronting onto Gunns Road. The subject site has an approximate area of 7.86 hectares (19.35 acres). The site was previously used as an agribusiness supplier that focussed on fertilizers and food products including vegetable oil processing. There are a number of industrial buildings on the site which were used for processing, storage and ancillary office space.

The surrounding uses are as follows:

North: To the north of Gunns Road is Glen Scarlett Park, and beyond are residential and industrial uses.

South: To the south of St. Clair Avenue West are commercial uses in various sizes, including large format retailers; namely, Home Depot, Canadian Tires and Rona. On the south east side of Weston Road and St. Clair Avenue West are a mix of industrial and residential uses.

East: To the east of Weston Road is a residential neighbourhood consisting of townhouses.

West: To the west of Gunns Road closest to St. Clair Avenue West are Viella Tarrogonia Park, the TTC streetcar loop and beyond is a residential neighbourhood consisting of semi-detached houses and town homes. Abutting Glen Scarlett Road are industrial uses.

## **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 site is designated by the Toronto Official Plan as Employment. Employment Areas are places of business and economic activity. Uses that support this function consist 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 site is not within an Employment District as identified on the Urban Structure Map 2.

Large scale, stand-alone retail stores and "power centres" are permitted in Employment Areas fronting onto major streets as shown on Right-of-Way Widths Associated with Existing Major Streets Map 3, and that also form the boundary of the Employment Areas (Weston Road). Where permitted, new large scale, stand-alone retail stores and "power centres" will ensure 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 functioning of other economic activities within the Employment Areas and the economic health of nearby shopping districts are not adversely affected.

In addition, the Official Plan requires development to contribute to the creation of competitive, attractive, highly-functional areas by supporting the economic function of the Employment Areas and the amenity of adjacent areas; providing adequate parking and loading on-site; providing landscaping to create attractive streetscapes and screening of parking, loading and service areas; and, sharing driveways and parking areas wherever possible.

St. Clair Avenue West is listed on the Urban Structure Map 2 as an *Avenue*. The Avenues designation works with the underlying Employment Area land use designation for this site. Avenues are important corridors along major streets where development is encouraged to create job opportunities in this land use designation, while improving the pedestrian environment, streetscape, and transit service for the community. The growth and redevelopment of the Avenues should be supported by high quality transit services, combined with urban design and traffic engineering that promotes a safe, attractive and comfortable street for pedestrians and cyclists. Development within the Avenues should

have appropriate massing, scale and organization of buildings; restrict parking at grade and driveways in front of the buildings; and provide streetscape improvements while implementing transit-supportive measures that restrict auto-oriented retailing and services.

## **Zoning**

The site is zoned I3 in the former City of Toronto Zoning By-law No. 438-86, as amended. While the I3 zoning permits a range of non-residential uses including a variety of retail and services shops and restaurants, it does not permit office and retail stores. The maximum height permitted on the site is 14 metres. (see Attachment 3)

## **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan approval has been submitted (Application No. 08 226555 WET 11 SA) and is being processed concurrently with the Zoning By-law amendment.

## **Tree Preservation**

This application is subject to the provisions of By-law No. 780-2004, regarding tree protection. The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently being review by staff.

## **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 and 2 Archaeological Assessment Report. The submitted report indicates that there were no archaeological resources found on site.

## **Community Consultation**

The local Councillor held an Open House regarding the proposed development on October 6, 2008. Approximately 45 people attended the meeting. In addition, the Councillor has formed a Working Group made up of the applicant and local residents and business to provide input on the development proposal. The first Working Group meeting was held November 13, 2008 and further meetings will be held early in the new year.

Issues raised to date are: concerns with traffic that might be generated by the proposal; the need for additional parks in the area; the need for improvements to existing parks; the desire to have strong pedestrian connections into and within the development; the need for professional office space in the area; and a concern with the type and size of retail stores that will be in the development.

## **Reasons for the Application**

A rezoning application is required to permit the retail stores, offices and a retail-warehouse on the site. Other areas of non-compliance may be identified as a result of the zoning review currently being undertaken as part of the circulation process.

## **COMMENTS**

### **Issues to be Resolved**

#### **Land Use**

Within Employment Areas, large scale, stand-alone retail stores and “power centres” are permitted on sites that front onto a major street and that also form a the boundary of the Employment Area. This site fronts onto Weston Road, which is major street shown on Right-of-Way Widths Associated with Existing Major Streets Map 3 of the Official Plan and also forms the boundary of this Employment Area. The current proposal was only recently submitted and is currently being reviewed. The size and mix of the various units within the proposal will need to meet the City objectives for new large scale, stand-alone retail stores and “power centres”.

Where permitted, the new large scale, stand-alone retail stores and "power centres" will ensure that 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. Such new large scale retail stores and “power centres” developments will also ensure that the functioning of other economic activities within the Employment Area and the economic health of nearby shopping districts are not adversely affected.

To satisfy these issues of impact the applicant has submitted a Traffic Impact Study, a Retail Market Demand and Impact Analysis Report and Economic Analysis Report for the original proposal. These original studies are under review, however as the application has been amended these studies will need to be updated to reflect the revised proposal. In addition, further review is required to ensure that an appropriate buffer is provided between the commercial development and existing adjacent employment uses.

Further review will be given to the types, sizes and variety of uses to be included within the development to ensure consistency with the Employment Area policies. Planning staff have raised with the applicant, a need for provision of office, service, and other non-retail employment uses to be incorporated in the development. The community has echoed this requirement by indicating that there is a need for professional offices including medical offices to be included in the development.

The uses which are to be permitted or required on the site and regulations applicable will be secured in a site specific by-law for the entire site.

#### **Urban Design, Built Form**

There is a significant declining grade along Weston Road from the south at St. Clair Avenue West to the north at Gunns Road. Creative solutions are required in order to successfully address the difference between existing grade conditions on site and the lower grades on Weston Road and Gunns Road to the north. The proposed buildings should provide a functional relationship to the street. Corner sited buildings should be located adjacent to both street frontages to give prominence to the corner.

Policies of the Official Plan require all new buildings to be located adjacent to the street with their main facades and entrances fronting the street. The buildings located along St. Clair Avenue West and Weston Road should have their main access fronting the street, and should extend their walkways to the municipal sidewalk to provide direct pedestrian access to promote a pedestrian and transit supportive format along St. Clair Avenue West and Weston Road. Opportunities will be pursued to promote this format in building design and function.

Consideration should be given to the façade treatment along Weston Road frontage in order to create an attractive street edge for the residential development across the street and the view of the development at the curve of Weston Road approaching St. Clair Avenue West. Additional consideration should be given to the façade and uses at the northwest corner of St. Clair Avenue West and Gunns Road, as this corner is adjacent to Viella Tarragona Park and the TTC streetcar loop. At this corner, design and massing solutions are required to provide direct pedestrian access from St. Clair and help animate the public street and create a safe and attractive street edge.

### **Access, Parking, Servicing**

The applicant is proposing two in-right/out-right driveway accesses from St. Clair Avenue West, five accesses to Gunns Road and one access to Weston Road opposite the existing signalized intersection at Birdstone Crescent. City staff are working with the applicant to rationalize the access points to St. Clair Avenue West and Gunns Road to ensure efficient pedestrian and vehicular circulation to the site. The accesses, as currently proposed, create a north-south and east-west internal road system with a roundabout in the centre of the site at the intersection of the two roads.

Servicing to the site is predominantly located along the Gunns Road frontage for the major retail tenants with smaller loading facilities located internally to the site for the smaller tenants.

Parking is proposed to be contained within 3-storey above grade parking structures. Two separate structures are proposed, one to serve tenants on either side of the east-west internal road.

Bicycle parking facilities will be required as part of this development. Although not illustrated on the current proposal, City staff has advised the applicant that retail bicycle parking spaces in accordance with the “Guidelines for the Design and Management of Bicycle Parking Facilities” will be required.

### **Transportation**

The Official Plan specifies a future Right-of-Way width of 30 metres for the section of St. Clair Avenue West between Weston Road and Gunns Road. Although this requirement has been achieved, the reconstruction of the streetcar right-of-way scheduled for 2009 will reduce the boulevard space to approximately 2.4 metres at the northeast corner of Gunns Road. In order to ensure appropriate pedestrian sidewalks and

boulevards along the St. Clair frontage of this site, City staff has been working with the applicant to ensure appropriate building setbacks. Once the design for the streetcar has been finalized, these plans will be overlaid on the current submission and the pedestrian realm designed.

The applicant is required to submit a revised Traffic Impact Study to address the issues discussed above regarding vehicle access, parking and site circulation. In addition, pedestrian circulation and bicycling parking will also be addressed.

### **Section 37-Community Improvements**

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the Planning Act. To date the Parks and Recreation Division, the local Councillor and local community have expressed a strong desire for improvements at Viella Tarragona Park, including the installation of a water feature. Further discussions on possible community improvements and benefits to be secured in relation to this development will continue between staff, the local Councillor, the community and the applicant.

### **Open Space, Parkland**

Parks, Forestry and Recreation staff have advised that the development site is in a priority area, as per Alternative Parkland Dedication Rate By-law No. 1420-2007 and that the site is in the second lowest quintile of current parkland supply, as per City Parkland Map 8B/C of the Official Plan . However, as this development is for commercial uses only the alternative parkland dedication rate by-law does not apply and therefore this site is subject to a 2% parkland dedication based on the Parkland Dedication By-law of the former City of Toronto., which still remains in full force and effect. As such the parkland dedication would be 0.15 hectares (0.38 acres).

As this site is within a parkland acquisition priority area, Parks, Forestry and Recreation staff are requesting that parkland be provided on site. Parks and Recreation staff have indicated they would be willing, in consultation with City Planning and the local Councillor, to explore the possibility of an off-site parkland dedication with the applicant.

### **Toronto Green Development Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

### **Additional Information and Studies**

The applicant has recently submitted a revised proposal for the rezoning application, and has included the site plan approval application. The applicant needs to update the supporting studies and reports submitted with the original proposal. The applicant has been requested to submit updates/revisions to the following original studies and reports to assist staff's review of the revised proposal: Transportation Impact Study; a Servicing Report; Stormwater Management Report; Retail Market Demand and Impact Analysis



Report; and Economic Analysis Report. This additional information is required to enable staff to undertake an evaluation of the revised application.

### **Further Review**

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

### **CONTACT**

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### **SIGNATURE**

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

### **ATTACHMENTS**

Attachment 1: Site Plan

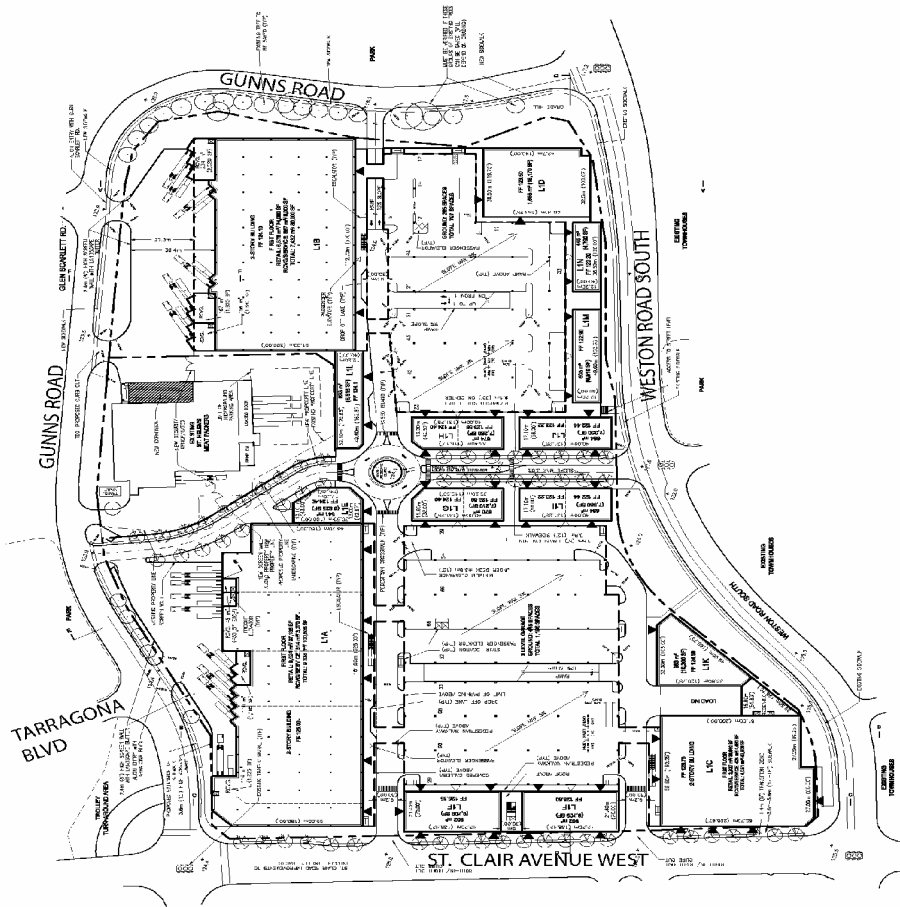
Attachment 2a: Elevations (Weston Road)

Attachment 2b: Elevations (St. Clair Avenue West)

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

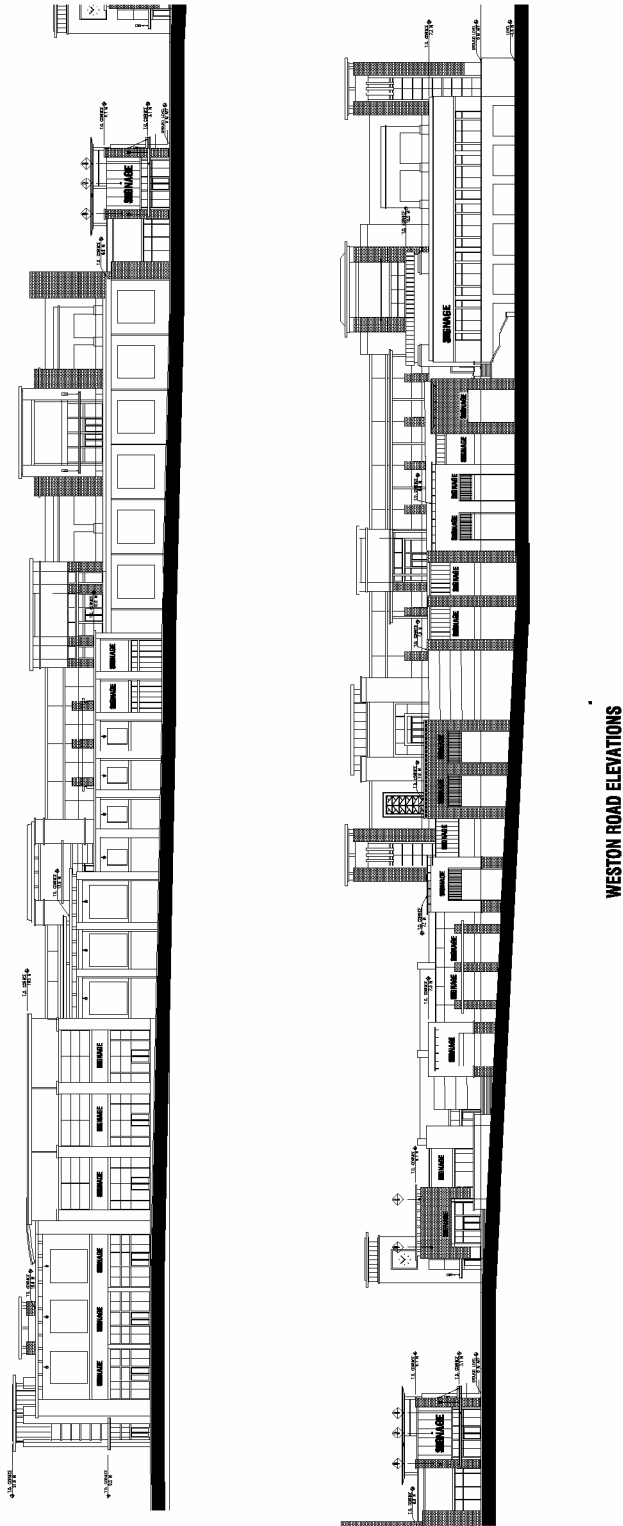
Not to Scale 

07/07/08

30 Weston Road

File # 08\_174968

Attachment 2a: Elevations (Weston Road)



30 Weston Road

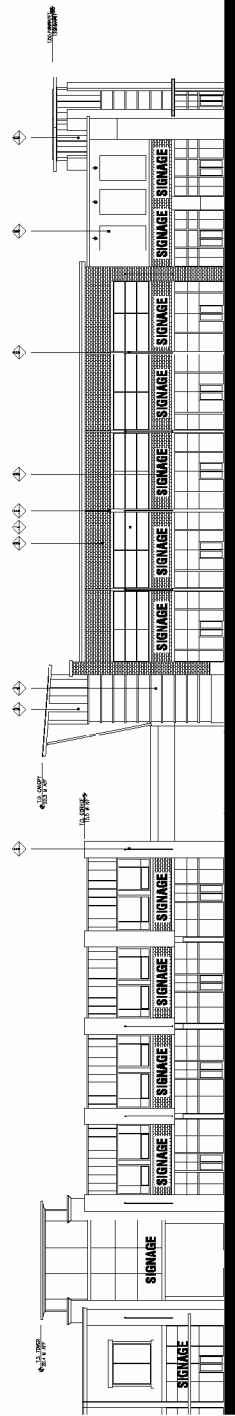
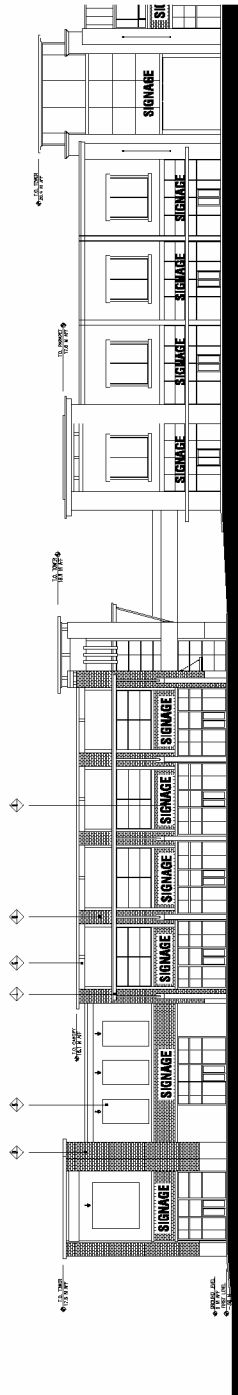
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Elevations

Applicant's Submitted Drawing

Not to Scale  
12/15/2008

Attachment 2b: Elevations (St. Clair Avenue West)



ST. CLAIR AVE ELEVATIONS

Elevations

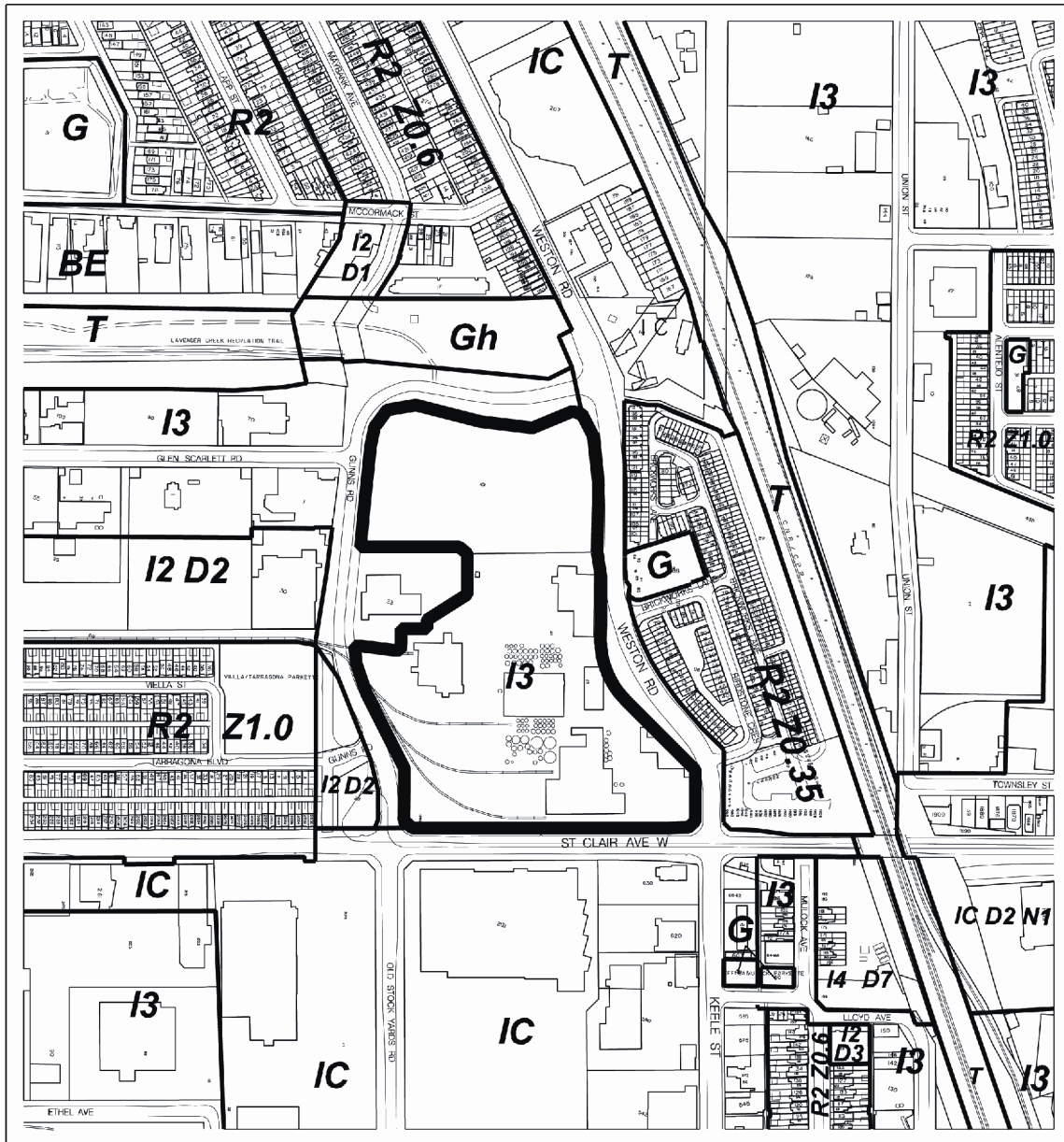
30 Weston Road

Applicant's Submitted Drawing

Not to Scale  
12/15/2008

File # 08\_174968\_e2

### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

**30 Weston Road**  
File # 08\_174968

Former Toronto Zoning By-law 438-86

G Parks District  
Gh Parks District  
R2 Residential District

I2 Industrial District  
I3 Industrial District  
I4 Industrial District  
IC Industrial District  
T Industrial District

Former York Zoning By-law 1-83

R2 Residential Zone  
BE Basic Employment Zone  
G Green Open Space  
T Transportation & Utilities



Not to Scale  
Zoning By-law 11.737 as amended  
Extracted 07/07/08 - MH

### Attachment 4: APPLICATION DATA SHEET

|                  |                    |                     |                     |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning           | Application Number: | 08 174968 WET 11 OZ |
| Details          | Rezoning, Standard | Application Date:   | June 25, 2008       |

Municipal Address: 30 WESTON RD  
 Location Description: PL 1196Y PT BLK B PL 839Y PT LTS 1 TO 18 RP 64R-13464 PT 2 \*\*GRID W1110  
 Project Description: Proposal to demolish the existing buildings on the property and to construct a 51,980 square metre retail/service commercial centre, which includes a combination of small and mid-sized retailers in addition to a retail warehouse anchor.

|                   |               |                   |                                    |
|-------------------|---------------|-------------------|------------------------------------|
| <b>Applicant:</b> | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>                      |
| MHBC PLANNING LTD |               |                   | RIOTRIN PROPERTIES<br>(WESTON) INC |

**PLANNING CONTROLS**

|                            |                  |                          |
|----------------------------|------------------|--------------------------|
| Official Plan Designation: | Employment Areas | Site Specific Provision: |
| Zoning:                    |                  | Historical Status:       |
| Height Limit (m):          |                  | Site Plan Control Area:  |

**PROJECT INFORMATION**

|                                    |        |         |                 |              |
|------------------------------------|--------|---------|-----------------|--------------|
| Site Area (sq. m):                 | 78630  | Height: | Storeys:        | 2            |
| Frontage (m):                      | 252.53 |         | Metres:         | 14.6         |
| Depth (m):                         | 270.76 |         |                 |              |
| Total Ground Floor Area (sq. m):   | 30212  |         |                 | <b>Total</b> |
| Total Residential GFA (sq. m):     | 0      |         | Parking Spaces: | 1993         |
| Total Non-Residential GFA (sq. m): | 52983  |         | Loading Docks   | 28           |
| Total GFA (sq. m):                 | 52983  |         |                 |              |
| Lot Coverage Ratio (%):            | 38.42  |         |                 |              |
| Floor Space Index:                 | 0.67   |         |                 |              |

**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):              | 52983       | 0           |
| 1 Bedroom:   | 0 | Office GFA (sq. m):              | 0           | 0           |
| 2 Bedroom:   | 0 | Industrial GFA (sq. m):          | 0           | 0           |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0           | 0           |
| Total Units: | 0 |                                  |             |             |

|                 |                      |                                      |
|-----------------|----------------------|--------------------------------------|
| <b>CONTACT:</b> | <b>PLANNER NAME:</b> | <b>Gregory Byrne, Senior Planner</b> |
|                 | <b>TELEPHONE:</b>    | <b>(416) 394-8238</b>                |