2549 Weston Road - Zoning By-law Amendment Application - Preliminary Report

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<tr>
<th>Date:</th>
<th>August 17, 2016</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, Etobicoke York District</td>
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<tr>
<td>Wards:</td>
<td>Ward 11 – York South-Weston</td>
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<tr>
<td>Reference Number:</td>
<td>16 146388 WET 11 OZ</td>
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SUMMARY

This application proposes to amend former City of North York Zoning By-law No. 7625 and former City of York Zoning By-law No. 1-83 to permit a financial institution and vehicle service shop to be developed in the southern parking lot of an existing grocery store at 2549 Weston Road. The development would add a further 643 m² of floor area to the existing 13,630 m² of floor area on the property. A total of 727 parking spaces are proposed.

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 scheduled by staff in consultation with the Ward Councillor is intended to be held in the third quarter of 2016. A Final Report and statutory public meeting under the Planning Act to consider this application are targeted for the second quarter of 2017. This target assumes the applicant will provide 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 2549 Weston Road 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.

DECISION HISTORY
At its meeting of July 1981, North York City Council adopted the recommendations of a Planning report to amend former City of North York Zoning By-law No. 7625 changing the zoning from M2 to C1 to permit the development of a retail food store, and ancillary retail and commercial uses on the subject lands. The Bill was signed on July 27, 1981 enacting Zoning By-law 28180.

At its meeting of September 1997, North York City Council adopted the recommendations of a Planning report to amend former City of North York Zoning By-law No. 7625 changing the zoning from C1 to MC in a comprehensive review. The new zoning was enacted through Ontario Municipal Board Order No. 3102, dated December 18, 1998.

At its meeting of May 16 -19, 2007, City Council adopted the recommendations of a Planning report to amend former City of York Zoning By-law No. 1-83 to permit the development of a gasoline bar on the southern portion of the subject lands. The City Council decision and associated staff report can be accessed through the following links:

Decision:
Report:

A recommendation to withhold the necessary Bill for enactment of the site-specific Zoning By-law Amendment, until the issuance of the Notice of Approval Conditions for the related Site Plan application was also adopted. The related Site Plan application was completed and the Bill was signed on May 19, 2011 enacting Zoning By-law 615-2011.
Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 7, 2015 to discuss complete application submission requirements, as well as various issues related to the proposal. Identified issues included building type, site organization and layout, and the split zoning of the site between former City of North York Zoning By-law No. 7625 and former City of York Zoning By-law No. 1-83.

ISSUE BACKGROUND

Proposal

The applicant is proposing to amend former City of North York Zoning By-law No. 7625 and former City of York Zoning By-law No. 1-83 to permit the addition of two new commercial infill buildings at 2549 Weston Road. The proposed development would add a further 643 m² of commercial floor area to the existing 13,630 m² of floor area, bringing the total site floor area to approximately 14,273 m². The added floor area would increase the site floor space index from 0.29 to 0.31 times the area of the lot.

The proposed development would consist of two new stand alone one storey buildings developed in the southern parking lot of an existing grocery store (see Attachment 1: Site Plan). A financial institution (Building B) with a floor area of 427 m² is proposed along the Weston Road frontage just to the south of the Real Canadian Superstore with a parking area to the east and a landscaped area along the north face of the building. A vehicle service shop (Building C) with a floor area of 216 m² is proposed along the Oak Street frontage next to the existing gasoline bar with a vehicle stacking lane located between the building and Oak Street. A total of 727 vehicle parking spaces and 5 bicycle parking spaces are proposed.

Building B, located on the west side of the site, would be set back a minimum of 3.0 metres from Weston Road and set back 16.39 metres from the driveway to the north. Building C, located at the southeast corner of the site would be set back 21.40 metres from Oak Street and 21.22 metres from Knob Hill Drive.

Parking for the proposed new uses would be located to the east of Building B and north of Building C. Additional parking would also be located south of Building C abutting Oak Street. No additional parking is being added to the site. All parking for Buildings B and C would be provided from existing excess parking spaces currently located on site.

Garbage storage for Building B would be located internally to the building. Garbage storage for Building C is proposed to be located abutting Knob Hill Drive in an enclosed storage structure.

Site and Surrounding Area

The site is located at the northeast quadrant of Weston Road and Oak Street. Knob Hill Drive borders the site to the east.
The site is generally flat in topography, rectangular in shape and has a total area of 47,300 m². The Weston Road frontage of the site is approximately 300 metres with Building B having a frontage of approximately 47 metres. The Oak Street frontage of the site is approximately 112 metres with Building C having a frontage of approximately 19 metres.

The site is currently occupied by a 13,570 m² grocery store (Real Canadian Superstore) located on the north portion of the site and a 60 m² gasoline bar on the southern portion. The remainder of the site is used for parking and site circulation.

The site is part of a larger power centre complex located on both sides of Knob Hill Drive.

The immediate area is characterized by commercial, light industrial and low rise residential uses. Surrounding uses include:

North: One storey, small scale retail mixed with large format retail uses with Highway 401 abutting further to the north.

East: A manufacturing facility is located on the east side of Knob Hill Drive (an application to convert the manufacturing facility to residential uses is currently under appeal at the Ontario Municipal Board). To the east of the manufacturing facility is a shared CN, CP and Metrolinx rail corridor with a mix of detached, semi-detached and townhouse dwellings on the other side of the rail corridor.

South: A mix of retail vehicle service shops and low rise residential uses are located on the south site of Oak Street.

West: A mix of residential apartment buildings, retail, office and vehicle related uses front the west side of Weston Road.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council’s planning decisions are required, by the *Planning Act*, 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, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated Employment Areas on Map 13 in the Official Plan. Official Plan Policy 4.6.1 states that Employment Areas are places of business and economic activity.

Official Plan Policy 4.6.3 addresses large scale, stand alone retail stores and power centres in Employment Areas and under what conditions they may occur. The conditions of this policy require large scale, stand alone retail stores and power centres to front onto major streets shown on Map 3 of the Official Plan and to be located on the boundary of an Employment Areas.

Official Plan Amendment 231 (OPA 231)

OPA 231 was adopted by City Council on December 18, 2013 and contains new economic policies and new policies and designations for Employment Areas as part of the Official Plan and Municipal Comprehensive Reviews. OPA 231 was forwarded to the Minister of Municipal Affairs and Housing for approval on January 2, 2014 and on July 9, 2014, the Ministry issued a Notice of Decision approving OPA 231 with modifications. OPA 231 was appealed to the Ontario Municipal Board on behalf of numerous parties. Under OPA 231, the subject site is designated General Employment Areas.

Zoning

The site is subject to both the former City of North York Zoning By-law No. 7625 for the northerly portion of the site and former City of York Zoning By-law No. 1-83 for the southerly portion of the site. The site is not part of City-wide Zoning By-law No. 569-2013 due to a conflict between the Official Plan designation and the permitted uses in the zoning permissions for the subject site.

The northerly portion of the site is zoned Industrial Commercial-Zone (MC) with Exception 16 and has a Holding Provision (H) (see Attachment 3: Zoning) and is the location of the proposed financial institution. The southeasterly portion of the site, where the proposed vehicle service shop is to be located, is zoned Prestige Employment Zone (PE) while the southwesterly portion of the site is zoned Prestige Employment Zone with Site Specific Exception (428) (PE 16(428)) (see Attachment 3: Zoning).

The MC zone permits manufacturing and non-manufacturing uses including retail, financial institutions and gasoline stations. Exception MC(16) limits the permitted uses on this site to a retail food store and ancillary retail and commercial uses. The Exception also sets alternative building setback regulations, maximum gross floor area and minimum parking space requirements. Exception (16) was enacted through Ontario Municipal Board Order No. 3102 dated December 18, 1998. The (H) provision limits the cumulative total gross floor area of retail and office use on the site.

The PE zone permits industrial, office and various commercial uses with specific permissions for retail uses based on the scale and type of retail use. This zone does
permit large scale or power centre type retail. Public garages and financial institutions are not permitted in the PE zone. Site Specific Exception 16(428) permits a gasoline bar at the southwest portion of the site.

**Site Plan Control**
The property is subject to Site Plan Control. An application has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

**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. The owner will be required to address any outstanding tree protection and injury issues identified through the review of the application.

**Reasons for the Application**
An amendment to former City of North York Zoning By-law No. 7625 is required to permit the proposed development including use, minimum gross floor area, setbacks and parking.

An amendment to former City of York Zoning By-law No. 1-83 is required to permit the proposed financial institution and public garage (vehicle service shop).

Additional areas of non-compliance may be identified through the circulation and review of the application.

**COMMENTS**

**Application Submission**
The following reports/studies were submitted with the application:

- Planning Justification Report
- Traffic Impact Study (includes parking and loading review)
- Functional Servicing Report
- Arborist Report
- Report on Geotechnical Investigation

A Notification of Complete Application was issued on May 19, 2016.

**Issues to be Resolved**
- Conformity with the City's Design Guidelines for 'Greening' Surface Parking Lots;
- Block design including the scale, massing and intensity of the proposed development and associated impacts;
- Site layout and organization;
- Provision of appropriate building setbacks from lot lines;
- Provision and location of parking and loading;
- Servicing connections and adequacy of existing municipal infrastructure;
- Proposed outdoor garbage storage adjacent to Knob Hill Drive;
- Assessment of traffic and transportation impacts; and
- Review of the Toronto Green Standard Checklist and Template for compliance with 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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E-mail: lberg@toronto.ca

SIGNATURE

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

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

Elevations: Proposed Building B - Financial Institution
2549 Weston Road

Applicant's Submitted Drawing
Not to Scale
03/03/16

File #: 16 146388 WET 11 OZ
File #: 16 146399 WET 11 SA
Elevations: Proposed Building C - Vehicle Service Shop

Applicant's Submitted Drawing

Not to Scale

2549 Weston Road

File #: 16 146388 WET 11 OZ
File #: 16 146399 WET 11 SA

East Elevation

West Elevation

North Elevation

South Elevation
### Application Type
Rezoning

### Application Number:
16 146388 WET 11 OZ

### Details
Rezoning, Standard

### Application Date:
April 26, 2016

### Municipal Address:
2549 WESTON Road

### Location Description:
PLAN 1682 PT PELLATT AVE PLAN 1933 PT BLK A RP 66R13266 PART 6 RP 66R21860 PARTS 4 7 10 AND 11 PT PART 1 **GRID W1101

### Project Description:
Proposed amendments to the former City of North York and City of York Zoning By-laws to permit the development of the southerly portion of an existing parking lot with two commercial buildings having a total gross floor area of 643m².

### Applicant:
ZELINKA PRIAMO LTD
20 Maud Street, Unit 305
Toronto, Ontario

### Agent:
CP REIT ONTARIO PROPERTIES LIMITED
22 St Clair Avenue East
Toronto, Ontario

### Applicant:
ZELINKA PRIAMO LTD
20 Maud Street, Unit 305
Toronto, Ontario

### Agent:
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22 St Clair Avenue East
Toronto, Ontario

### PLANNING CONTROLS

#### Official Plan Designation:
Employment Areas

#### Zoning:
Industrial-Commercial Zone (MC), and Prestige Employment Zone (PE)

#### Historical Status:

#### Height Limit (m):

#### Site Plan Control Area:
Yes

### PROJECT INFORMATION

#### Site Area (sq. m):
47,300

#### Frontage (m):
300

#### Depth (m):
112

#### Total Ground Floor Area (sq. m):
14,273

#### Total Residential GFA (sq. m):
0

#### Total Non-Residential GFA (sq. m):
14,273

#### Total GFA (sq. m):
14,273

#### Lot Coverage Ratio (%):
30.20

#### Floor Space Index:
0.31

### 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)

<table>
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<tr>
<th>Tenure Type</th>
<th>Residential GFA (sq. m)</th>
<th>Retail GFA (sq. m)</th>
<th>Office GFA (sq. m)</th>
<th>Industrial GFA (sq. m)</th>
<th>Institutional/Other GFA (sq. m)</th>
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<tr>
<td>Above Grade</td>
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<td>0</td>
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<tr>
<td>Below Grade</td>
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### CONTACT:

#### PLANNER NAME:
Lorne Berg, Senior Planner

#### TELEPHONE:
(416) 394-8230