

1100 Ellesmere Road - Zoning Amendment Application - Preliminary Report

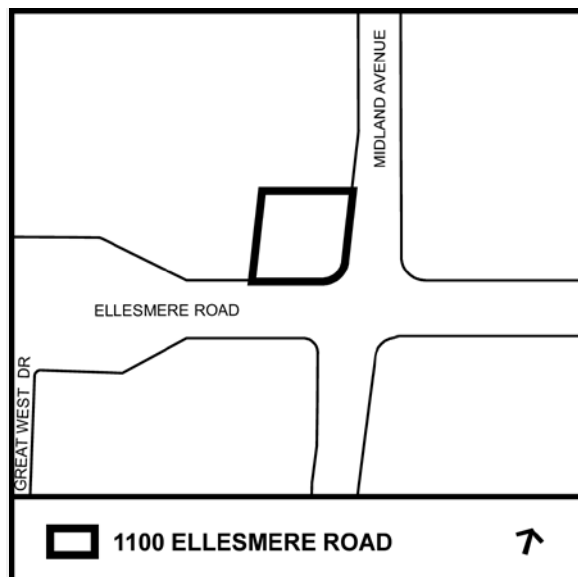
Date:	January 25, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	15 254648 ESC 37 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit a wider range of commercial uses than are currently permitted under the by-law for the lands at 1100 Ellesmere Road, and to adjust development standards relating to landscaping and parking requirements. Attachment 1: Site Plan and Attachment 2: Elevations illustrate the proposed redevelopment of the property.

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.

The subject application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the 2nd Quarter of 2016 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1100 Ellesmere 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

The owner has filed Minor Variance application A350/15SC to permit personal service shops (excluding tanning salon, tattoo parlour, shoe repair, clothing alterations, tailor/seamstress); convenience store; medical supply and equipment store; pharmacy; take-out restaurant; dry-cleaning depot; hair salon, esthetician; and photocopying, printing, postal or courier services, as additional permitted uses, together with a reduction in required restaurant parking and limited projections into required street yards.

The application was before the Committee of Adjustment on December 10, 2015 and was deferred *sine die* at the request of the applicant to enable a slight revision to the requested projections into the street yard. Further Public Notice was issued to return the application to the January 21, 2016 Committee of Adjustment meeting, at which the application was approved with the condition that the additional land uses were permitted for a period of three years or until Council's decision on the subject rezoning application, whichever occurs first.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant in the fall of 2015 to discuss complete application submission requirements.

The applicant advises that pre-application community consultations have also occurred with the Midland Park Community Association, who subsequently submitted a letter in support of the requested minor variances to the December 10, 2015 Committee of Adjustment meeting.

In consultation with the Ward Councillor, Community Planning staff have now scheduled a community consultation meeting for the evening of Thursday, February 25, 2016 at the Birkdale Community Centre, 1299 Ellesmere Road.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the former CIBC branch bank building and replace it with a new 1-storey, 971 square metre (10,450 square foot) commercial building comprising 6 units located at the Ellesmere Road/Midland Avenue corner of the property, as shown on Attachment 1: Site Plan. The unit in the north-west portion of the new building is currently intended to accommodate a 167 square metre (1,800 square foot) Starbucks drive-through restaurant having dual stacking lanes for 10-vehicles. A total of 52 vehicle and 6 bicycle parking spaces would be provided.

While no increase in permitted site density (currently 40% of the site area) is being sought, in order to facilitate the development and secure additional potential tenants, the application is seeking rezoning of the property to permit a full range of retail uses and additional personal service shop uses (currently limited to barber shops only). The application also requests that the new parking standards of City-wide Zoning By-law No. 569-2013, as amended, be applied, and to permit two 'in-ground' garbage storage bins to be located within landscaped space at the north-west corner of the site.

Additional project information is contained in the Attachment 5: Application Data Sheet.

Site and Surrounding Area

The subject 3 657 square metre (0.9 acre) site is generally flat, and contains a former CIBC branch bank building for which a demolition permit application has now been filed with Toronto Buildings. Site access is currently provided via driveways off both Ellesmere Road and Midland Avenue.

The surrounding land uses in the vicinity of the site can be described as follows:

North: The City of Toronto Ellesmere Yard, with the Midland SRT Station beyond;

East: Cars sales in a former gas station on the north-east corner of Ellesmere Road and Midland Avenue, with the new 4-storey Midland Medical Centre including a pharmacy immediately north and industrial buildings beyond;

South: Commercial uses including an automotive tire centre with townhouses to the west, and commercial uses on the south-east corner of Ellesmere Road and Midland Avenue, with an apartment building and additional commercial uses to the east; and

West: The Toronto Public Library's (TPL) Administration/Services Centre, with the City of Toronto Ellesmere Yard and the Ellesmere SRT Station beyond.

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 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

As illustrated on Attachment 3: Official Plan, the subject lands, together with the Ellesmere Yard, the TPL facility and lands along the south side of Ellesmere Road, are 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, open spaces and utilities. Development in *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community.

New buildings in *Mixed Use Areas* should be located and massed to provide a transition between areas of different development intensity and scale, frame the edges of streets in good proportion, limit shadow impacts on adjacent neighbourhoods, provide a comfortable, safe pedestrian environment, and take advantage of nearby transit services. Developments in *Mixed Use Areas* will be provided with good site access, circulation and adequate supply of parking, with service areas, ramps and garbage storage located and screened to minimize impact on adjacent streets.

Opposite the subject property, lands on the east side of Midland Avenue north of Ellesmere Road are designated *Employment Areas*. *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.

Zoning

The subject property is not currently subject to City-wide Zoning By-law No. 569-2013, as amended, and remains zoned Industrial District Commercial (MDC) under former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended.

Permitted uses within the (MDC) zone include offices, financial institutions, restaurants, places of worship and vehicle repair/service/sales establishments. Barber shops and mechanical/automatic car washes are additional permitted uses within the Progress Employment District.

For additional details, see Attachment 4: Zoning.

Site Plan Control

Site Plan Control application 05 15 226497 ESC 37 SA was submitted on September 22, 2015 to facilitate the site redevelopment illustrated on Attachment 1: Site Plan and Attachment 2: Elevations. The application is currently under review by Community Planning and usual commenting Divisions and agencies.

Tree Preservation

The site is extensively treed with a number of mature trees in the street yards given the generous setback of the former bank building from the street lines. Applications to Injure or Destroy 12 of the 13 regulated trees on the property have now been filed with Urban Forestry and are currently being reviewed.

Reasons for the Application

During pre-consultations with the owner on both its site plan application and associated minor variance application then before Committee of Adjustment (and now conditionally approved by the Committee on January 21, 2016), Community Planning staff expressed concern about the Committee's limited authority to allow specific land uses not otherwise permitted under the Zoning By-law. Planning staff advised that a rezoning application would be the more appropriate route to both achieve an expanded range of appropriate retail and personal service use permissions generally, and to do so without particular time limitations.

The subject rezoning application was filed with the City on November 20, 2015, prior to the Committee of Adjustment meeting of December 10, 2015. The application proposes to retain current permissions for office, financial institutions and restaurants, secure additional permissions for a full range of retail and personal service shop uses discussed previously, and to also apply the generally lower new parking requirements set out in Zoning By-law 569-2013, as amended, to all such uses.

COMMENTS

Application Submission

The following reports/studies were submitted with this application:

- Planning Rationale;
- Toronto Green Standard Checklist;
- Arborist Report; and
- Stormwater Management Report.

A Notification of Incomplete Application issued on January 8, 2016 identifies the outstanding material required for a complete application submission as follows:

- Functional Servicing Report.

Issues to be Resolved

The application has been circulated to City Divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- What constitutes an appropriate range of additional land use permissions for this site based on its existing context, proximity to two currently existing rapid transit stations, and the planned vision for the area.
- Absence of landscaping strips along the interior property lines, together with the owners proposal to provide instead additional tree planting on adjacent Toronto Public Library lands. TPL staff have indicated a willingness in principle to consider the proposal subject to no disruptions to its recently installed irrigation system. A revised landscaping proposal in this regard will be required from the applicant as part of both the subject rezoning and related site plan applications for further review by Urban Design and Urban Forestry staff and discussion with TPL staff.

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

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.

CONTACT

Rod Hines, Principal Planner
Tel. No. (416) 396-7020
Fax No. (416) 396-4265
E-mail: hines@toronto.ca

SIGNATURE

Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

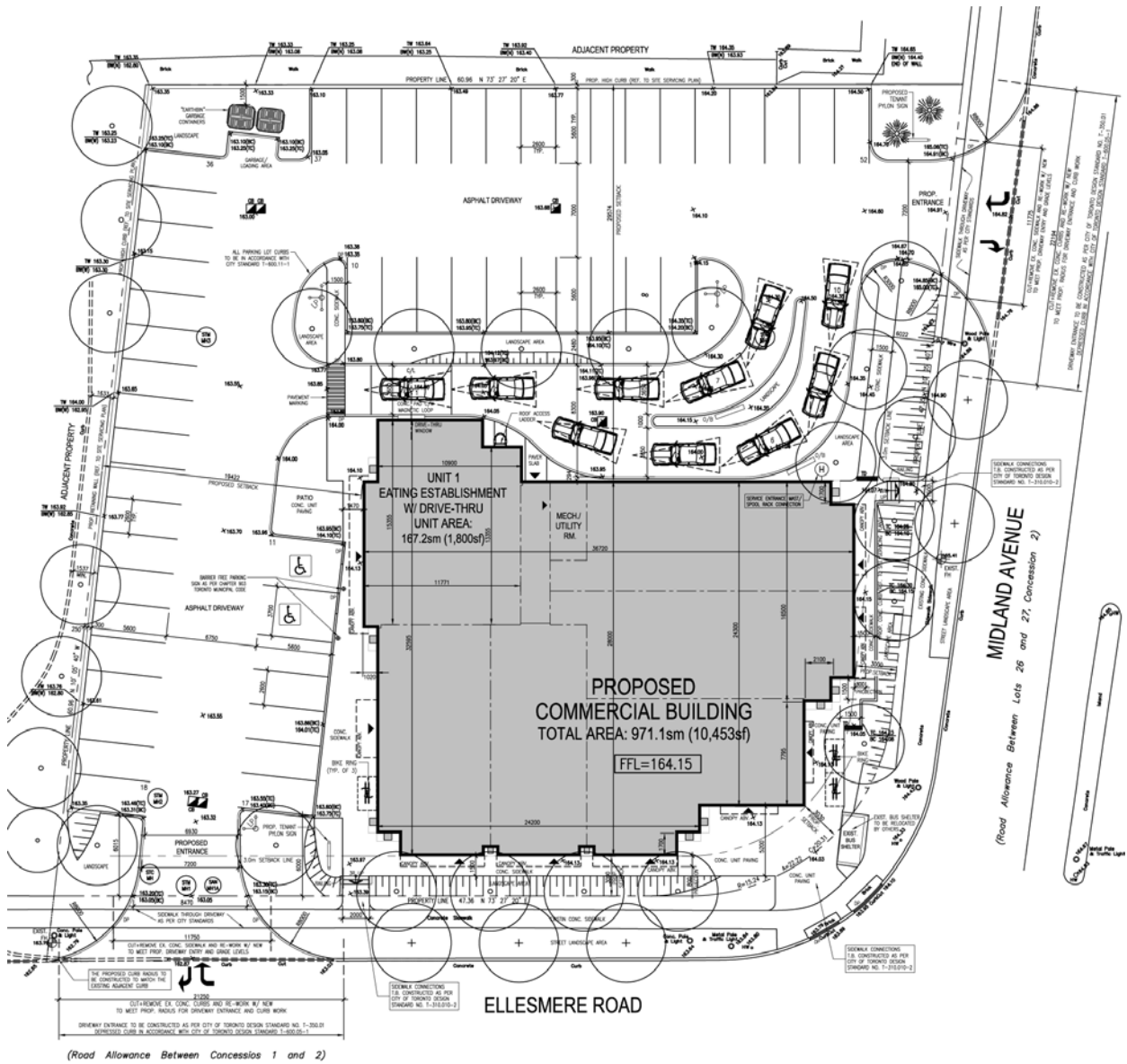
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

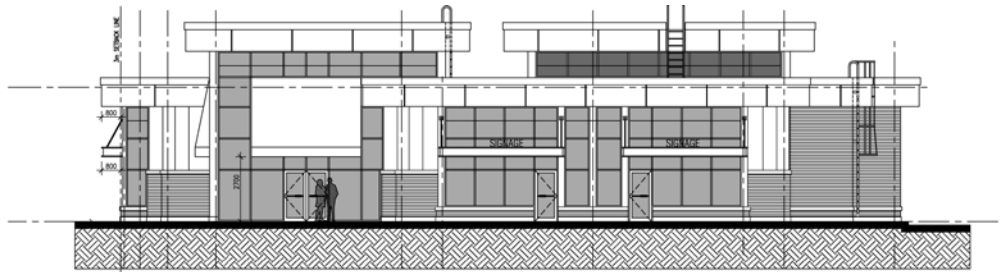
Not to Scale
1/11/16



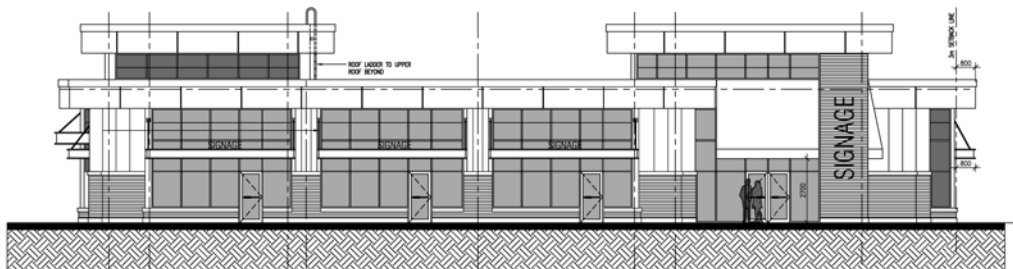
1100 Ellesmere Road

File # 15 254648 ESC 37 0Z

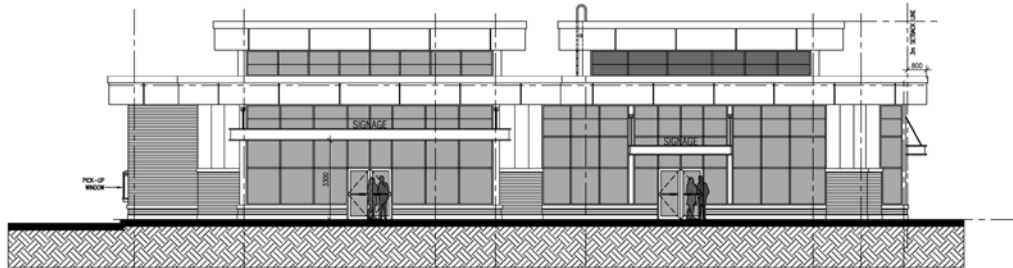
Attachment 2: Elevations



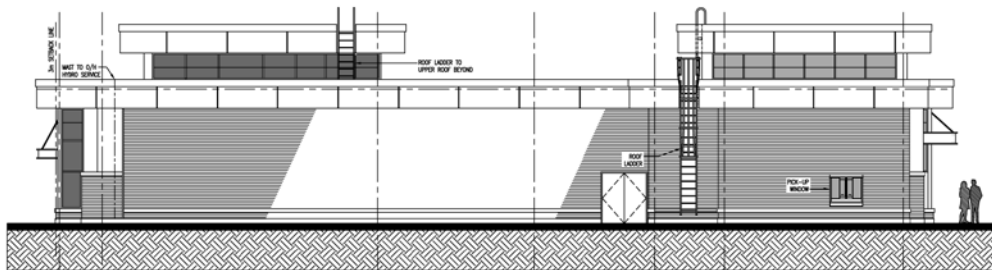
East Elevation (Midland Avenue)



South Elevation (Ellesmere Road)



West Elevation



North Elevation

Elevations

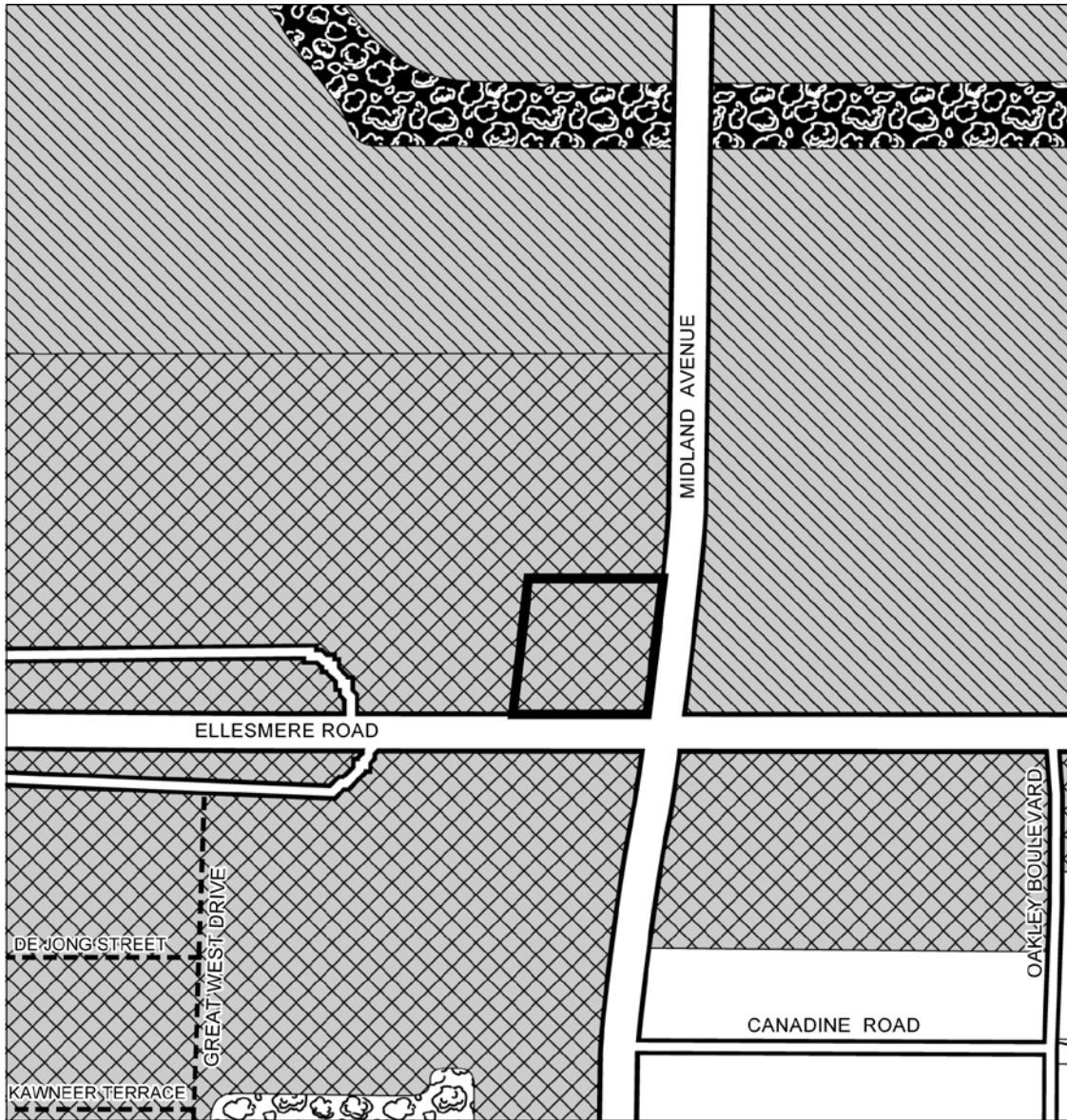
Applicant's Submitted Drawing

Not to Scale
1/11/16

1100 Ellesmere Road

File # 15 254648 ESC 37 0Z

Attachment 3: Official Plan



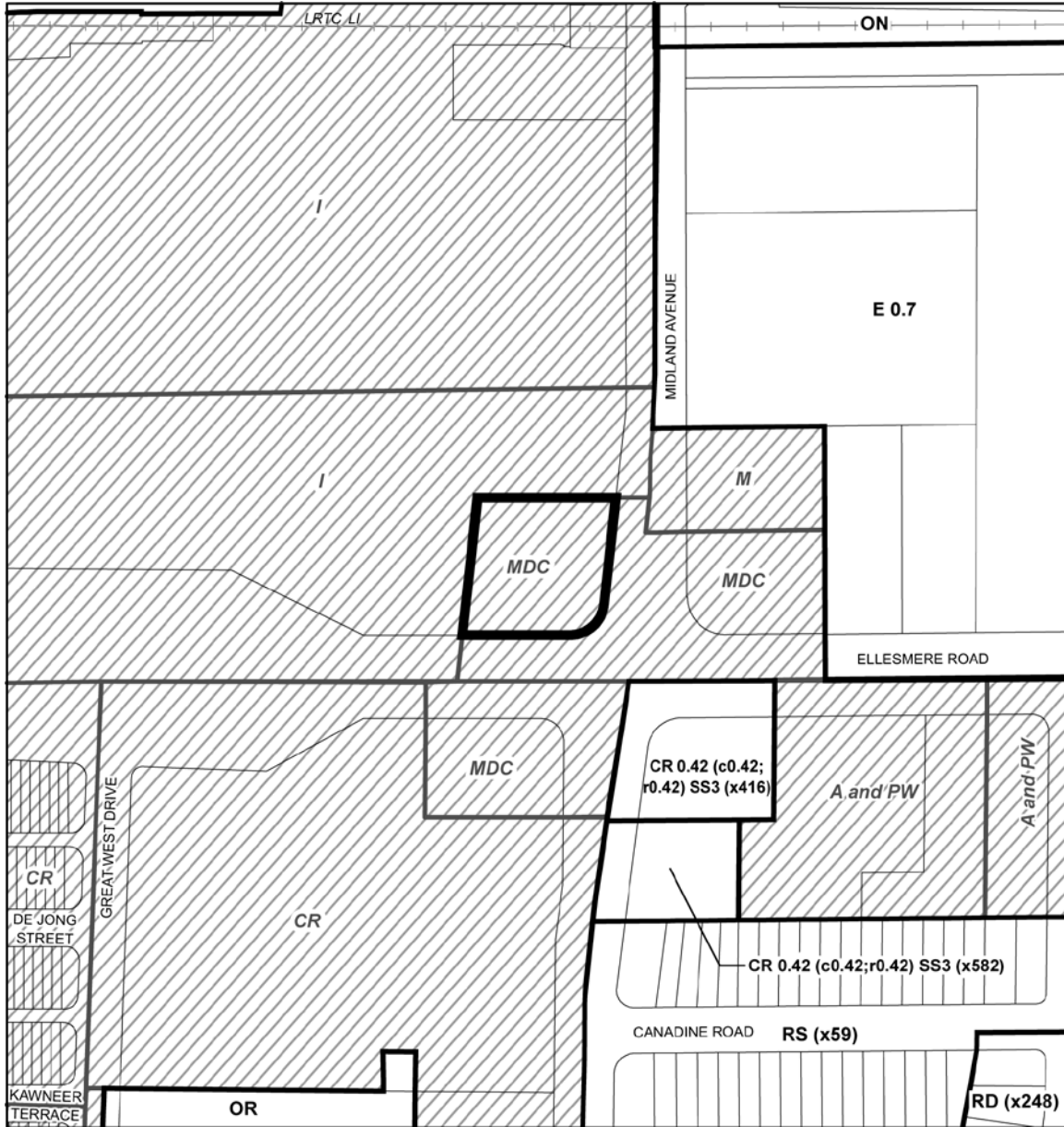
TORONTO City Planning
Extract from Official Plan

1100 Ellesmere Road

File # 15 254648 ESC 37 0Z



Attachment 4: Zoning



Zoning By-Law No. 569-2013

1100 Ellesmere Road

File # 15 254648 ESC 37 0Z

Location of Application

- RD** Residential Detached
- RS** Residential Semi-Detached
- CR** Commercial Residential
- E** Employment Industrial
- ON** Open Space Natural
- OR** Open Space Recreation



See Former City of Scarborough Employment District By-Law No. 24982 (Progress & Dorset Park)

- M** Industrial Zone
- MDC** Industrial District Commercial Zone
- CR** Commercial/Residential Zone
- I** Institutional Zone

See Former City of Scarborough Bendale Community Bylaw No. 9350
A and PW Apartment Residential and Place(s) of Worship



Not to Scale
 Extracted: 01/08/2016

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 254648 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	November 20, 2015

Municipal Address: 1100 ELLESMERE RD
 Location Description: CON 2 PT LOT 27 **GRID E3701
 Project Description: To construct a 1-storey 971 m², 6 unit commercial building with restaurant and drive thru facilities.

Applicant:	Agent:	Architect:	Owner:
QUEENSCORP (ELLESMERE) INC.			QUEENSCORP (ELLESMERE) INC.

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	3657.44	Height:	Storeys:	1
Frontage (m):	0		Metres:	8.3
Depth (m):	0			
Total Ground Floor Area (sq. m):	971.1			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	52
Total Non-Residential GFA (sq. m):	971.1		Loading Docks	0
Total GFA (sq. m):	971.1			
Lot Coverage Ratio (%):	26.6			
Floor Space Index:	0.26			

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
Retail GFA (sq. m):	971.1	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Rod Hines, Principal Planner
TELEPHONE: (416) 396-7020