

243-255 Consumers Road - Zoning By-law Amendment Application - Preliminary Report

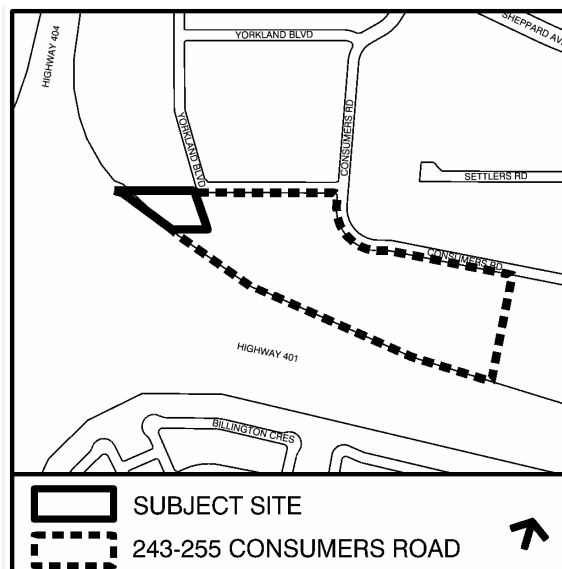
Date:	February 27, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 33 – Don Valley East
Reference Number:	11 323979 NNY 33 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit a 6-storey, 15,466m² Audi motor vehicle dealership on a site located on the westerly portion of 243-255 Consumers Road adjacent to the Highway 401 and Highway 404 interchange.

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 report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. Staff anticipate holding a community consultation meeting in Spring 2012. A Final Report and a Public Meeting under the *Planning Act* is targeted for Fall of 2012 providing the applicant submits 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 243-245 Consumers 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposed development is a 6-storey, 15,466m² motor vehicle dealership for Audi Canada (see Attachment 1 – Site Plan). The proposed dealership would consist of a showroom/sales area, ancillary office space and vehicle service and repair area. The proposed gross floor area would result in a density of 1.5 FSI.

The proposed ground floor of the building would contain showroom and sales space with a second floor mezzanine level that would include a customer lounge, meeting rooms and lunch room. The third floor would comprise a service and repair shop facility, the fourth floor would be showroom and sales space with a fifth floor mezzanine level of administration area. The sixth floor would contain parts storage, and service and repair space (see Attachment 3 – Cross Section).

Vehicular access to the site would be provided by two driveway entrances. A direct driveway connection to Yorkland Boulevard is proposed at the north end of the site. The southerly driveway entrance would take access from a shared easement that serves the Parkway Place office complex. The shared easement was formerly Yorkland Boulevard and acquired by the owners of Parkway Place (see Attachment 2 – Context Map and Attachment 5 – Zoning).

Parking for 324 vehicles is proposed as follows:

- 82 parking spaces would be provided at grade around the perimeter of the site. The surface spaces would be used for customer/employee parking, displaying cars and temporary parking for serviced cars;
- 152 parking spaces would be provided within two underground parking levels;
- 12 parking spaces would be provided on the ground floor of the building;
- 78 parking spaces would be provided on the rooftop of the building.

Parking would be provided in compliance with the zoning by-law requirement of 1 parking space for every 48m² of gross floor area for motor vehicle dealerships.

The building exterior would be finished with perforated corrugated metal and curtain wall clear glass. With the exception of large windows that reveal the three main showroom floors (ground floor, 4th floor and 6th floor) and rooftop, the building would be predominantly clad with horizontal metal panels (see Attachment 4 – Elevations).

Site and Surrounding Area

The site is situated within the Consumers Road employment area which is bounded by Sheppard Avenue East to the north, Victoria Park Avenue to the east, Highway 401 to the south and Highway 404 to the west. The business park is comprised primarily of office buildings, ranging in height from 1 to 18 storeys, surrounded by large surface parking lots.

The site is formerly part of a larger landholding to the immediate east collectively referred to as “Parkway Place” at 243-245 Consumers Road. The site is identified as Block 8 on Attachment 2 – Context Map. The westerly portion of the Parkway Place complex, adjacent to the subject site, is developed with surface parking and two, 13-storey office buildings. The office complex has a number of tenants including the corporate head office of Shoppers Drug Mart.

The development site is located just northeast of the Highway 401 and Highway 404 interchange. It is an irregular shaped parcel of land with an area of approximately 1ha (2.4 acres) and a frontage of only 22.5 metres at the bend of Yorkland Boulevard. The site currently contains a 270 space surface parking lot that fronts a private shared easement driveway for Parkway Place. This shared easement driveway, formerly a municipal right-of-way, connects the west end of Yorkland Boulevard to a signalized intersection at Consumers Road.

Surrounding land uses include:

North: 11-storey hotel and conference centre at 185 Yorkland Boulevard;
 South and West: Highway 401 and Highway 404 interchange; and
 East: surface parking that serves the Parkway Place office complex.

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 Official Plan designates these lands as *Employment Areas* as shown on Land Use Map 19. The Urban Structure Map of the Official Plan also identifies these lands as *Employment District*. These designations are intended to protect and enhance employment uses.

The *Employment Areas* designation permits a broad range of business and economic activity including offices, manufacturing, warehousing and distribution, research and development facilities, hotels, restaurants, and small-scale stores and services serving area businesses and workers. In addition, places of worship, recreation and entertainment facilities, business and trade schools and branches of colleges and universities are permitted on major streets such as Sheppard Avenue and Yorkland Boulevard, while large scale, stand alone retail stores and power centres are permitted by rezoning where they front onto major streets that form the boundary of an *Employment Area*.

The Official Plan also establishes development criteria in *Employment Areas* for these areas to function well and be attractive. These criteria include: avoiding excessive car and truck traffic on the road network, creating an attractive streetscape and screening of parking, loading and service areas.

Zoning

The property is zoned Industrial-Office Business Park (MO) with an exception (8) in the former City of North York Zoning By-law No. 7625 (see Attachment 5- Zoning). The MO zone permits a wide range of uses including offices, manufacturing, service commercial uses, institutional uses, hotels, retail stores, restaurants, financial institutions, personal service shops, fitness centres, car rental agencies, commercial schools, community centres and day nurseries. The maximum gross floor area permitted in the MO zone is 150% of the lot area (or Floor Space Index of 1.5). There is no maximum building height in the MO zone.

The site specific exception (8) limits the aggregate floor area of personal service shops, retail stores and service shops on the site to a maximum of 0.5% of the total gross floor of the office buildings on the lot.

Site Plan Control

The proposed development is subject to Site Plan Control Approval. The applicant has advised a Site Plan Control application will be submitted in the near future.

Tree Preservation

The applicant has submitted an Arborist Report and Tree Preservation Plan that indicates there are twelve privately owned trees that are regulated under the City's Private Tree By-law. The owner will be required to obtain the necessary permits prior to removing any trees pursuant to Private Tree Protection By-law No. 780-2004. There are no City-owned trees affected by the proposed development.

Reasons for the Application

An application to amend Zoning By-law No. 7625 for the former City of North York is required because the current MO zoning of the site does not permit the proposed motor vehicle dealership use.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey;
- Architectural and Engineering Plans and Drawings;
- Arborist Report and Tree Preservation Plan;
- Planning Rationale;
- Transportation Considerations Report;
- Functional Servicing and Stage 1 Stormwater Management Report; and
- Toronto Green Standard Checklist.

A Notification of Complete Application was issued on January 13, 2012.

Issues to be Resolved

Prior to presenting a Final Report to North York Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will be reviewed and evaluated:

- appropriateness of the proposed use;
- assessment of the proposed driveway accesses to the site and vehicular circulation;

- the appropriateness of the number and location of parking spaces and compatibility with the City of Toronto Green Parking Lot Guidelines;
- assessment of the parking supply for the existing office buildings at 243-255 Consumers Road;
- traffic and parking impacts on local streets;
- assessment of the loading, refuse and recycling operations of the proposed development;
- assessment of the stormwater management and servicing of the proposed development;
- design and massing of the building and site design matters including the location of the building and parking areas, pedestrian access including sidewalks and building entrances and their relationship to the public street;
- Section 37 benefits; and
- compliance with the Tier 1 Toronto Green Standards performance measures.

CONTACT

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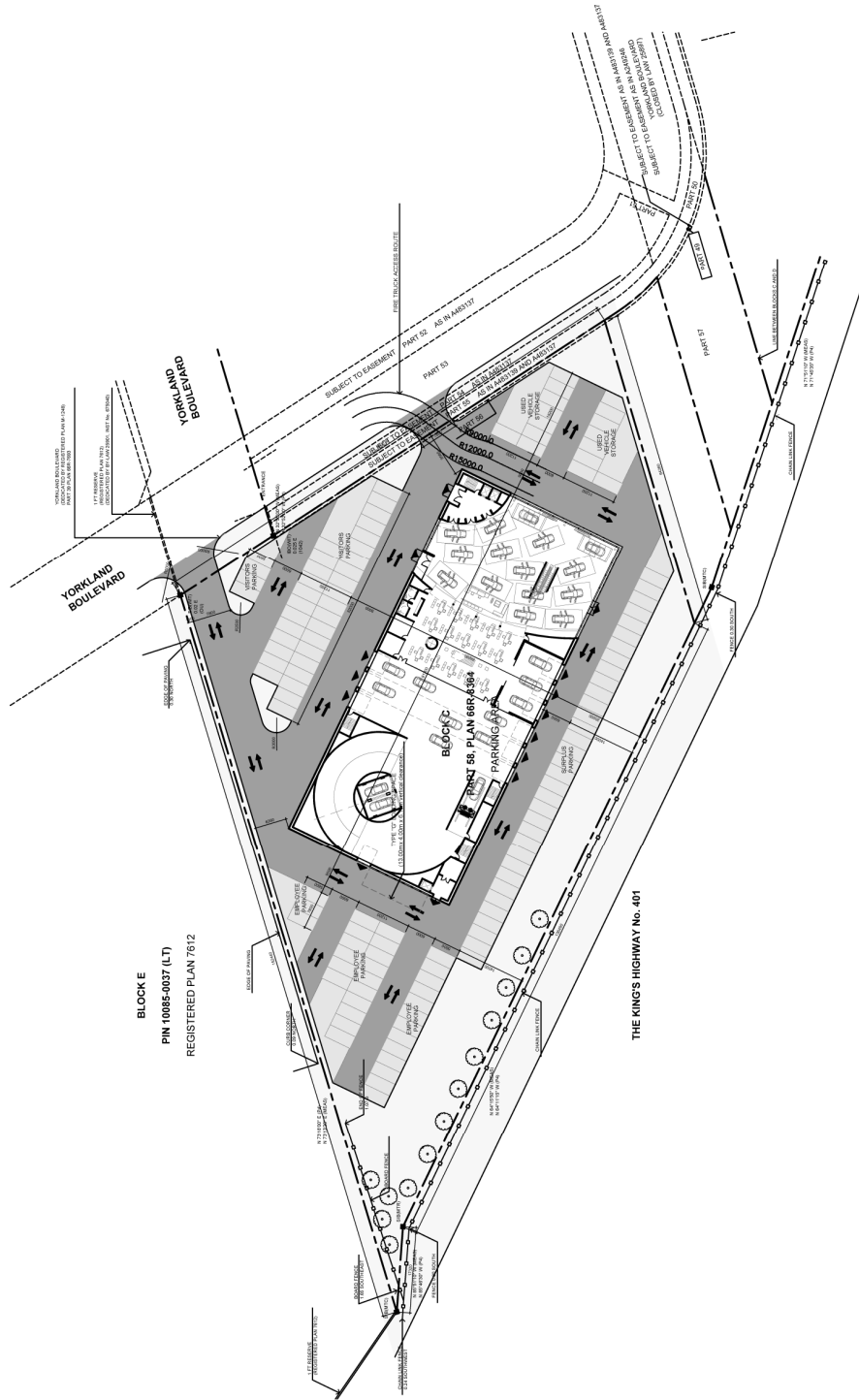
SIGNATURE

Allen Appleby, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Context Map
 Attachment 3: Cross Section
 Attachment 4: Elevations
 Attachment 5: Zoning
 Attachment 6 Application Data Sheet

Attachment 1: Site Plan



Site Plan
243-255 Consumers Road

Applicant's Submitted Drawing

Not to Scale
12/28/2011

File # 11 323979 NNY 33 0Z

Attachment 2: Context Map



Context Plan

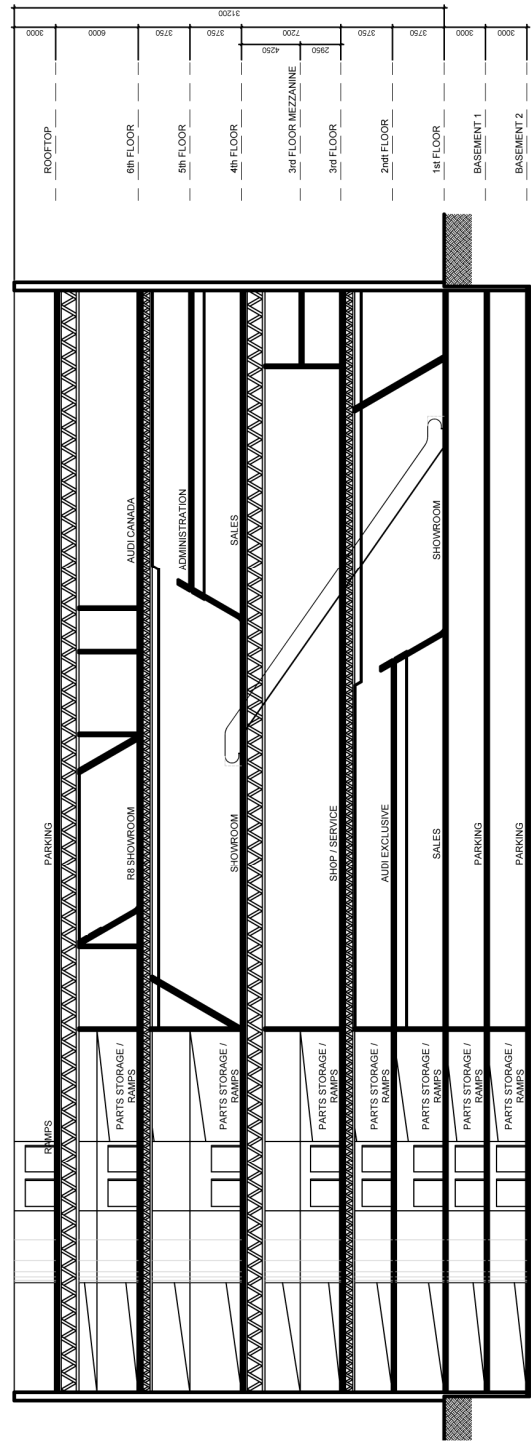
243-255 Consumers Road

Applicant's Submitted Drawing

Not to Scale
02/15/2012

File # 11 323979 NNY 33 0Z

Attachment 3: Cross Section



Section

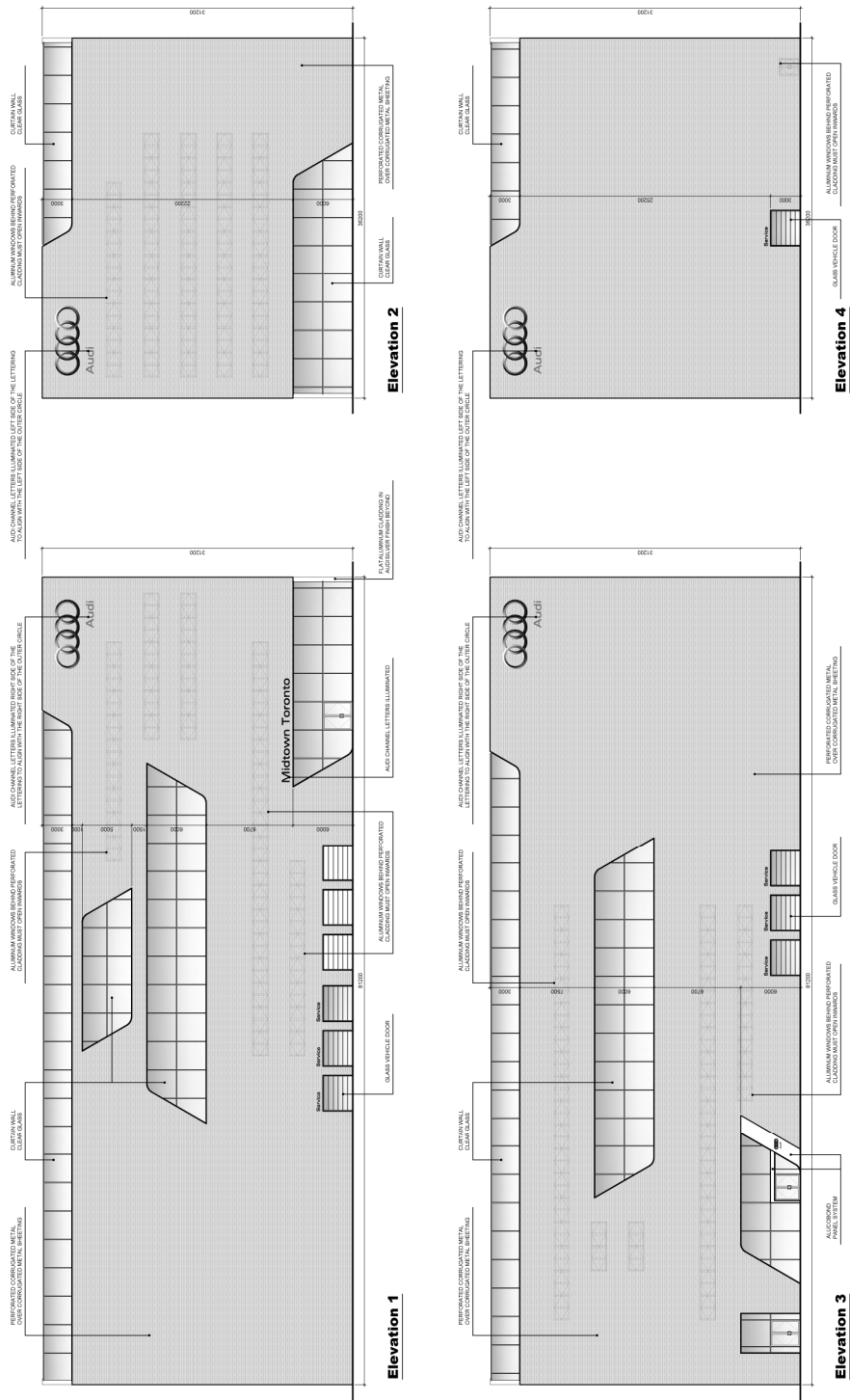
243-255 Consumers Road

Applicant's Submitted Drawing

Not to Scale
02/15/2012

File # 11 323979 NNY 33 02

Attachment 4: Elevations



Elevations

243-255 Consumers Road

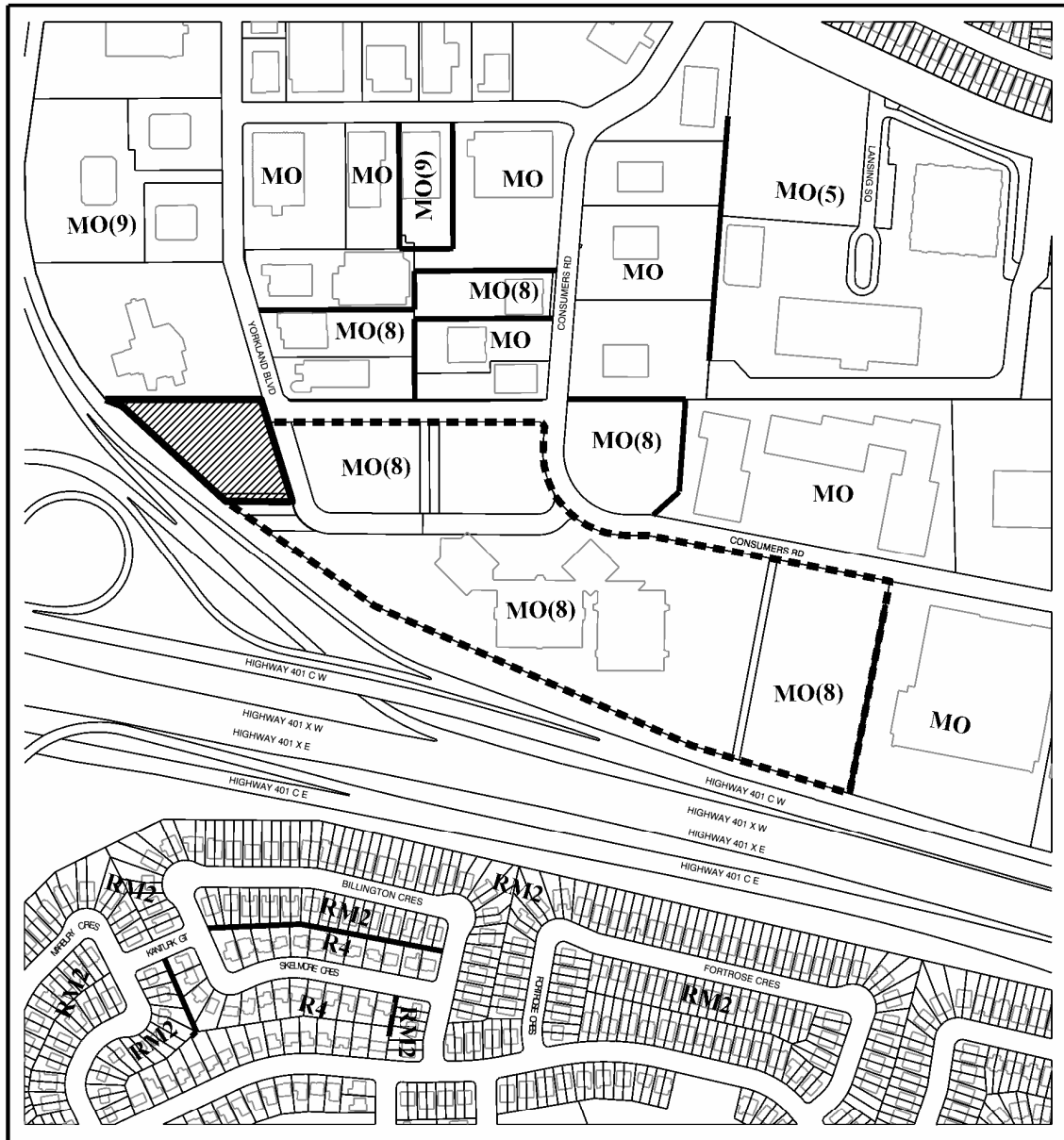
Applicant's Submitted Drawing

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12/28/2011

File # 11 323979 NNY 33 0Z

Attachment 5: Zoning



Toronto City Planning
Zoning

243-255 Consumers Road

File # 11 323979 NNY 33 02

R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
MO Industrial-Office Business Park Zone
NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 02/15/2012

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 323979 NNY 33 OZ
Details	Rezoning, Standard	Application Date:	December 9, 2011
Municipal Address:	243-255 CONSUMERS RD		
Location Description:	PLAN M1248 PT BLK C RP 66R24193 PART 1 AND 3		
Project Description:	Six storey, 15,466 m ² Audi motor vehicle dealership including a service and repair shop facility. 324 parking spaces are proposed on two levels of underground parking, the ground floor, the roof of the building and on the surface around the perimeter of the site. The gross floor area would result in a density of 1.5 FSI.		
Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC	TONY VOLPENTESTA	TARVO EISTRAT ARCHITECT	PARKWAY PLACE HOLDINGS LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	MO(8)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	10233.88	Height:	Storeys:	6
Frontage (m):	22.5		Metres:	31.2
Depth (m):	0			
Total Ground Floor Area (sq. m):	2939.4			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	324
Total Non-Residential GFA (sq. m):	15466.25		Loading Docks	1
Total GFA (sq. m):	15466.25			
Lot Coverage Ratio (%):	28.7			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	15466.25	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

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