

TORONTO STAFF REPORT

March 18, 2003

To: Etobicoke Community Council

From: Director, Community Planning, West District

Subject: Preliminary Report
Application to amend the Etobicoke Zoning Code
Tilak Corporation
120 Eringate Drive
File Number: TA CMB 2003 0001
Etobicoke Centre (Ward 3)

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

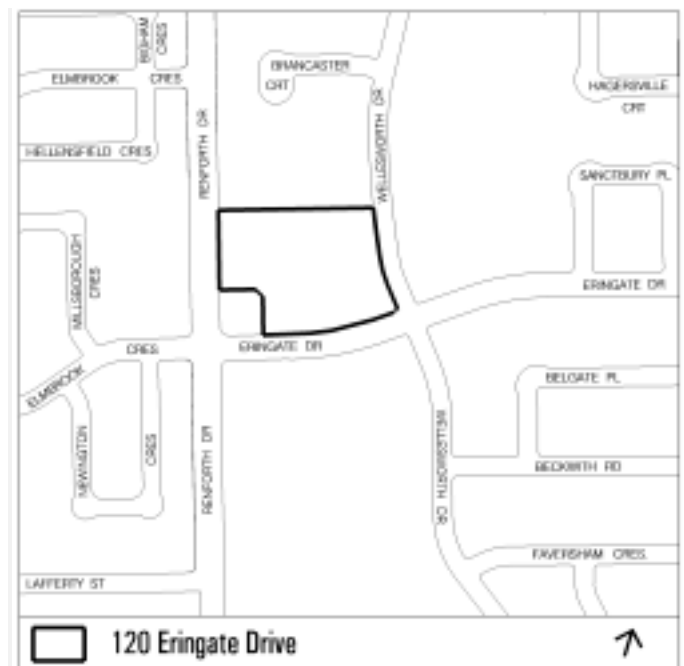
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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.



Comments:

(1) Proposal

The proposal is for a mixed use development, which includes both medium density residential and commercial components. The residential component will occupy 1.6 hectares (4.0 acres) at the northerly and easterly portions of the site, fronting onto both Renforth Drive and Wellesworth Drive, and will consist of 89 townhouse units. The commercial component will occupy 0.65 hectares (1.6 acres) at the south-west portion of the site, extending easterly along the Eringate Drive frontage, and consist of two new commercial buildings. Each component will have its own vehicular access and circulation system. The existing Eringate Mall building is proposed to be demolished. No change is proposed to the existing Tim Horton's building or to its associated parking and circulation system (Attachment 1).

Table 1 provides a summary of information as provided by the applicant.

TABLE 1

Site Area	2.25 hectares	5.6 acres	
Commercial	0.65 hectares	1.6 acres	
Residential	1.60 hectares	4.0 acres	
Number of residential units	89		
Residential Density	55.6 units per hectare	22.5 units per acre	
Gross Floor Area			
Commercial			
Existing Tim Horton's	282 square metres	3,035 square feet	
Proposed	1 115 square metres	12,000 square feet	
Combined Total	1 397 square metres	15,035 square feet	
Residential	14 087 square metres	151,636 square feet	
Floor Space Index	1.11 of combined site area		
Commercial	0.22 of commercial site area		
Residential	0.88 of residential site area		
Building Coverage	4 639 square metres (41.5% of combined site area)		
Commercial	1 397 square metres (21.5% of commercial site area)		
Residential	3 242 square metres (20% of residential site area)		
Building Height Above Finished Grade	Commercial	8 metres	26 feet
	Residential	15 metres	49.2 feet
Parking			
Commercial (required)	76 spaces		
(proposed)	81 spaces		
Residential (required)	142 spaces		
(proposed)	201 spaces (including 23 visitor)		
Bedroom Breakdown	3 bedroom (89)		
Average Unit Size	160 square metres	1,720 square feet	

(2) Site Description

The site is located at the north-east corner of Renforth Drive and Eringate Drive. It is 2.25 hectares (5.6 acres) in size, roughly rectangular in shape, and bounded on three sides by public roads (Renforth Drive to the west; Eringate Drive to the south; and, Wellesworth Drive to the east).

The site is currently occupied by Eringate Mall, a 3 885 square metre (41,800 square feet) commercial plaza, and a free-standing 282 square metre (3,035 square feet) Tim Horton's restaurant.

The Eringate Mall building is located within the north-central portion of the site, set well back from the surrounding roadways, with a primary orientation facing toward Renforth Drive. The one-storey building is currently occupied by a variety of tenants, including a Bank of Montreal commercial branch, Guardian Drugs, Pizza Pizza, Eringate Dry Cleaners and a dollar store, among others. Approximately 2 450 square metres (26,370 square feet) of the available commercial floor space, however, remains vacant.

There are four driveways providing access to the mall, two on Renforth and one each on Eringate and Wellesworth. Surface parking areas are located to the west, south and east of the building, adjacent to all three street frontages. The loading area is found at the rear of the building, facing Wellesworth Drive.

The Tim Horton's building was built in the late 1990's and is located on the south-west corner of the site, at the northeast corner of Renforth Drive and Eringate Drive. The drive-through window is located on the northerly elevation of the building with a vehicle queuing lane provided around the east and north sides of the building. Parking for the Tim Horton's is located adjacent to the Renforth and Eringate street frontages, with access provided via the driveways that serve Eringate Mall. Landscaping strips located on the Tim Horton's portion of the site separate the drive-through queuing lane from the parking area and screen the parking area from both Renforth Drive and Eringate Drive.

The surrounding land uses include a mix of low density residential, commercial and institutional uses.

North: A one storey L-shaped commercial plaza; and, a small one-storey commercial building; GB Autos and Southwest Eurocar Auto). The plaza's tenants include a number of vacancies and a mix of retail and service uses: Harvey's, a dental clinic, a hardware store, a bakery, a video rental store and a convenience store.

East: A church occupied by the Richview United Church and the Peace Korean Presbyterian Church; and Eringate Park, including an outdoor swimming pool, three baseball diamonds, and children's playground equipment.

South: Michael Power-St. Joseph Catholic Secondary School; and, a single-detached house fronting onto Wellesworth Drive.

West: Elmbrook Public Library; and, Elmbrook Park, including a large open space area and children's playground equipment.

(3) Official Plan

(3.1) Etobicoke Official Plan

The site is currently designated Community Retail. This designation applies to the subject site as well as to the commercial plaza and public garage use to the north. The commercial uses proposed for the site comply with the permitted uses in this designation.

In addition, the Official Plan provides for residential intensification to occur within the Community Retail designation by way of rezoning, subject to certain criteria. Staff will evaluate the conformity of the proposal to the criteria in our Final Report on the application.

(3.2) New City of Toronto Official Plan

On November 28, 2002, Toronto City Council adopted the new Toronto Official Plan. It has not yet received Ministerial Approval. The site is designated as Mixed Use Area on Map 11 (Land Use Plan) in the new Official Plan which permits a broad range of commercial, residential and institutional uses, in a single or mixed use buildings.

The Plan establishes a series of criteria for development in Mixed Use Areas. Staff will evaluate the conformity of the proposal to the criteria in our Final Report on the application. The new Official Plan also contains a number of other policies that will be used in the evaluation of the application, which will be addressed in staff's Final Report.

(4) Zoning

The existing zoning on the site is Planned Commercial Local (CPL). The CPL zoning permits the proposed commercial uses, but does not permit the proposed residential (Attachment 3).

The City recently passed a City-wide "drive-through" zoning by-law that requires a 30 metre (98 feet) separation distance between the drive-through stacking lane and any residential zone. This By-law has been appealed to the Ontario Municipal Board by drive-through operators, however, no hearing date has been established.

(5) Site Plan Control

The property is subject to site plan control under the Etobicoke Zoning Code. A Site Plan Control application has been submitted concurrently with the rezoning application and will provide staff the opportunity to review, in more detail, matters such as grading, landscaping, screening and/or fencing, street planting, pedestrian linkages and building design and location.

(6) Reasons for the Application

Since the proposed residential uses are not permitted on the subject site by the CPL zoning classification, a rezoning of the residential portion of the development site to a site-specific

Group Area Fourth Density Residential (R4G) is necessary in order to permit the medium density residential development, as proposed. The commercial component of the proposed development is permitted under the CPL zoning. However, particular zoning standards will need to be amended to allow for the new buildings to be moved closer to the Eringate Drive street line. In this regard, the CPL zone requires a minimum setback of 10.5 metres (34.5 feet), while the proposal provides for a setback of 2.0 metres (6.6 feet).

The rezoning application also seeks relief from Zoning By-law No. 776-2002, as the proposed residential component would be located within 30 metres (98 feet) of the existing stacking lane for the Tim Horton's drive-through.

(7) Issues to be Resolved

No City-wide issues are raised by this application. The proposal must be evaluated using the criteria in the Etobicoke Official Plan and the new Toronto Official Plan.

A number of concerns were expressed by City staff at the Staff Advisory Committee on Development Control meeting held on February 13, 2003, relating to the road and block pattern, the size and location of the proposed commercial buildings, pedestrian and vehicular circulation, and, the location of the proposed driveway accesses and parking configuration. The proposal will also be reviewed using the City's recently approved Infill Townhouse Guidelines.

It should also be noted that the overall proximity of the proposed residential component to the existing Tim Horton's vehicular drive-through stacking lane will also have to be reviewed in the context of the City's new drive-through by-law that is currently under appeal to the Ontario Municipal Board.

Conclusions:

The rezoning application has been circulated to City departments and public agencies for comment. 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 second quarter of this year. These targets assume that all required information shall be provided in a timely manner and that no significant issues arise.

Contact:

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Gary Wright, MCIP, RPP
Director, Community Planning, West District

List of Attachments:

- Attachment 1: Site Plan
- Attachment 2: Elevations (as provided by applicant)
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet



Site Plan

Applicant's Submitted Drawing

120 Eringate Drive

File # TA CMB 2003 001



Not to Scale
020403

Attachment **1**



FRONT ELEVATION



FRONT ELEVATION

Elevations

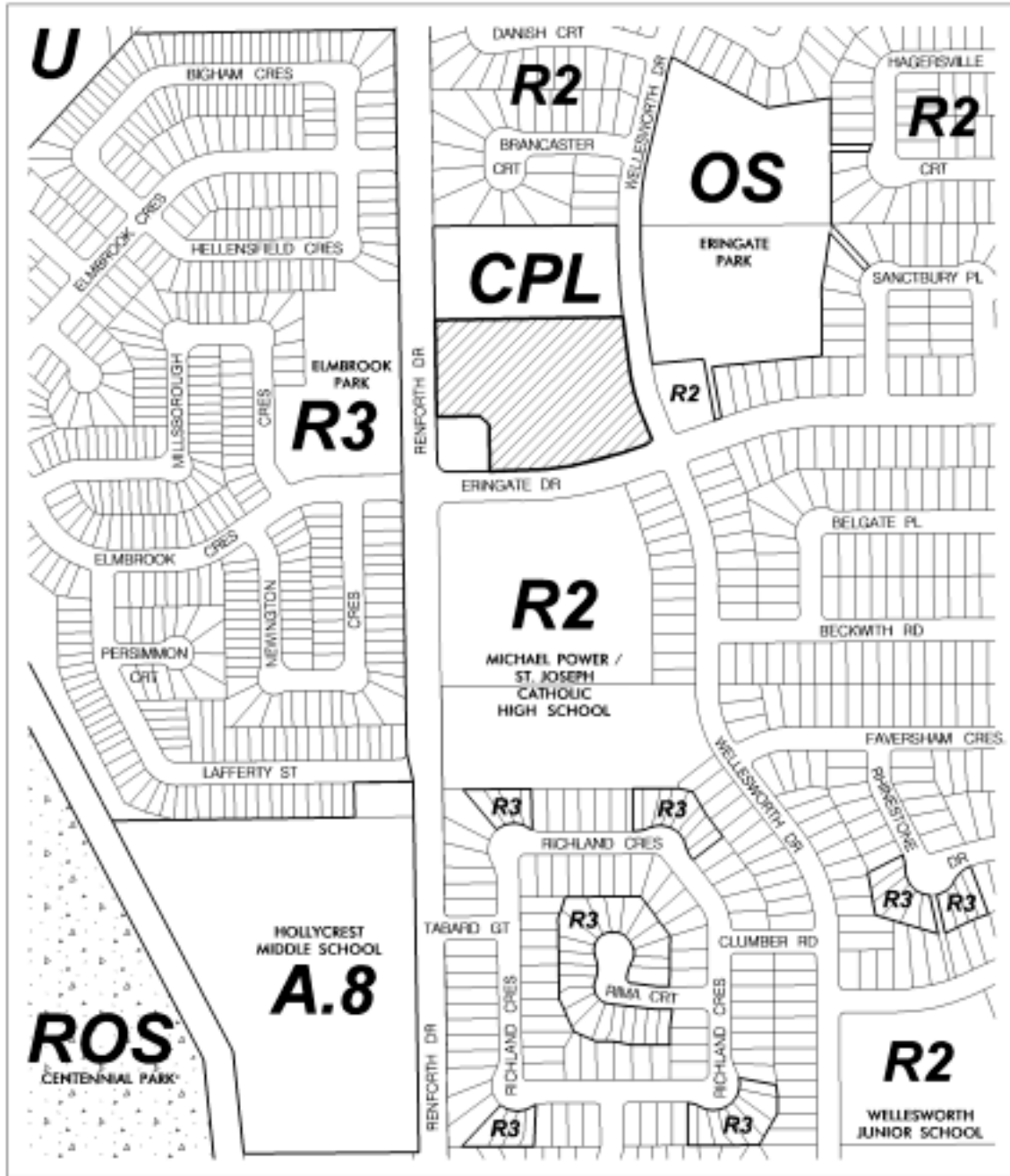
Applicant's Submitted Drawing

120 Eringate Drive

File # TA CMB 2003 0001

Not to Scale
02.05/03

Attachment 2



Toronto Urban Development Services
Zoning

120 Eringate Drive
 File # TC CMB 2003 0001

- | | | | |
|-----|---------------------|-----|-----------------------------------|
| R2 | Second Density | CPL | Commercial Planned Local |
| R3 | Third Density | U | Utilities |
| OS | Public Open Space | A.8 | Agricultural min. lot area 0.8 ha |
| ROS | Regional Open Space | | |

↑ **Attachment 3**
 Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 02/10/03 - MH

Attachment No. 4
APPLICATION DATA SHEET

Combination

Site Plan Approval: Yes
Rezoning: Yes
O.P.A.: No

File Number:
Application Number: **TA CMB 2003 0001**
Application Date: 01/23/2003

Municipal Address: 120 Eringate Dr

Nearest Intersection: northwest corner of Eringate Dr. and Wellesworth Dr.

Project Description: Proposed amendments to the Etobicoke Zoning Code and Site Plan Approval to permit the development of a mixed commercial/residential project consisting of: 2 free-standing commercial buildings (with gfas of 330 m2 and 600 m2) and 89, 3-storey townhouse units (condominium) within 17 Blocks. An existing Tim Hortons restaurant (300 m2) is to remain.

Applicant:

GEMINI URBAN DESIGN
(ERINGATE) CORP.
300 Main Street
Toronto M4C4X5

Architect:

FLANAGAN BERESFORD
& PATTESON, ARCHITECTS
70 Siton Rd. Unit 1
Woodbridge, ON I4I 8B9

Owner:

TILAK CORP.
225 Bradwick Drive
Concord L4K1K7

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: Community Retail – Etobicoke Official Plan
Mixed Use Area – new City of Toronto Official Plan

Zoning District: Planned Commercial Local (CPL) Historical Status:
Height Limit (m): 0 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area: 22252.2 **Height:** Storeys: 3
Frontage: 180 Meters: Residential: 15 Commercial: 8
Depth: 124
Indoor Outdoor
Ground Floor GFA: 4357 Parking Spaces: 137 64 Residential: 178 spaces plus 23 visitor spaces
Residential GFA: 14087 Commercial retail: 81 spaces, incl. 31 for Tim Horton's
Non-Residential GFA: 1115
Total GFA: 15502

DWELLING UNITS

Tenure Type: Condominium
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3+ Bedroom: 89
Total Units: 89

FLOOR AREA BREAKDOWN

Above Grade
Residential GFA: 14087
Retail GFA: 1415