

SUBJECT: PRELIMINARY REPORT
David A. Robertson Enterprises Ltd.
Rezoning and site plan applications to permit a commercial building containing a bank and retail store at 4630 Highway 7.

File Nos: ZA 11 116051 & SC 11 117830

PREPARED BY: Sabrina Bordone, ext. 8230
Planner, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, David A. Robertson Enterprises Ltd., Rezoning and site plan applications to permit a commercial building containing a bank and retail store at 4630 Highway 7, File Nos: ZA 11 116051 & SC 11 117830" dated June 28, 2011 be received;
- 2) That a Public Meeting be held to consider the applications submitted by David A. Robertson Enterprises Ltd. for rezoning and site plan approval to permit a commercial building containing a bank and retail store;
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The purpose of this report is to provide preliminary information on the rezoning and site plan applications submitted by David A. Robertson Enterprises Ltd. and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

The applications have been deemed complete

The applications were submitted by MHBC Planning on behalf of David A. Robertson Enterprises Ltd. and were deemed complete on May 12, 2011.

BACKGROUND:

Subject property and area context

The subject property is situated on the northwest corner of Highway 7 and Kennedy Road (Figure 1). The subject property has an area of 0.910 ha (2.24 ac) and contains a vacant 2,477 m² (26,663 ft²) two-storey building, formerly used by Unionville Motors for automobile sales (Figure 3).

Surrounding uses include:

- Low density residential uses to the north and north east;

- Gas stations to both the east and south across Kennedy Road and Highway 7 respectively; and
- An automobile sales establishment to the west.

Proposed commercial building containing a bank and retail store

The applicant is proposing to demolish 607 m² (6,535 ft²) of the existing building and construct a 549 m² (5,910 ft²) addition. The proposed bank component will have a GFA of 513 m² (5,522 ft²) and the proposed retail store will have a GFA of 1,906 m² (20,517 ft²), for a total proposed GFA of 2,419 m² (26,039 ft²). Two vehicular accesses to the site are proposed: the existing full movement access along Highway 7 at the west end of the site, that is shared with the adjacent automobile sales establishment, is to be maintained and a new right-in/right-out access from Kennedy Road, located at the north end of the property is proposed. The existing right-in/right-out access along Highway 7, located near the intersection of Highway 7 and Kennedy Road, as well as the existing right-in/right-out access along Kennedy Road, will both be removed (Figure 3). A total of 113 surface parking spaces are proposed (Figure 4).

The proposed bank component will be two-storeys in height with a one-storey portion along the west elevation. The retail component (likely a Shoppers Drug Mart) will be one-storey, but will have a raised ceiling height so that it remains consistent with the height of the bank component (Figure 5).

Official Plan and Zoning

The subject property is designated “Commercial-Commercial Corridor Area” in the Town’s Official Plan, which provides for a range of retail, service, office, entertainment and institutional uses. Retail uses and banks and financial institutions, as contemplated in the proposal, are provided for in the “Commercial-Corridor Area” designation.

The subject property is zoned “Highway General Commercial” (C3) by By-law 122-72, as amended, and “Fourth Density – Semi-Detached Residential” (RSD4) by By-law 134-79, as amended. The residential zoning is along the west portion of the property within an old road allowance linking Denby Court to Highway 7 that was stopped up and closed. An existing watermain is located in this old road allowance within a Town easement (Figure 2).

The applicant has submitted a Zoning By-law amendment to consolidate the zoning across the site and rezone the property to “General Commercial” (C1) in By-law 122-72, as amended, which permits a range of commercial and recreational uses, including automobile sales establishments. As part of the Zoning By-law amendment application, the applicant has also requested a reduction in the number of required loading spaces, from two spaces to one space.

OPTIONS/ DISCUSSION:

The following is a brief summary of concerns/issues raised to date. These matters, and any others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- 1) The potential impacts (i.e. noise and traffic) that the proposed commercial development may have on adjacent uses remains to be determined.
- 2) The Region of York has jurisdiction over both Kennedy Road and Highway 7. The applicant is required to address the Region of York's requirements, especially as they relate to these Regional roads (i.e. road widenings and ingress/egress).
- 3) A small portion of the subject lands are located within a regulated area of the Toronto & Region Conservation Authority (TRCA). The applicant is required to address the TRCA's requirements once determined.
- 4) Site plan matters including: built form, building setbacks, access, parking, loading and landscaping are currently under review by staff.
- 5) Review of technical studies including Traffic Impact Study, Stormwater Management Report, Environmental Site Assessment, and Noise Impact Analysis are currently under review by staff.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

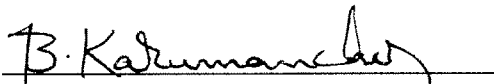
ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is consistent with the growth management strategic priority.

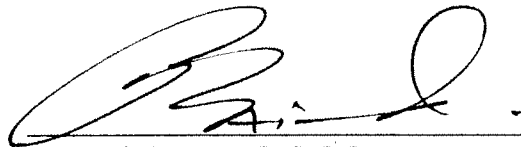
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various Town departments and external agencies and are currently under review.

RECOMMENDED BY:



Biju Karumanchery, M.C.I.P., R.R.P.
Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Aerial Photo
- Figure 4: Proposed Site Plan
- Figure 5: Proposed Elevations