

**Zoning By-law Amendment Application SC-Z1998038
Rowbry Holdings Ltd., 925 Warden Avenue
Golden Mile Employment District
Scarborough Wexford**

(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)

The Scarborough Community Council, after considering the deputations and based on the finding of fact, conclusions and recommendations contained in the report, dated October 5, 1999, from the Director of Community Planning, East District, recommends that the report of the Director of Community Planning, East District, be adopted.

The Scarborough Community Council reports having held a statutory public meeting on November 9, 1999, in accordance with Section 17 and Section 34 of The Planning Act and the regulations thereunder.

The Scarborough Community Council submits the following report (October 5, 1999) from the Director of Community Planning, East District:

Purpose:

This report presents recommendations to amend the Zoning By-law for the property at 925 Warden Avenue by deleting the Industrial (M) and General Industrial (MG) zoning and replacing it with a Mixed Employment Zone (ME) which permits a variety of industrial, commercial, office, institutional and recreational uses.

Financial Implications and Impact Statement:

None.

Recommendations:

It is recommended that City Council:

- (1) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Golden Mile Employment District, for lands at 925 Warden Avenue being Part of Lot 10, Registered Plan 4087 as follows:



- (A) replace the existing Industrial (M) and General Industrial (MG) zoning with a Mixed Employment zone (ME) together with the following additional uses:
 - (i) vehicle repair garage;
 - (ii) vehicle sales operations;
 - (iii) vehicle service garages;
 - (iv) vehicle service stations;
 - (v) service shops; and
 - (vi) places of entertainment;
 - (B) replace the minimum rear yard setback of 7.5 metres (25 feet) with a minimum 3 metres (10 feet) rear yard setback;
 - (C) add the following Performance Standard:

“The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.”; and
- (2) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

Background:

This 2 hectare (4.5 acre) site supports an existing 2,150 square metre (23,000 square foot) building which is currently vacant. It was recently purchased by the Scarborough Lexus Toyota dealership located nearby on Eglinton Avenue to permit the expansion of its car dealership and vehicle service shop facilities. However, due to corporate restructuring of the Toronto market, the dealership has advised it will not be proceeding with the expansion program.

The dealership intends to use the site in the interim for the storage of vehicles associated with its operation on Eglinton Avenue. However, it is pursuing the rezoning of the site as it will broaden the range of options available for its future (re)development.

To the north of the subject lands, are lands owned by Academy Security Systems and Infanti Auto Repair Limited, both of which have similar rezoning requests for a Mixed Employment (ME) zoning appearing on this agenda. Lands to the immediate south, on the south side of Ashtonbee Road owned by Drug Trading Company Limited, were recently rezoned to a Mixed Employment zoning. On the west side of Warden Avenue, across from the site, is the Ashtonbee Campus of Centennial College.

In June 1997, Scarborough Council instituted the Transportation System Improvement (TSI) Charge for all rezoning applications in the Golden Mile seeking to implement the new commercial uses provided by the introduction of the Special District Commercial permissions in the Official Plan. This charge ensures that the necessary capital improvements are adequately provided by the appropriate owners and equitably financed by all benefiting parties. The owner is aware that the approval of this application is contingent upon entering into an agreement with the City to pay the appropriate TSI Charge for any commercial floor space at the time of building permit issuance.

Comments:

The subject site is designated General Industrial Uses With High Performance Standards and Special District Commercial in the Official Plan. In addition to traditional industrial uses, the Plan promotes a diversity of economic and employment opportunities on the Eglinton and Warden Avenue frontages as an impetus for the revitalization of the Golden Mile. The proposed rezoning conforms to this policy direction.

The current Industrial (M) and General Industrial (MG) zoning on the site already permits many of the industrial, institutional, office and recreational uses being sought under the Mixed Employment (ME) zoning. However, it would also add a number of new permissions including restaurants, retail and service stores, vehicle sales/service/repair operations and places of entertainment. These uses would be appropriate for this site given its arterial road frontage, the availability of good transit service, compatibility with surrounding existing and future uses and the redevelopment opportunities presented by the more than ample size of the subject lands.

Expanding the range of permitted uses, particularly commercial opportunities, may generate interest in the redevelopment of the property in keeping with efforts to promote the revitalization of the Golden Mile. New employment opportunities may also be realized as well as additional assessment revenue for the City. Furthermore, through redevelopment, opportunities may arise for the consolidation of this parcel with adjacent parcels resulting in a larger, more comprehensive project.

Issues raised by the circulated agencies concerning the servicing of the subject lands and the need for a road widening are items which will be addressed at the Site Plan Control stage.

Conclusions:

The proposed rezoning to Mixed Employment providing for a variety of employment uses implements the vision set out in the Golden Mile Employment District Secondary Plan and is consistent with the numerous zoning amendments which have been adopted by Council on the Eglinton and Warden Avenue frontages. The rezoning of this site will minimize the planning approvals required when specific plans are determined for this site. The application of Site Plan Control to the future proposal will ensure a high quality design in keeping with the policies of the Secondary Plan and the standards established in the recent redevelopment of properties in this area.

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Mr. Ron Blake, Planning Consultant, appeared before the Community Council on behalf of Rowbry Holdings Ltd., and in support of the staff recommendations.