

**Zoning By-law Amendment Application SC-Z1999014  
 Infanti Auto Repair Ltd., 933 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 933 Warden Avenue by deleting the Industrial District Commercial (MDC) or Industrial (M) 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:

- (A) amend the Employment Districts Zoning By-law No. 24982, as amended, with respect to the Golden Mile Employment District, for lands at 933 Warden Avenue being Part of Lot 32, Concession D by replacing the existing Industrial District Commercial (MDC) or Industrial (M) zoning with a Mixed Employment zone (ME) and the following specific provisions:
  - (1) Permitted Uses:



- (1.1) Mixed Employment Zone (ME);
- (1.2) the following additional uses are permitted:

- (i) vehicle repair garage;
- (ii) vehicle sales operations;
- (iii) vehicle service garages;
- (iv) vehicle service stations
- (v) service shops;
- (vi) places of entertainment;

(2) Performance Standards:

- (2.1) gross floor area of all buildings minus the gross floor area of all basements shall not exceed 0.75 times the area of the lot;
- (2.2) minimum building setback from all lot lines 3 metres (10 feet);
- (2.3) the provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land; and

- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law as may be necessary to give effect to this resolution.

Background:

The owner of this 3,750 square metre (40,400 square feet) property operates a vehicle service station and repair business on the subject lands. The vehicle service station is a legal non-conforming use and the repair garage is permitted under the current zoning. Until April 29, 1999, the property also had permission for vehicle sales authorized by means of a temporary variance by the (former) Scarborough Committee of Adjustment.

At this point in time, there is no specific proposal for the redevelopment of the subject lands. However, the owner anticipates that the broad range of uses being sought under the application will generate interest in redevelopment opportunities. The rezoning will also allow the owner to formalize the permission for vehicle sales on the property which previously has only been granted for a temporary period.

Immediately to the north of the subject site is a Legion Hall. To the south, is land owned by Academy Security Systems Ltd. and Rowbry Holdings Ltd., both of which have similar rezoning requests appearing on this agenda. Lands to the 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 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 zoning of the site is quite restrictive, limiting the permitted uses to vehicle service and repair garages and places of worship. The proposed rezoning would introduce a range of additional employment-generating uses consistent with the Golden Mile Secondary Plan. These uses would be appropriate for this site given its arterial road frontage, the availability of good transit service and compatibility with surrounding existing and future uses. Moreover, 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, increase employment opportunities as well as generate additional assessment revenue for the City. Finally, 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 project 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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