

# **TORONTO** STAFF REPORT

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June 26, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Final Report  
Zoning By-law Amendment Application 05 144852 ESC 38 OZ  
Removal of Holding Symbol (H)  
Proponent: Loblaw Properties Limited  
1755 Brimley Road  
Ward 38 - Scarborough Centre

## Purpose:

This report reviews and recommends approval of an application to amend the zoning by-law to partially lift a holding symbol which applies to the lands at 1755 Brimley Road to allow for the development of the site for an approximately 16,523 square metre (177,858 square foot) large format food store (Loblaws – the real Canadian Superstore).

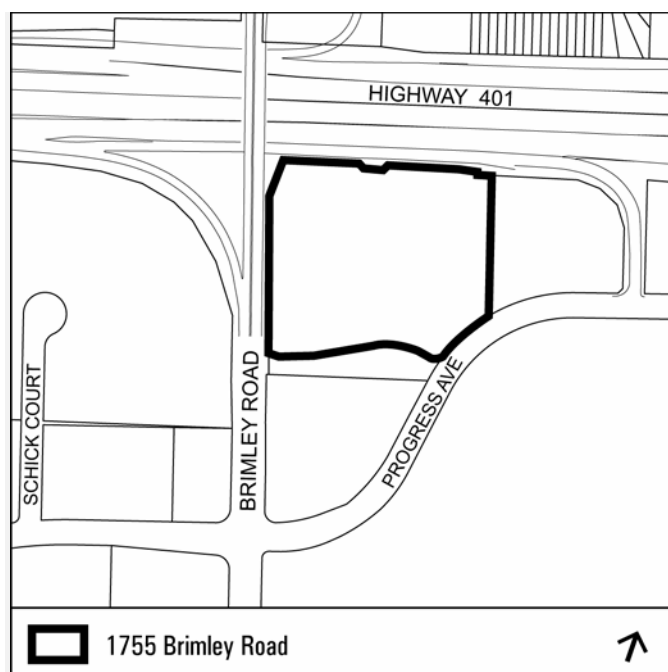
## Financial Implications and Impact Statement:

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

## Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law to partially lift the existing holding provision (H) on the subject lands, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to



the Zoning By-law Amendment as may be required.

### Background:

#### Proposal

In July of 2005, Loblaw Properties Limited filed an application to remove the holding provision (H) from the subject property to permit an approximately 16,523 square metre (177,858 square foot) large format food store (Loblaws – the real Canadian Superstore) on the western portion of the site (see Attachment 2 – Site Plan and Attachment 3 – Elevations).

#### Site and Surrounding Area

The site is located at 1755 Brimley Road, just north of the north-east corner of Brimley Road and Progress Avenue. The subject property is approximately 4.6 hectares (11 acres) in size and is irregular in shape. The site is currently vacant.

The surrounding land uses include:

North: Highway 401;

South: Progress Avenue and retail/commercial uses including Boston Pizza, Spence Diamonds, Pier 1 Imports, and Canyon Creek Restaurant, etc;

East: big box retail (Best Buy); and

West: Brimley Road, industrial uses and vacant land west of Brimley Road.

#### New Toronto Official Plan

The hearing on the new Official Plan is continuing at the Ontario Municipal Board. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006. As well the hazard land policies for 'Special Policy Areas' remain under appeal.

The Toronto Official Plan designates the proposed development site as a "Mixed Use Area" and identifies the site as being within a "Centre", as shown on the Urban Structure Map (Map 2). The land use designation permits a range of residential, commercial and institutional uses, in single or mixed use buildings.

## Scarborough City Centre Secondary Plan (OPA No. 1146)

In 2005, a review of the Scarborough City Centre Secondary Plan was completed and updated policies in concert with the new Toronto Official Plan were developed. On December 7, 2005, City Council adopted the Scarborough Centre Secondary Plan (Official Plan Amendment (OPA) No. 1146), which is currently under appeal to the Ontario Municipal Board (OMB) with respect to a site specific property. OPA No. 1146 provides an updated planning framework for lands within the Scarborough Centre area.

OPA No. 1146 locates the subject site within the Town Centre Commercial Precinct and designates the subject property as a Mixed Use Area. Mixed Use Areas are made up of a broad range of employment, commercial, residential and institutional uses. Among other things, development in Mixed Use Areas will locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. Development in Mixed Use Areas will also provide an attractive, comfortable and safe pedestrian environment.

The Town Centre Commercial Precinct will be predominantly focused on commercial, retail, hotel, entertainment and recreational employment uses. Expanding activities within this Precinct will include more street-related retail. New commercial, entertainment, hotel, recreational, restaurant and cultural uses will make better use of existing infrastructure and improve the Town Centre Commercial Precinct as a destination within the Scarborough Centre.

Within the Town Centre Commercial Precinct, Progress Avenue is a major link between the Brimley and McCowan Precincts. Retail and commercial development along Progress Avenue, between Brimley and McCowan Roads will be encouraged to locate adjacent to the street edge to create a more animated pedestrian streetscape. Redevelopment of the lands along this section of Progress Avenue will be encouraged to incorporate design elements such as building entrances at the street, windows and/or display panels on the street frontage, signage, tree planting, patios, street furniture, forecourts, fountains and a combination of public and private pedestrian sidewalks and walkways.

## Zoning

The existing zoning places a holding symbol (H) on the City Centre Commercial Zone (CCC), the City Centre Office Zone (CCO), and the City Centre Residential Zone (CCR) for the subject site, as currently set out in the Exceptions List – Schedule “C” to the by-law (see Attachment 4 – Zoning). The holding provision for the City Centre Commercial Zone may be removed in whole or in part by an amending by-law upon submission of a site plan control application to the satisfaction of the City, in accordance with the Urban Design Policies of Section 4.1.6 of the City Centre Secondary Plan and when Council is satisfied as to the availability of all transportation improvements, infrastructure or servicing which are necessary to accommodate the proposed development. Exception No. 517 states that, upon removal of the holding provision (H), hotels will be permitted. Exception No. 517 also states that, upon removal of the holding provision (H), vehicle service garages and vehicle service stations will be prohibited. Exception No. 525 adds

parking as a permitted use prior to the removal of the holding provision (H), but only for parking areas associated with the Scarborough Town Centre mall.

#### Site Plan Control

An application for site plan approval has been submitted in support of this zoning amendment to lift the holding provision, and is satisfactory.

#### Reasons for the Application

The owners wish to proceed with the development of the site for a 16,523 square metre (177,858 square foot) large format food store (Loblaws – the real Canadian Superstore).

#### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

#### Comments:

In considering whether to lift the holding provision for the City Centre Commercial Zone, Council is to be satisfied to the availability of all transportation improvements, infrastructure and servicing necessary to accommodate the proposed development and that the site plan is satisfactory to the City and implements the City Centre Design Policies of the Scarborough Centre Secondary Plan. Technical Services, Transportation Services, Urban Forestry and City Planning have reviewed the proposal, including the supporting plans (site plan, elevations, landscape plan, site servicing plan and site grading plan), tree preservation report, servicing and stormwater management report, and the traffic impact study. Technical Services has advised that satisfactory arrangements have been made with respect to transportation improvements, infrastructure and servicing necessary to accommodate the proposed development.

The Toronto Transit Commission (TTC) has indicated that among other measures, transit signal priority will need to be implemented to offset the delays to transit vehicles caused by the traffic which will be generated by this proposed development, and the proponent has agreed to provide the necessary funding.

Urban Design is satisfied with the proposed site plan, landscape plan and elevations. Loblaws revised their plans a number of times taking into account comments from City staff and implementing the Urban Design Policies of the Scarborough Centre Secondary Plan. Urban Forestry Services is satisfied with the tree preservation and planting on the proposed landscape plan.

In order to lift the holding provision, it is proposed that the amending by-law would delete Exception 525, as it applies to this site, which restricts permitted uses to only parking areas associated with the Scarborough Town Centre mall prior to the lifting of the (H). Exception No.

517 should be modified as set out in Attachment 1. This will have the effect of lifting the holding provision as it pertains to the proposed Loblaws commercial development, however maintaining the holding provision as it pertains to the office and hotel development opportunities provided for by the zoning by-law. The continuance of this holding provision (H) on the City Centre Office Zone will allow the City to ensure that City requirements are met with respect to future development and re-development on this parcel of land.

Conclusions:

The stormwater, servicing and transportation reports submitted in support of this application adequately address the requirements for the partial removal of the holding provision (H) to permit a 16,523 square metre (177,858 square foot) commercial development. Further, a site plan application has been reviewed and is satisfactory to the City. It is recommended that the holding provision applying to the City Centre Commercial Zone be lifted in order to permit development of the site.

Contact:

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Email: pkorouy@toronto.ca

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Allen Appleby  
Director, Community Planning, Scarborough District

List of Attachments:

Attachment 1:	Draft Zoning By-law Amendment
Attachment 2:	Site Plan
Attachment 3:	Elevations
Attachment 4:	Zoning
Attachment 5:	Application Data Sheet

## Attachment 1 – Draft Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

### CITY OF TORONTO

Bill No. ~

### BY-LAW No. ~-2006

**To amend the City of Scarborough Employment Districts Zoning By-law No. 24982, as amended, with respect to the lands municipally known as 1755 Brimley Road.**

WHEREAS authority is given to Council by Section 34 and 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Official Plan of the former City of Scarborough contains provisions relating to the use of holding symbols;

AND WHEREAS Council of the City of Toronto has provided adequate notice of its intention to pass an amending by-law to partially remove a holding symbol to every owner of land to which the by-law would apply, in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE ‘A’** of the Progress Employment District is amended by deleting the holding symbol (H) from the City Centre Commercial (CCC) Zone, so that the amended zoning shall read as follows as shown on Schedule ‘1’:

CCC, CCO(H) – 18 – 302 – 913 – 1111 – 1371 – 2029 (517)

CCR(H) – 707 – 913 – 1568 – 1846 (545)

2. **SCHEDULE ‘C’, EXCEPTIONS LIST**, is amended by deleting Exception Number 525 and modifying Exception Number 517 to partially lift the Holding Provision (H) as it applies to the lands shown on Schedule ‘1’. Exception Number 517 shall read as follows:

517. (a) Permitted uses prior to the removal of the Holding Provision (H) from the City Centre Office Zone shall be the uses permitted in the City Centre Commercial Zone, except that Vehicle Service Garages and Vehicle Service Stations shall be prohibited.

- (b) Upon removal of the Holding Provision (H) from the City Centre Office Zone, the following additional use is permitted:

- Hotels

- (c) The Holding Provision (H) used in conjunction with the City Centre Office Zone shall be removed in whole or in part by amending By-law upon submission of a Site Plan Control Application to the satisfaction of the City, in accordance with Section 4.1.6 of the City Centre Secondary Plan (City Centre Design), and when Council is satisfied as to the availability of all transportation improvements, infrastructure or servicing which are necessary to accommodate any proposed development.

3. **SCHEDULE “C”, EXCEPTIONS MAP**, is amended by deleting Exception Number 525 from the lands as shown on Schedule “1”.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

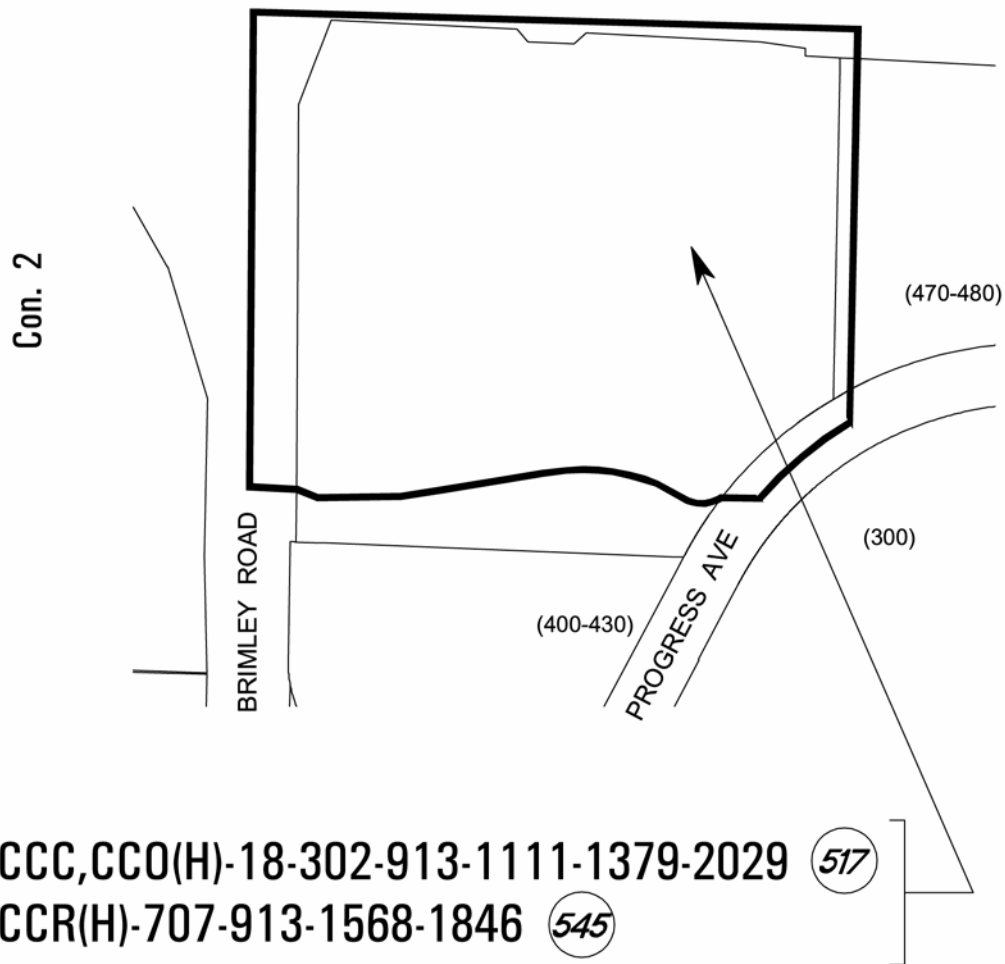
DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**Schedule "1"**  
**Lot 24**

HIGHWAY No. 401



**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

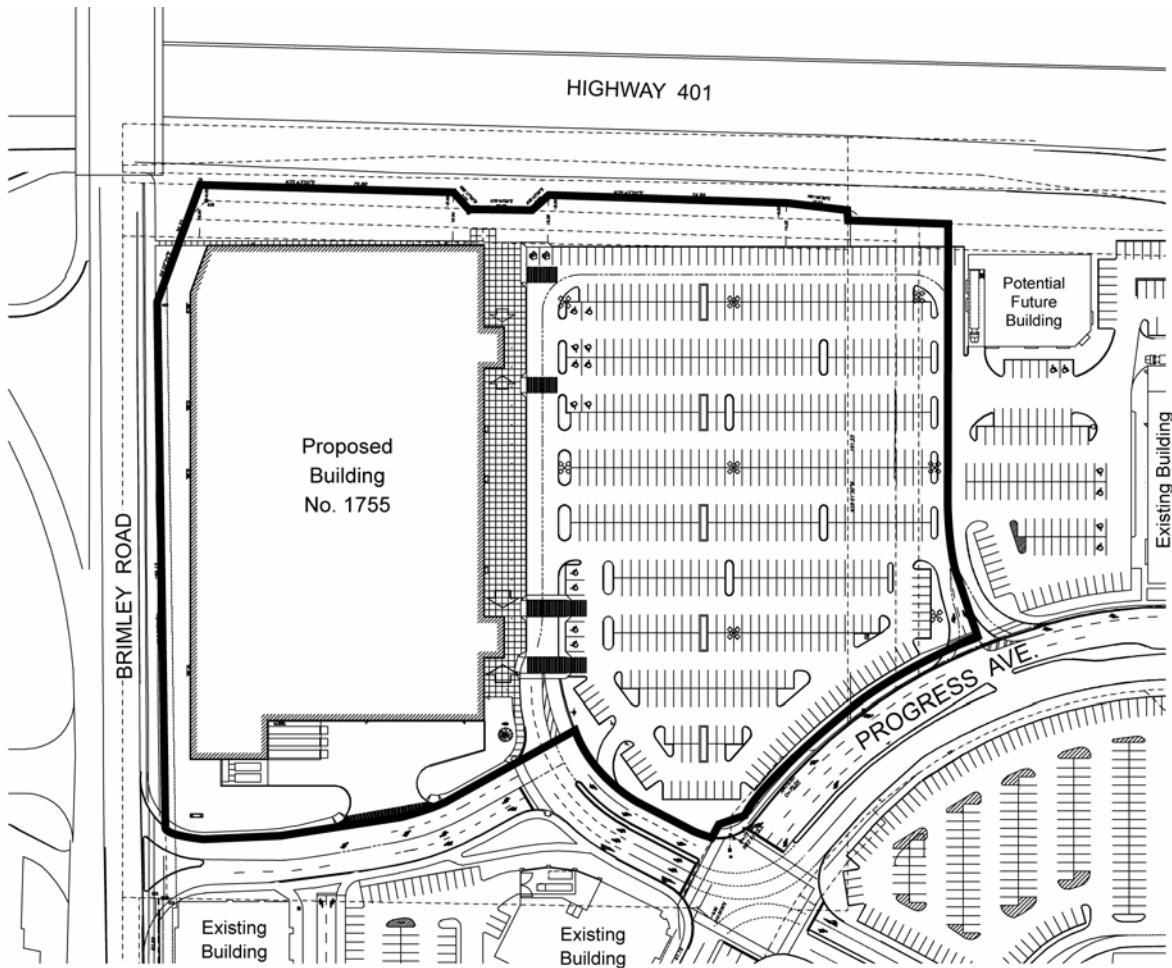
**1755 Brimley Road**  
File # **05-144852 0Z**

 **Area Affected By This By-Law**

Progress Employment District By-law  
Not to Scale  
06/16/06



## Attachment 2 – Site Plan



### Site Plan

Applicant's Submitted Drawing

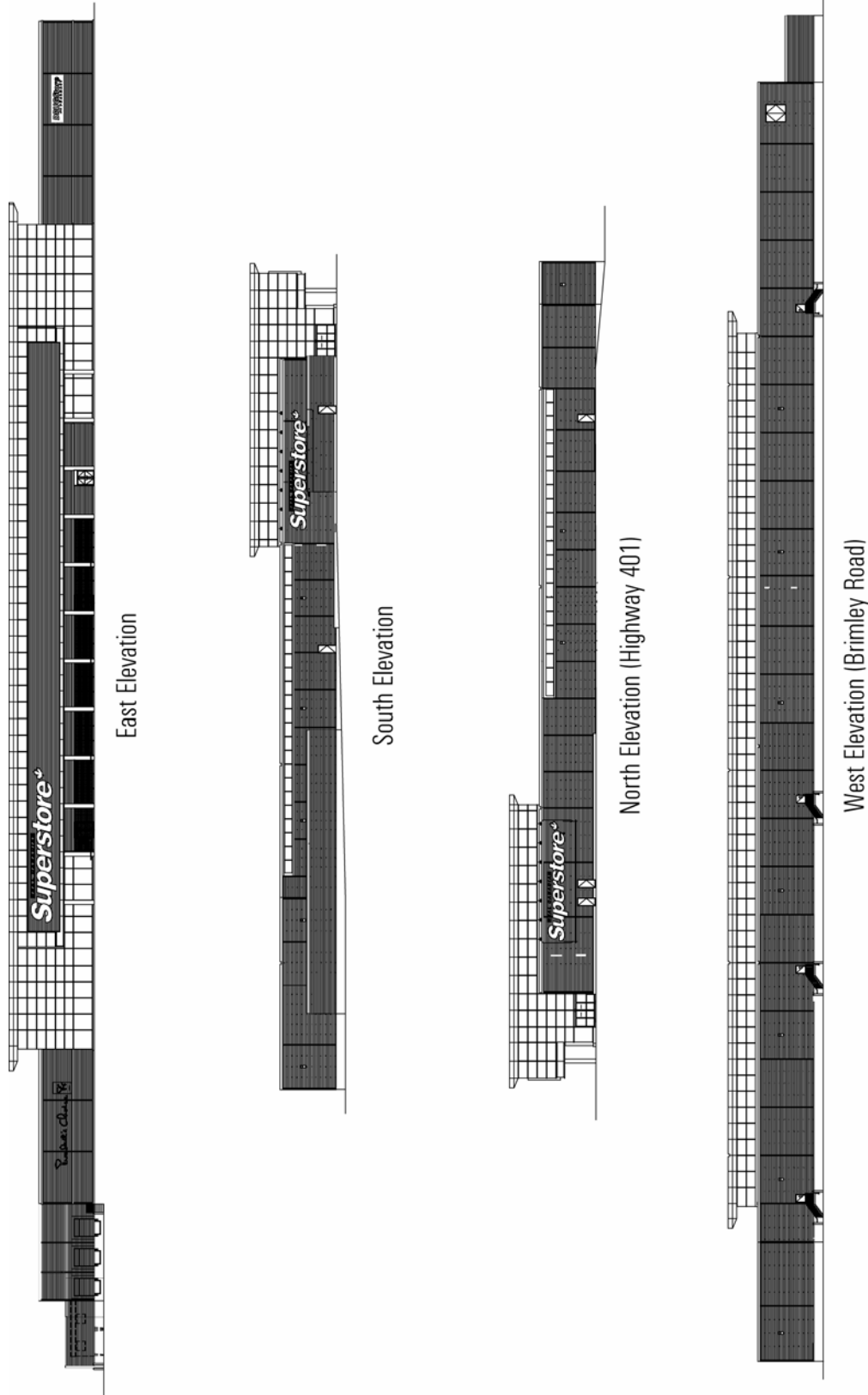
Not to Scale  
05/31/06



1755 Brimley Road

File # 05-144852 0Z

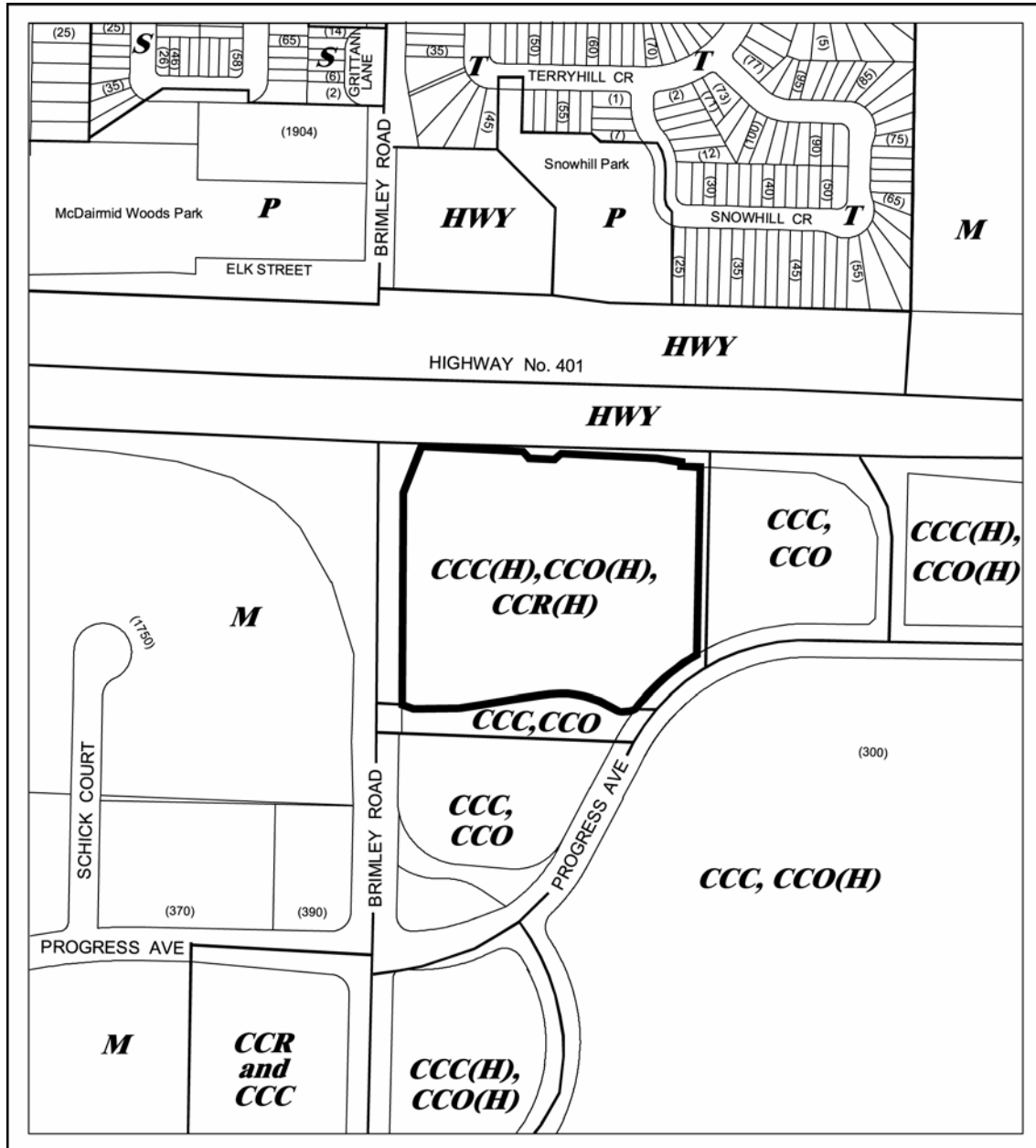
Attachment 3 – Elevations



**Elevation Plan**  
Applicant's Submitted Drawing  
Not to Scale  
05/31/06

**1755 Brimley Road**  
**File # 05-144852 0Z**

## Attachment 4 – Zoning



**Toronto** City Planning  
Division  
**Zoning**

**1755 Brimley Road**

File # **05-144852 0Z**

**CCC** City Centre Commercial Zone  
**CCO** City Centre Office Zone  
**CCR** City Centre Residential Zone  
**(H)** Holding Provision

**HWY** Highway Zone  
**M** Industrial Zone  
**S** Single Family Residential  
**T** Two Family Residential

**P** Parks

Progress Employment District By-law  
Not to Scale  
03/24/06



## Attachment 5 – Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	05 144852 ESC 38 OZ
Details	Rezoning, Lifting the Hold	Application Date:	June 16, 2005

Municipal Address: 1755 BRIMLEY ROAD, TORONTO, ON

Location Description: CON 2 PT LT24&PL M1410 PT BLK E NOW RP 66R14633 3&6 RP 66R14634  
PTS 2,4,5 RP 66R12548 PTS 2 PT 1,3PT \*\*GRID E3801

Project Description: Lifting of 'H' Proposal to construct a new Superstore

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
VINCENT PLANNING, SHARYN VINCENT			LOBLAW PROPERTIES LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Area	Site Specific Provision:
Zoning:	CCC(H)-City Centre Commercial Zone, CCO(H)- City Centre Office Zone & CCR(H)-City Centre Residential Zone	Historical Status:

Height Limit (m): Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	45600	Height:	Storeys:	2
Frontage (m):	0		Metres:	10.67
Depth (m):	0			
Total Ground Floor Area (sq. m):	14287			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	675
Total Non-Residential GFA (sq. m):	16523		Loading Docks	0
Total GFA (sq. m):	16523			
Lot Coverage Ratio (%):	31.3			
Floor Space Index:	0.3623			

#### 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):	16523	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Perry Korouyenis, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-4927</b>