

38 Estate Drive – Zoning Application - Preliminary Report

Date:	August 24, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 38 – Scarborough Centre
Reference Number:	File No. 07 236958 ESC 38 OZ

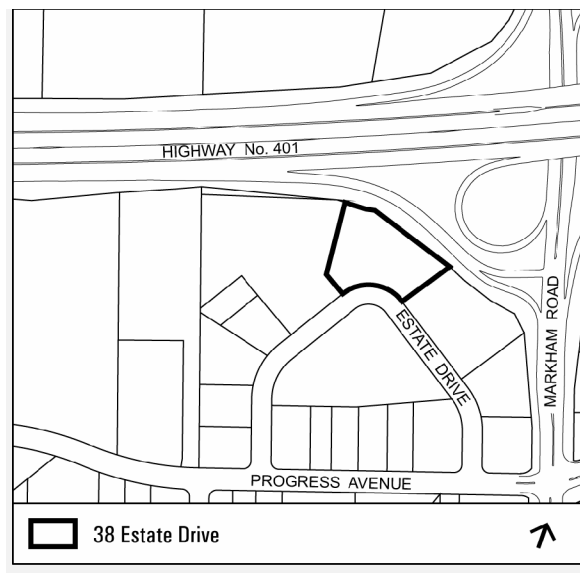
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to permit a 4-storey (64-suite) hotel on the site of an existing 4-storey (97-suite) hotel on the north side of Estate Drive, north of Progress Avenue and west of Markham Road.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.



RECOMMENDATIONS

The City Planning Division recommends 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

This application proposes the construction of a new, 4-storey, 64-suite hotel on a vacant portion of lands on Estate Drive. The site was previously subject to amendments to the official plan and zoning by-law and site plan approval (Application Nos. TF ZBL 19990042, TF OPA 19990023 & TF SPC 20000039) to permit a 4-storey, 96-suite hotel (existing) and a single storey, 585 m² restaurant (not constructed).

In July 2006, the applicant applied to the Scarborough Committee of Adjustment for a minor variance (Application No. A171/06SC). The applicant requested variances from the current zoning by-law provisions that apply to the lands respecting maximum gross floor area for all buildings on site; maximum number of hotel suites; and maximum gross floor area of hotel use on site. On September 13, 2006, the Committee of Adjustment refused the application on the basis that the requested variances were a significant departure from the provisions of the zoning by-law and would be more appropriately reviewed and dealt with by way of a zoning by-law amendment.

ISSUE BACKGROUND

Proposal

The application is to re-zone the lands to permit the construction of a second hotel on a vacant portion of the site that was previously approved for a single storey, 585 m² restaurant. The applicant's current proposal does not include restaurant use. Attachment No. 4, the Application Data Sheet, provides the relevant project information.

Site and Surrounding Area

The subject site currently contains a 4-storey (96-suite) hotel on the west portion of the site. The east portion of the site is vacant and had been the proposed location of a restaurant. The property has a total site area of 9 598 m² and is located on the north side of Estate Drive, north of Progress Avenue, west of Markham Road and south of Highway

401. The west portion of the site contains the existing hotel while the east portion is vacant.

Surrounding land uses are:

North: Highway 401 (exit ramp and eastbound lanes);

South: Industrial uses (across Estate Drive);

East: Hotel (Holiday Inn); and

West: Industrial Uses (Public Self-Storage)

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is designated "Employment Areas" on Map 20 (Land Use Plan) of the Toronto Official Plan. The site is also identified as being within an area identified as an "Employment District" on Map 2 (Urban Structure) of the Official Plan.

The long term employment objectives of the Employment District apply to the site. The policies of the Official Plan (Section 2.2.4.1) require that the City's Employment Districts be protected and promoted for economic activity in order to ensure, amongst other matters, a stable environment for investment and a healthy tax base.

The Official Plan notes that "Employment Areas" are "places of business and economic activity". Uses that support this function include: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

The Plan provides that development will contribute to the creation of competitive, attractive, highly-functional "Employment Areas" by: supporting the economic function of the "Employment Areas" and the amenity of adjacent areas; avoiding excessive car and truck traffic on the road system within the "Employment Areas" and adjacent areas;

providing adequate parking and loading on-site; and providing landscaping on the front and any flanking yard to create an attractive streetscape and screening parking, loading and service areas.

Zoning

The site is zoned industrial in the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District). The property is subject to site specific performance standards that permit hotel uses subject to a number of zoning provisions that limit the extent of the use.

Site Plan Control

The property is subject to site plan control. The applicant has filed an application seeking site plan approval which is being reviewed concurrently with this rezoning application. Staff will review the proposal in relation to the abutting Highway 401 and the proposed location of the loading and garbage facilities.

Reasons for the Application

The current zoning by-law provisions that apply to the lands limit the maximum permitted gross floor area for all buildings on site; the total number of hotel suites permitted; and the maximum gross floor area of hotel use permitted on site. The applicant's proposal exceeds these limits as noted below:

Current Zoning By-law Provision	Proposed
GFA for all buildings shall not exceed 0.6 times the lot area	0.84 times the lot area
Maximum number of hotel bedroom units - 95	159
Maximum total GFA for Hotel use – 4 879 m ²	8 091 m ²

COMMENTS

Issues to be Resolved

The current zoning by-law provisions permit a hotel and a (stand-alone) restaurant on site. Currently, there is a 4-storey, 96-suite hotel (representing a gross floor area (GFA) of 4 879 m²) on site. There is also permission for a single storey, 585 m² restaurant (not constructed). The applicant proposes a second hotel on the vacant portion of the site where the restaurant was to be constructed. The applicant's proposal would exceed current zoning provisions for the site.

The acceptability of permitting the proposed increase in hotel use within the industrial zoned site must be assessed in terms of the existing industrial/employment context, the appropriateness of the proposed use, whether the intensity of the use of the property is appropriate for the site, the potential impact on, and/or need for infrastructure improvements to accommodate the proposed use.

If the applicant intends to sever the property in the future, matters such as net site density, adequacy of parking, driveway location and the need for easements to accommodate

vehicular movements including service vehicles will need to be considered with respect to the severed parcel.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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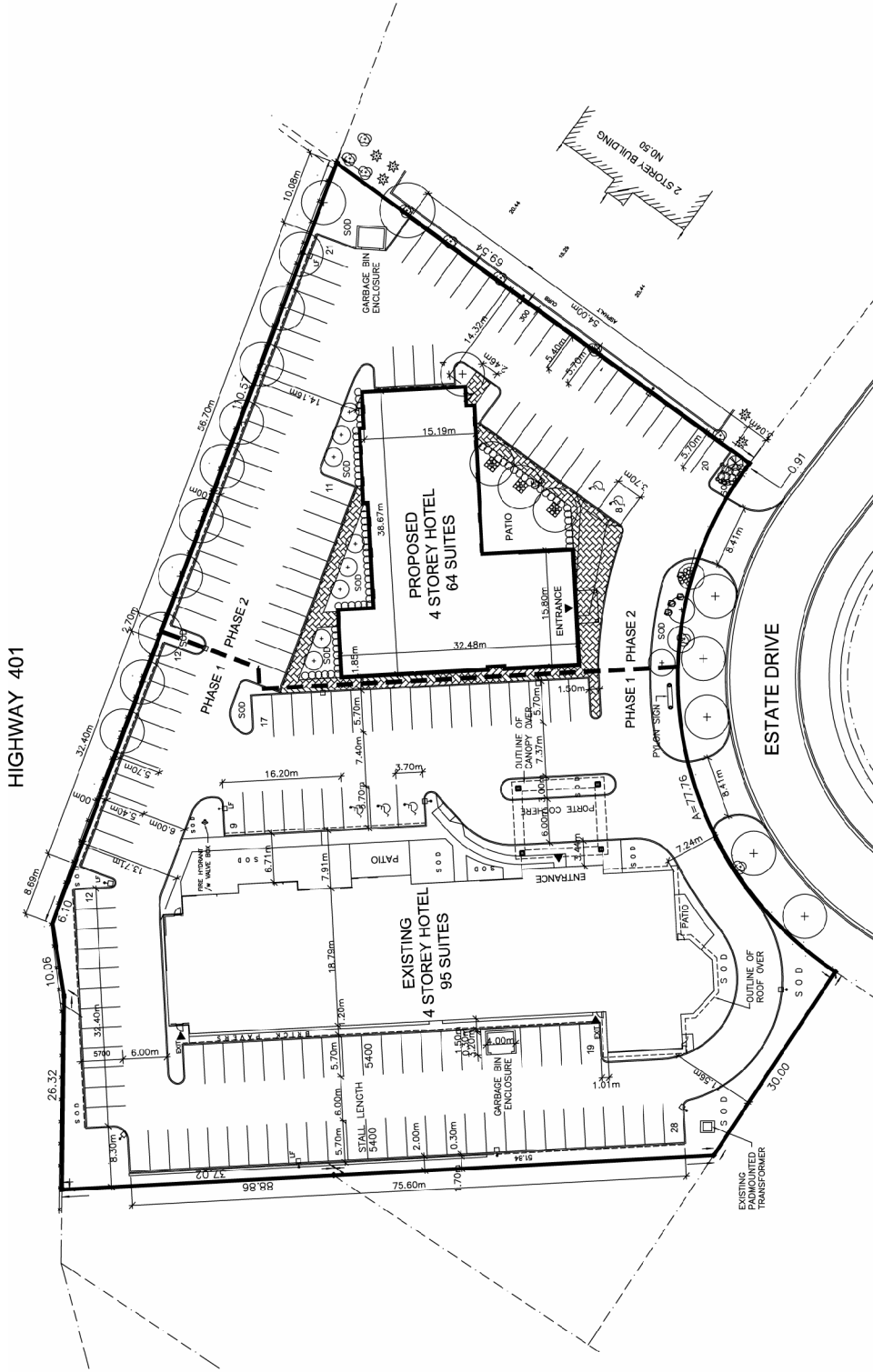
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



38 Estate Drive

File # 07-236958 0Z

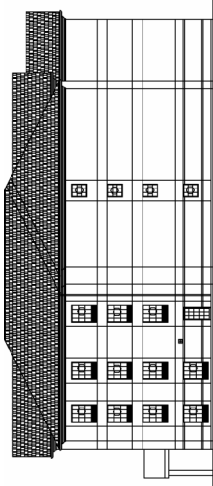
Site Plan

Applicant's Submitted Drawing

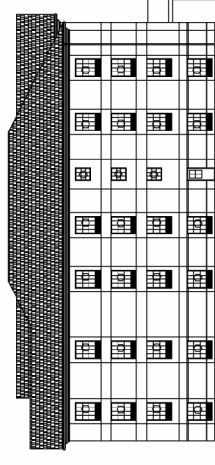
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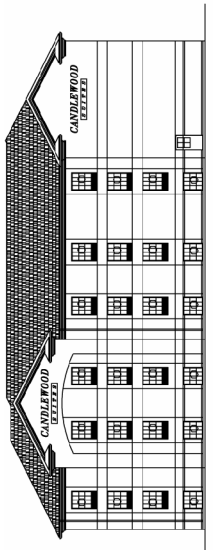
Attachment 2: Elevations



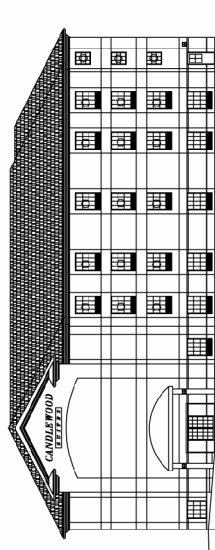
East Elevation



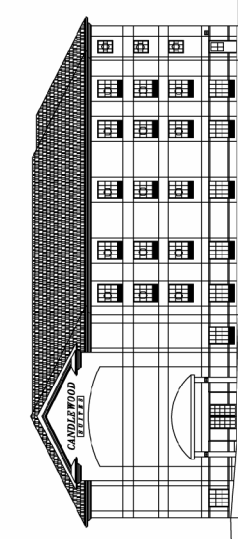
West Elevation



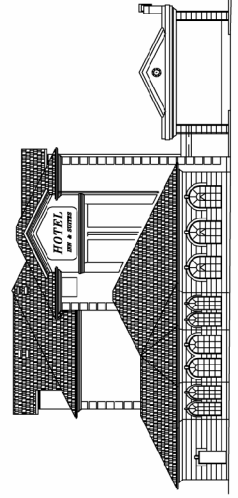
North Elevation



South Elevation
(Estate Drive)



Proposed Hotel



Existing Hotel

South Elevation (Estate Drive)

38 Estate Drive

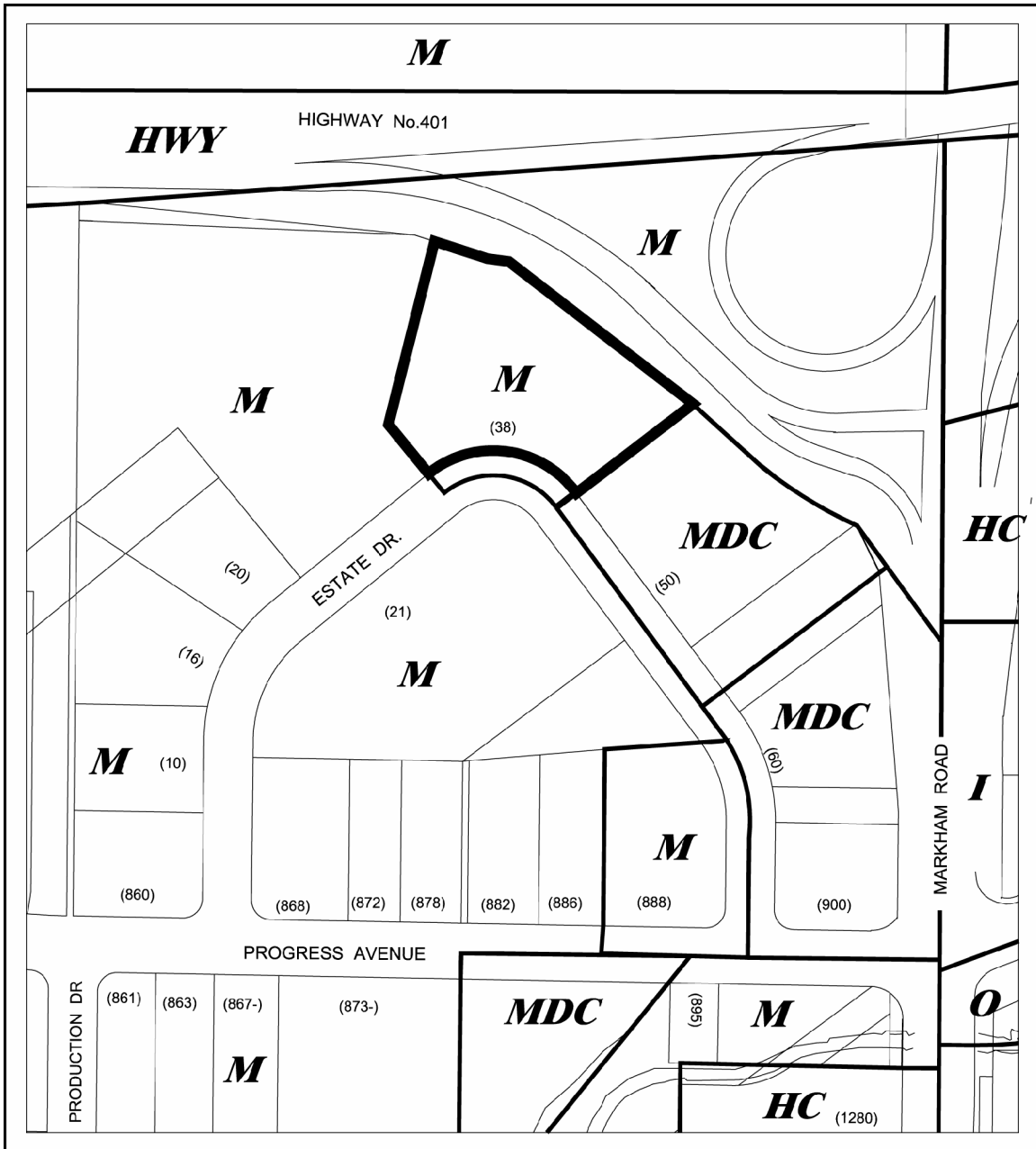
Elevation Plan

Applicant's Submitted Drawing

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7/18/07

File # 07-236958 0Z

Attachment 3: Zoning



Toronto City Planning
Division
Zoning

38 Estate Drive
File # 07-236958 0Z

M Industrial Zone
MDC Industrial District Commercial Zone
HC Highway Commercial Zone
O Open Spaces Zone

I Institutional Zone
HWY Highway Zone

Progress Employment District By-law
Not to Scale
7/18/07



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 236958 ESC 38 OZ
Details	Rezoning, Standard	Application Date:	June 26, 2007

Municipal Address: 35 ESTATE DR, TORONTO ON
 Location Description: PLAN 10620 RCP PT LOT 7 NOW RP64R16286 PART 3 PLAN M839 PT BLK G,H NOW RP66R18357 PART 5 **GRID E3802
 Project Description: approval for the construction of a 4 storey suites hotel development with frontage on Estate Drive

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING GROUP INC			ENA HOSPITALITY CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Employment Area	Site Specific Provision:	
Zoning:	Industrial	Historical Status:	
Height Limit (m):	14 metres	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	9598	Height:	Storeys:	4	
Frontage (m):	77.76		Metres:	14	
Depth (m):	73				
Total Ground Floor Area (sq. m):	2357				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	160	
Total Non-Residential GFA (sq. m):	8023		Loading Docks	0	
Total GFA (sq. m):	8023				
Lot Coverage Ratio (%):	24.6				
Floor Space Index:	0.84				

DWELLING UNITS

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

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	8023	8023	0

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