

96 State Crown Blvd - Zoning Application - Preliminary Report

Date:	August 24, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	File No.: 06 122117 ESC 41 OZ

SUMMARY

This application proposes to add vehicular repairs (auto body and painting) and auto sales to the existing vehicle service use presently permitted at 96 State Crown Boulevard. It also proposes to allow vehicle parking or display within the street yards.

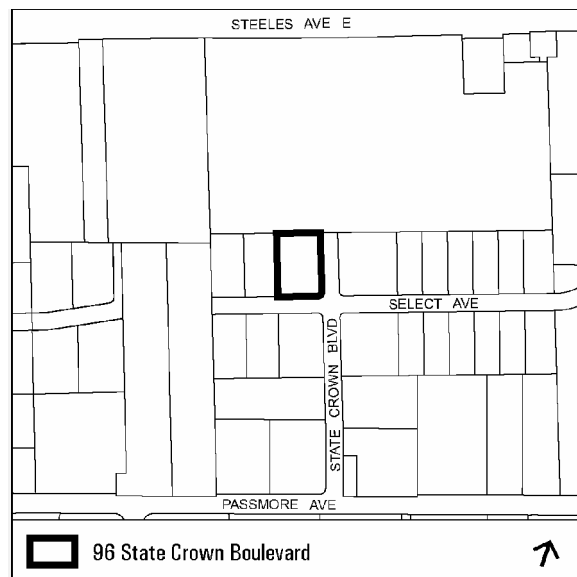
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff will prepare a final report after the community consultation meeting and will bring the report forward to a public meeting in accordance with the Planning Act, once all identified issues have been satisfactorily resolved and all the 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

A building permit was issued in 2005 for the construction of the present building as a vehicle services garage. No application for relief from the zoning by-law was made at that time and no site plan application was required. The building permit drawings do not show any street yard parking or vehicle display areas. Paving of the yards was undertaken subsequently.

ISSUE BACKGROUND

Proposal

The proposal is to add vehicle repair (auto body and painting) and vehicle sales to the existing vehicle service uses. It is also to allow parking or display of vehicles for sale in the street yards, where it is now prohibited.

Site and Surrounding Area

The site is 0.13 hectares (0.32 acres) in size. It is located at the corner of Select Avenue and State Crown Boulevard with a frontage of 54 metres (177 feet) on Select Avenue and a flankage of 79 metres (259 feet) on State Crown Boulevard. It is flat and without trees. A new one-storey split concrete block building of 1231 square metres (13,250 square feet) is located centrally on the site. The greater part of both the street yards has been paved. The southern 70% of the building is described by the applicant as an “existing repair garage” in which auto body repair and painting is not currently undertaken. The smaller, northern 30% is described as an “existing industrial building”; it is presently vacant and will be leased out.

Industrial buildings are located to the west and south. A truck storage yard is located on the east side of State Crown Boulevard. Industrial buildings are located further to the east, with several vehicle service operations. North of the site is vacant land, subject to a major retail proposal (Landmark) which is currently under review. Only one property on the street is zoned to permit vehicle repairs.

Provincial Policy Statement

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.

Staff will review the proposed development for consistency with the PPS.

Official Plan

The site is designated Employment Areas, which are places of business and economic activity. Uses that support this function include offices, manufacturing, warehousing, distribution, research and development facilities and retail outlets ancillary to these uses.

The site is also within an Employment District as identified on Map 2 of the Official Plan, which describes the main components of the urban structure of the City. Employment Districts are to be protected and promoted to maintain and grow the City's tax base, expand employment clusters that are key to the City's competitive advantage, and sustain good employment opportunities for Torontonians.

Vehicle sales are permitted only as an ancillary use to a principal employment/business use on the site. In this instance auto sales would be ancillary to the vehicle service and repair uses provided for by the Official Plan.

Vehicle repair uses, rather than being limited to specified geographic locations within the Employment Area, are subject to development criteria specified by the Official Plan. The goal of these criteria is to maintain the competitiveness and appearance of the Employment Area.

The Plan's built form policies call for development to mitigate the effects of noise, vibration, dust, odours or particulate matter that would be detrimental to other businesses. Front and flanking yards are to be landscaped to create an attractive streetscape and screen any parking and service areas. Outside storage and processing is to be limited in extent and well screened by fencing and landscaping from adjacent streets.

Zoning

The site is zoned General Industrial Uses (MG) and Vehicle Service Garages (VS), similar to all other properties on Select Avenue. One other property, east of State Crown Boulevard, is zoned to permit a Vehicle Repair Garage.

Site Plan Control

The site is not subject to site plan control.

Reasons for the Application

The application is to amend the zoning by-law because vehicle sales and repairs (auto body repairs and painting) are not permitted by the zoning by-law. Vehicle parking and storage is not permitted in the street yards.

COMMENTS

Issues to be Resolved

The principal issues in this application are the compatibility of the proposed vehicle sales and repair land uses with existing employment uses and the impact on the streetscape of the employment area if the street yards are dedicated to merchandizing and storing vehicles rather than landscaping.

Vehicle sales ancillary to the main employment use are provided for in Employment Areas of the Official Plan. Vehicle repairs are also provided but are subject to meeting the Plan's development criteria relating to landscaping and the control of emissions. Although the repair and sales uses are provided for in the Plan, Council is not compelled to zone for them if the Plan's development criteria are not met and the quality of the Employment District is not adequately protected.

The property has a high profile corner location with a good building and has the potential to complement its surroundings. However, this will be impossible if there is no screening of the repair uses and landscaping of the street yards.

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

CONTACT

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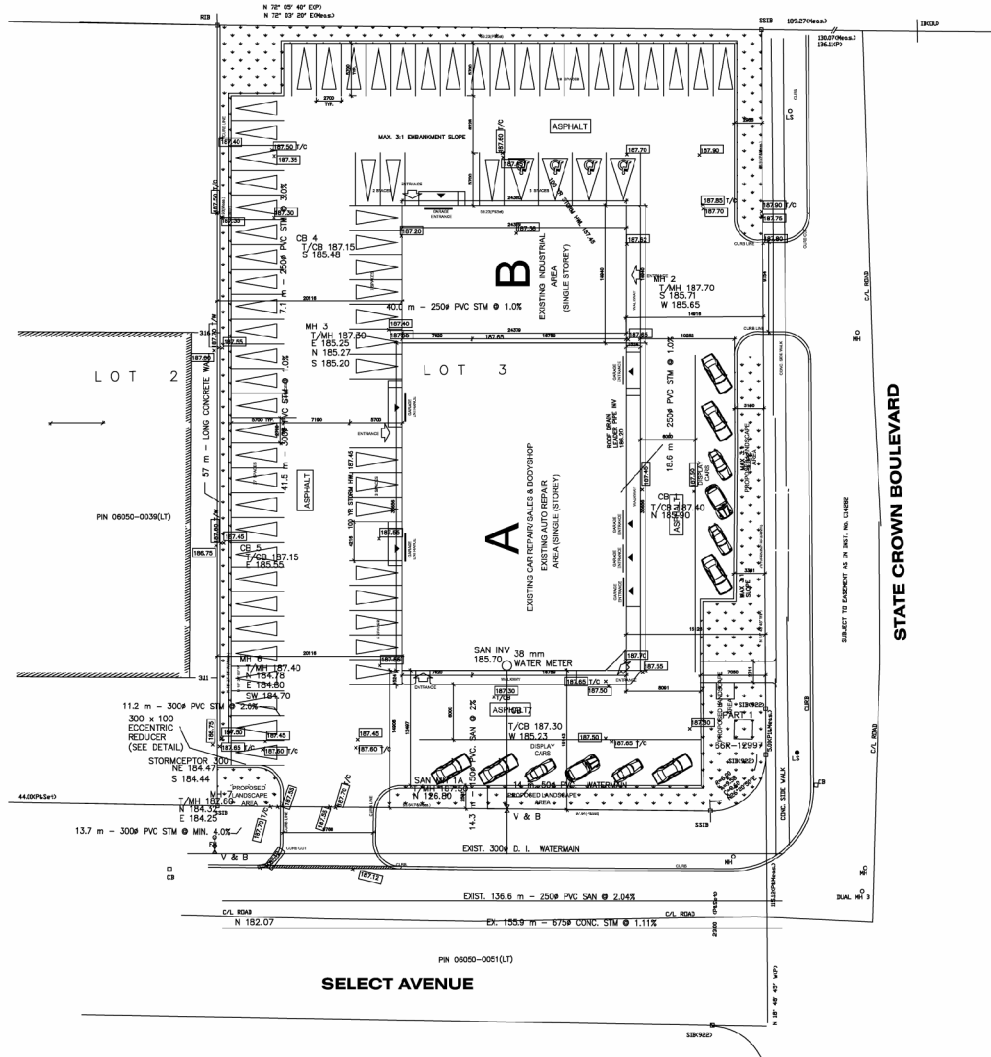
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

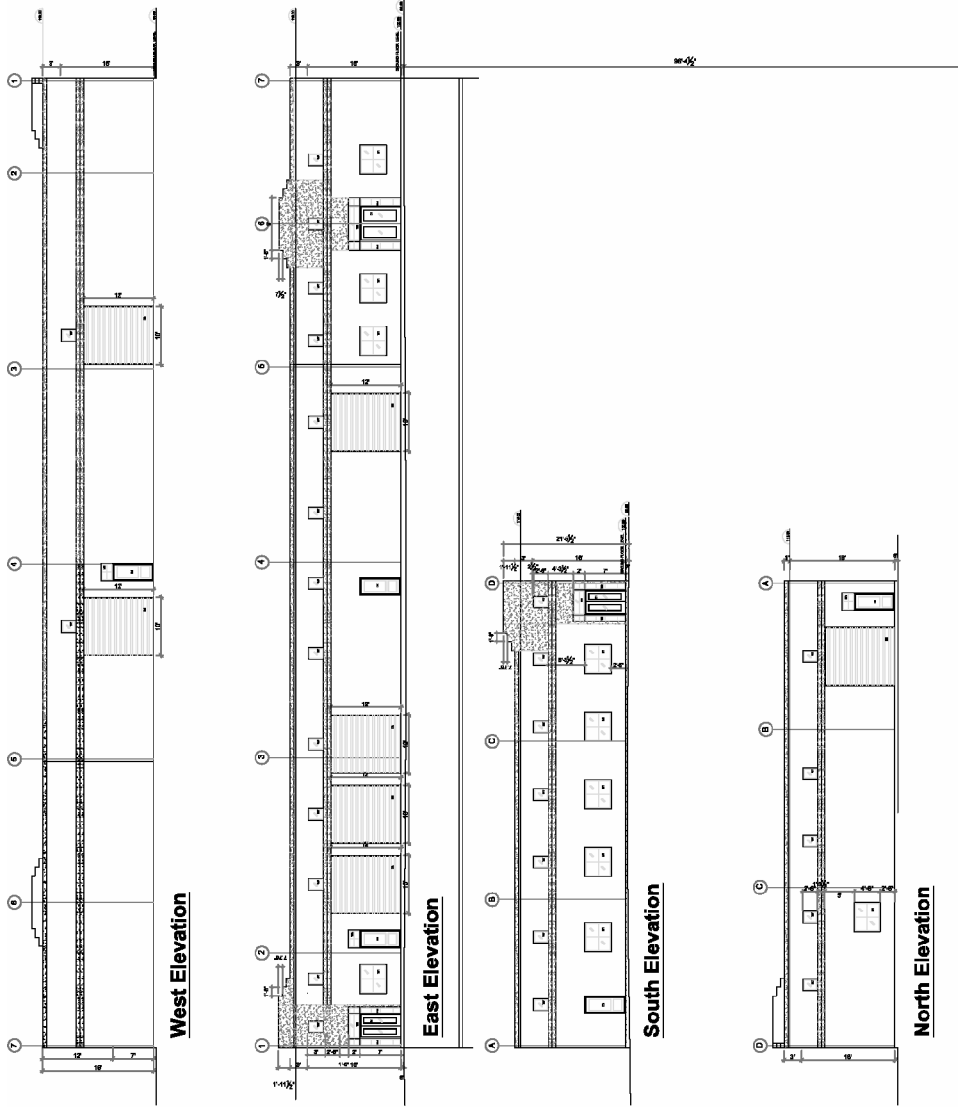
Applicant's Submitted Drawing

Not to Scale
08/09/07

96 State Crown Boulevard

File # 06-122117

Attachment 2: Elevations



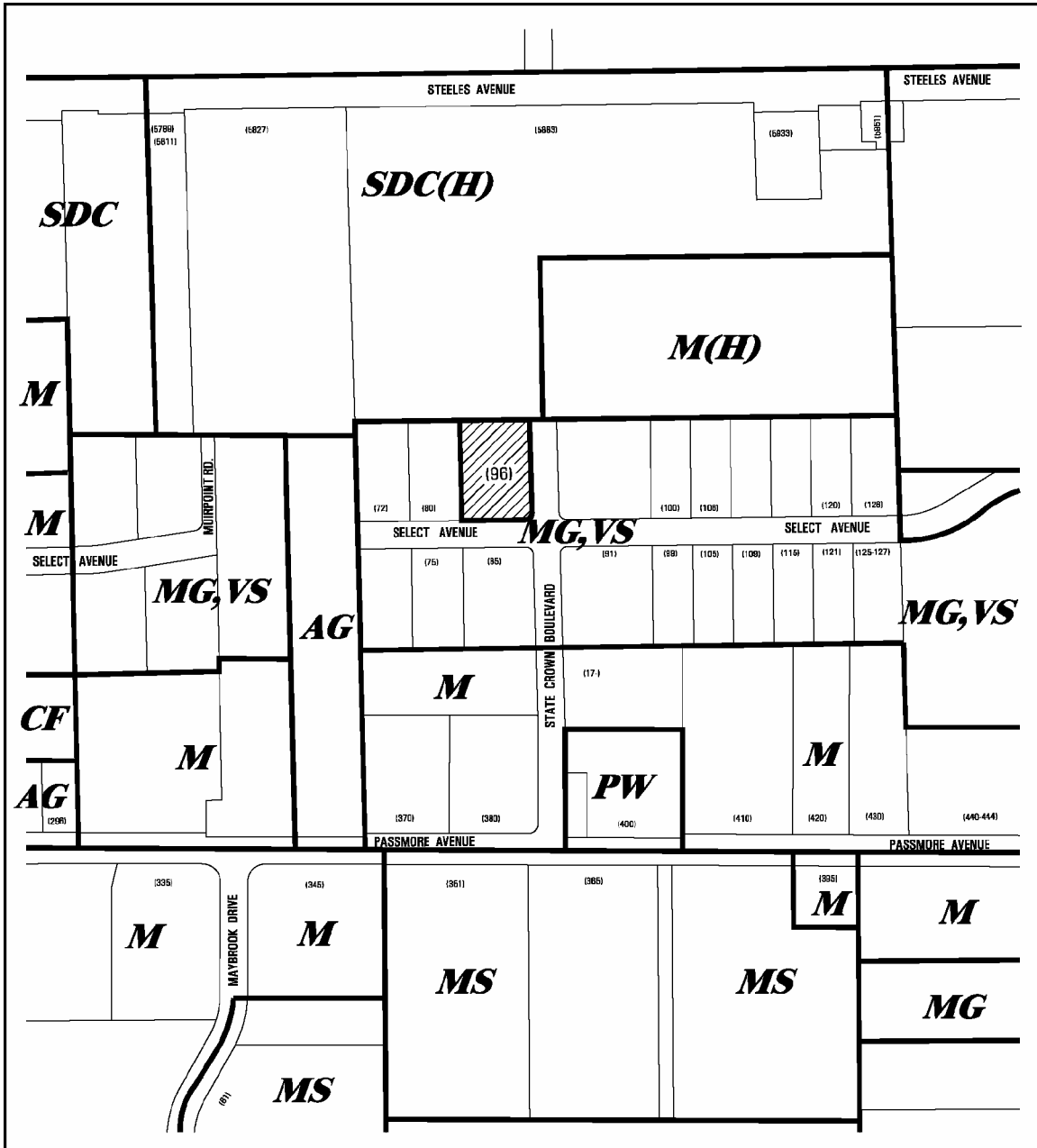
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File # 06-122117

Elevation Plans
Applicant's Submitted Drawing

Not to Scale
8/14/07

Attachment 3: Zoning



96 State Crown Boulevard
File # 06-122117

- | | |
|-------------------------------------|---|
| AG AGRICULTURAL ZONE | PW PLACES OF WORSHIP ZONE |
| CF COMMUNITY FACILITIES ZONE | SDC SPECIAL DISTRICT COMMERCIAL ZONE |
| M INDUSTRIAL ZONE | VS VEHICLE SERVICE ZONE |
| MG GENERAL INDUSTRIAL ZONE | (H) HOLDING PROVISION |
| MS SPECIAL INDUSTRIAL ZONE | |

Tepscott Employment District
Not to Scale
08/09/07



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	06 122117 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	March 31, 2006

Municipal Address: 96 STATE CROWN BLVD, TORONTO ON

Location Description: PL M1996 LT3 **GRID E4104

Project Description: The proposal is to add vehicle repair (auto body and painting) and vehicle sales to the existing vehicle service uses. It is also to allow parking or display of vehicles in street yards, and within 5 metres of the street lines, in an area restricted to landscaping

Applicant:	Agent:	Architect:	Owner:
CANTAM GROUP LTD.			1606217 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Employment Uses	Site Specific Provision:
Zoning:	MG & VS	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	5046.45	Height:	Storeys:	1
Frontage (m):	59.64		Metres:	6.5
Depth (m):	78.91			
Total Ground Floor Area (sq. m):	1230.91			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	65
Total Non-Residential GFA (sq. m):	1230.91		Loading Docks	0
Total GFA (sq. m):	1230.91			
Lot Coverage Ratio (%):	24.39			
Floor Space Index:	0.24			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	369.3	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	861.7	0
Total Units:	0			

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