

**8833 Sheppard Avenue East – Zoning Application – Preliminary Report**

<b>Date:</b>	September 14, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	File No. 07 247851 ESC 44 OZ

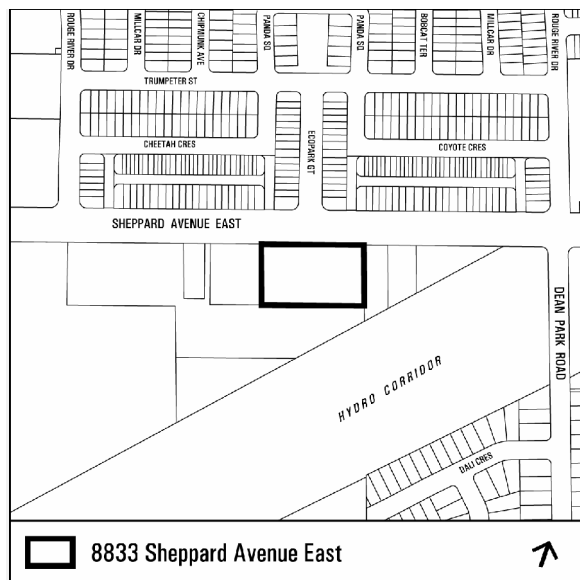
**SUMMARY**

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 seeks an amendment to the zoning by-law to lift a Holding Provision (H) and to permit a car wash and retail uses.

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**

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### **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.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes commercial uses on this property consisting of an automatic and coin car wash and a small retail plaza, for a total ground floor area of 1 590 square metres (17,114 square feet). The retail building is set at the rear of the site and the car wash along the east side. A consent application has also been submitted to sever the property in two, with both parcels sharing a single access to Sheppard Avenue, opposite Ecopark Gate.

### **Site and Surrounding Area**

The site is 0.71 hectares (1.75 acres) in size, with a frontage of 109 metres (358 feet) on Sheppard Avenue and a depth of 65 metres (213 feet). The site is vacant and slopes gently to the south and south-west.

On the north side of Sheppard Avenue are street townhouses, part of the recent Mattamy redevelopment of the former McAsphalt property. The lands immediately south are vacant and further to the south is a Hydro One transmission corridor. A house-form building to the east has a sign indicating that it is used as a place of worship; it has a paved parking lot occupying the entire rear yard. The next two properties to the east are a motor repair business and a garden centre. To the west of the site are an automobile service garage and a house.

### **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.

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 site is designated Mixed Use Areas, providing for a broad range of commercial, residential, institutional and open space uses.

### **Zoning**

The site is zoned Industrial and is subject to a Holding Provision (H). The Holding Provision affects lands south of Sheppard Avenue, north of the Hydro One corridor and east of development on Conlins Road. Removal of the Holding Provision by Council can only be done when Council is satisfied that the provisions of the Rouge Employment District Secondary Plan have been met.

Demonstrating that municipal water, storm and sanitary sewers are adequate to serve proposed development is the most relevant of the criteria set out in the Secondary Plan for amendments to repeal Holding provisions.

### **Site Plan Control**

The site is subject to site plan control. No application has been submitted.

### **Tree Preservation**

The only significant concentration of trees, a large grouping of Manitoba maples, is in the south-west corner of the site. There are some conifers at the street line and a small row of basswood to the southeast of the property.

An arborist's report and applications for tree removal have been submitted.

### **Reasons for the Application**

Commercial uses are not permitted by the zoning by-law. The Holding Provision precludes development while it remains in effect.

## **COMMENTS**

### **Issues to be Resolved**

The compatibility of the proposed uses on the subject site, particularly the car wash, with existing residential uses will be assessed.

The proposed site plan layout illustrates most of the building mass located at the rear of the site. The City's Built Form policies as set out in Section 3.1.2 of the Official Plan promote an urban streetscape, with stores near the street line, to complement the street-facing townhouses on the north side of Sheppard Avenue.

The relationship between the site plan layout and the proposed division of the lands will have to be assessed. Preliminary review of the concept plan indicates that the retail building lacks both vehicular and pedestrian access to the rear and sides of the building. This would necessitate loading and access to garbage storage and utility rooms to be through the front of the building.

Servicing issues have proved to be a very significant impediment to development of properties in this area in the past. Sewer and water service will have to be brought from the north side of the Sheppard Avenue right-of-way. These issues will have to be resolved to the satisfaction of Technical Services and may require a comprehensive servicing study by the applicant's consultants. The future pattern of development for all of the land between Sheppard Avenue and the Hydro One corridor will have to be considered comprehensively.

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.

### **Conclusions**

A community consultation meeting will be scheduled for the fourth quarter of 2007. All issues raised will be addressed prior to the scheduling of the statutory Public Meeting at Community Council.

**CONTACT**

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**SIGNATURE**

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Allen Appleby, Director  
Community Planning, Scarborough District

**ATTACHMENTS**

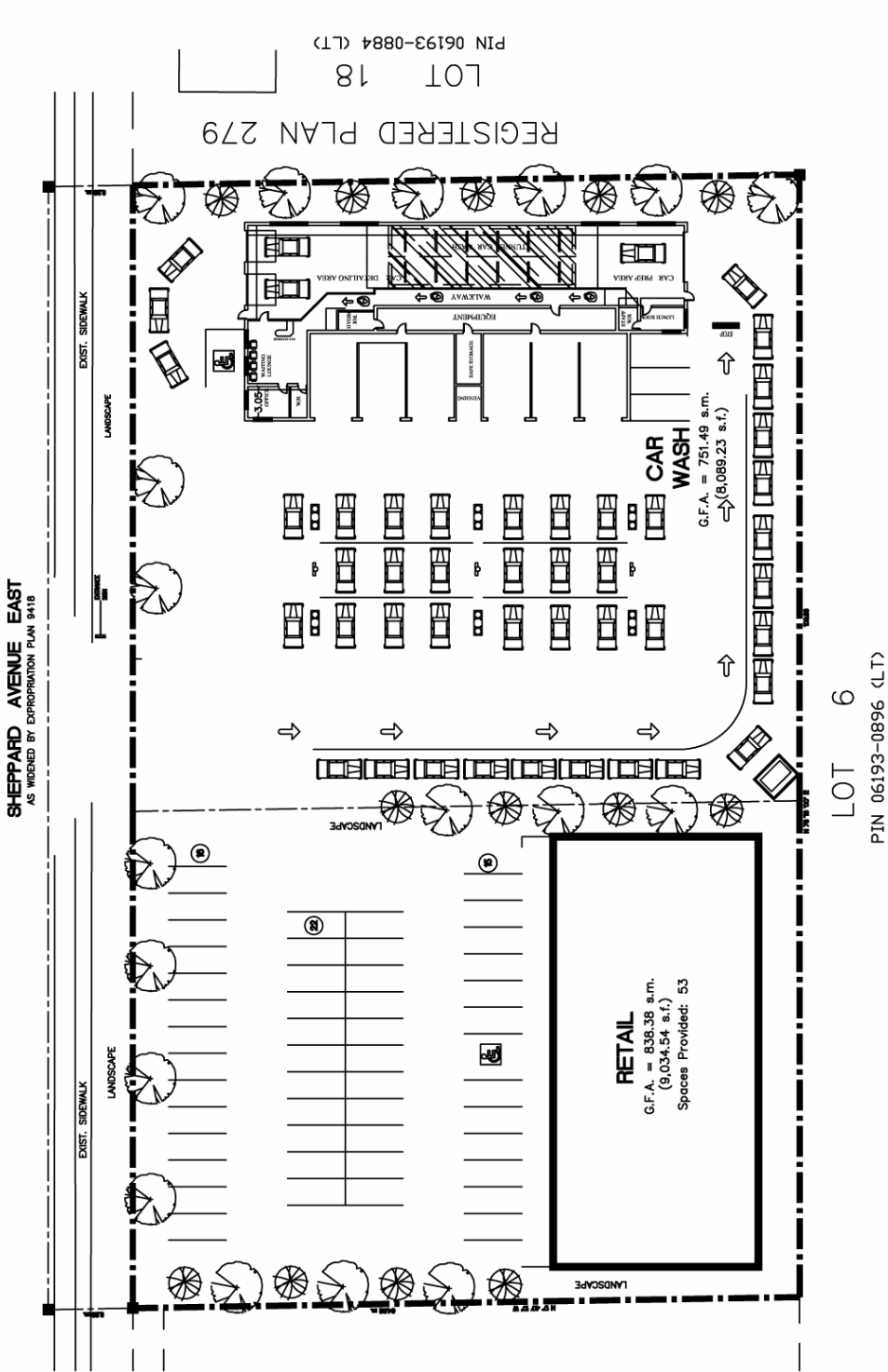
Attachment 1: Site Plan

Attachment 2: Elevations (as provided by applicant)

Attachment 3: Zoning

Application 4: Application Data Sheet

Attachment 1: Site Plan



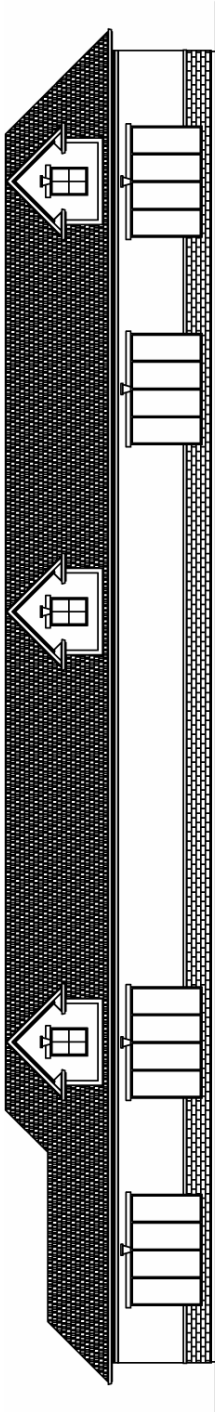
8833 Sheppard Avenue East

Site Plan  
 Applicant's Submitted Drawing

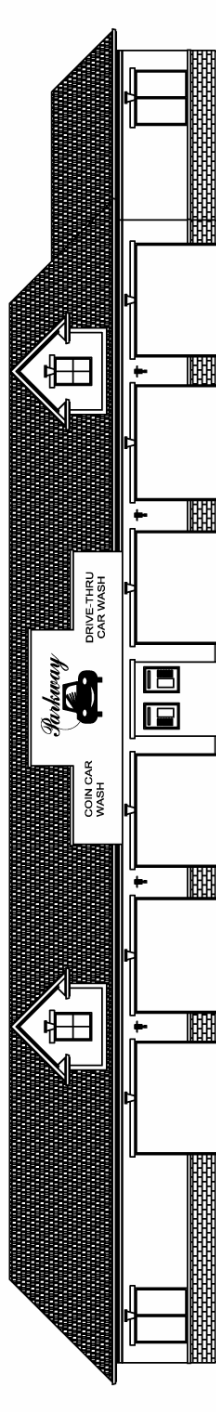
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Not to Scale  
 08/08/07

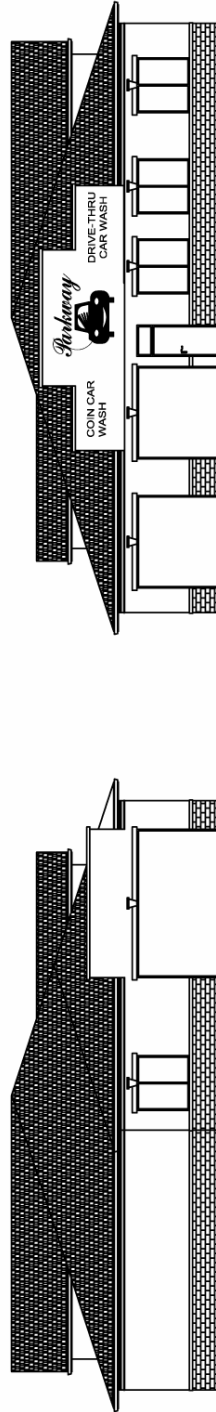
Attachment 2: Elevations



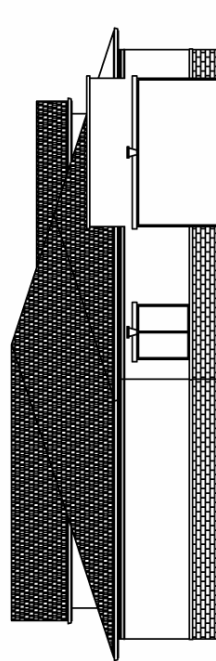
East Elevation



West Elevation



North Elevation



South Elevation

8833 Sheppard Avenue East

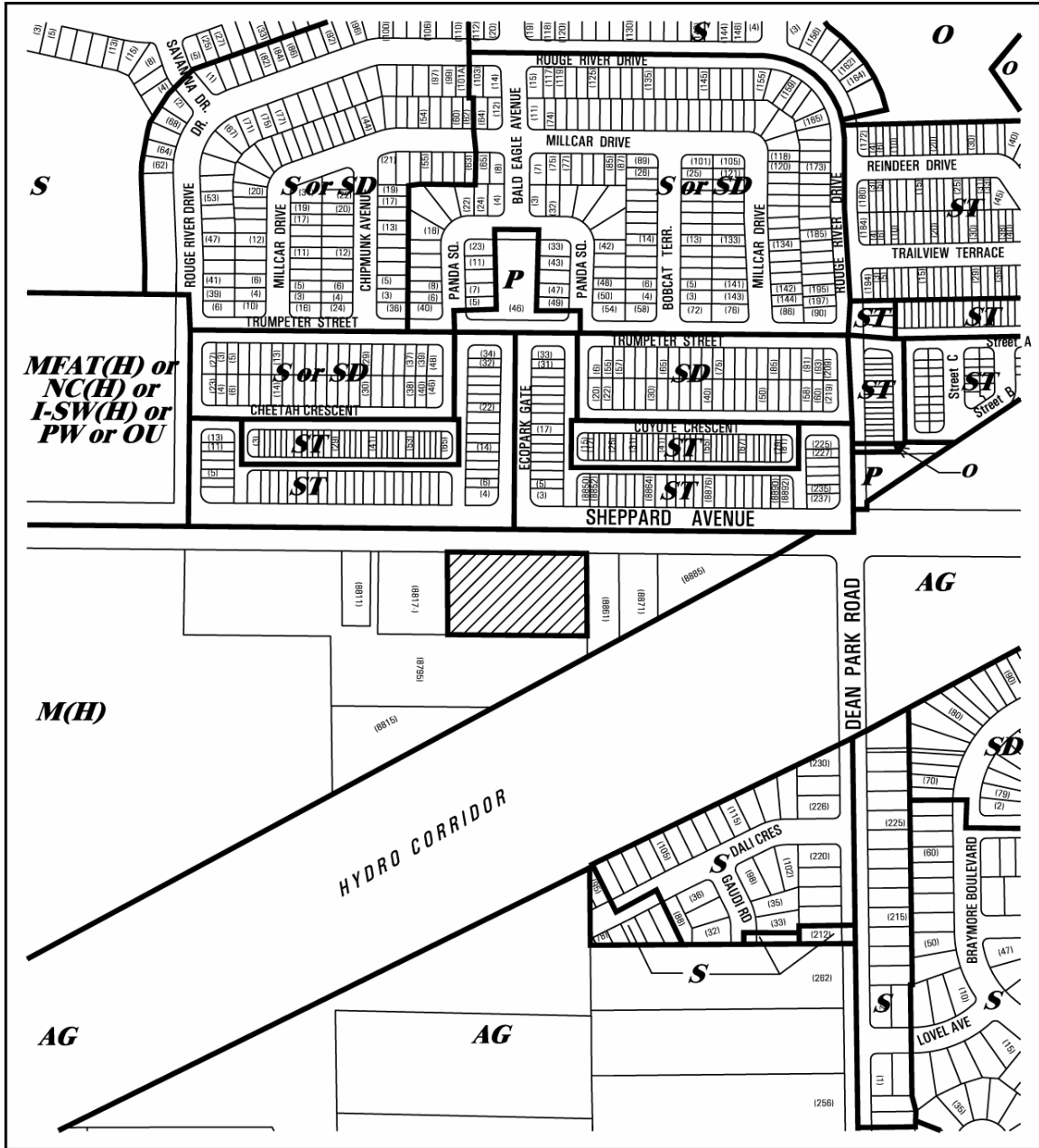
Elevation Plans

Applicant's Submitted Drawing

Not to Scale  
08/08/07

File # 07-247851 0Z

### Attachment 3: Zoning



**TORONTO** City Planning Division  
**Zoning**

8833 Sheppard Avenue East  
 File # 07-247851 0Z

<b>S</b> Single Family Residential	<b>PW</b> Placets of Worship	<b>P</b> Parks	Rouge Community & Employment Bylaws
<b>SD</b> Semi-Detached Residential	<b>NC</b> Neighbourhood Commercial	<b>O</b> Major Open Spaces	
<b>ST</b> Street Townhouse Residential	<b>OU</b> Office Uses	<b>AG</b> Agricultural Zone	Not to Scale 08/08/07
<b>MFAT</b> Multiple Family Apartment - Terrace Residential	<b>I-SW</b> Institutional - Social Welfare	<b>M(H)</b> Holding Provision	



### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 247851 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	July 26, 2007

Municipal Address: 8833 SHEPPARD AVENUE E, S/S, EAST OF CONLINS RD  
 Location Description: CON 2 PT LT7 \*\*GRID E4401  
 Project Description: Rezoning from industrial with holding provision to commercial use

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
LORELEI JONES			HONEYWOOD LAND CORPORATION

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	M(H)-Industrial	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m):	7097.9	Height:	Storeys:	1
Frontage (m):	109.4		Metres:	8.8
Depth (m):	64.9			
Total Ground Floor Area (sq. m):	1589.87			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	59
Total Non-Residential GFA (sq. m):	1589.87		Loading Docks	0
Total GFA (sq. m):	1589.87			
Lot Coverage Ratio (%):	22.4			
Floor Space Index:	0.22			

**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):	1589.87	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			

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