

**4577 – 4581 Steeles Avenue East – Rezoning Application
Preliminary Report**

Date:	April 17, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Ward:	Ward 39 – Scarborough-Agincourt
Reference Number:	08 116996 ESC 39 OZ

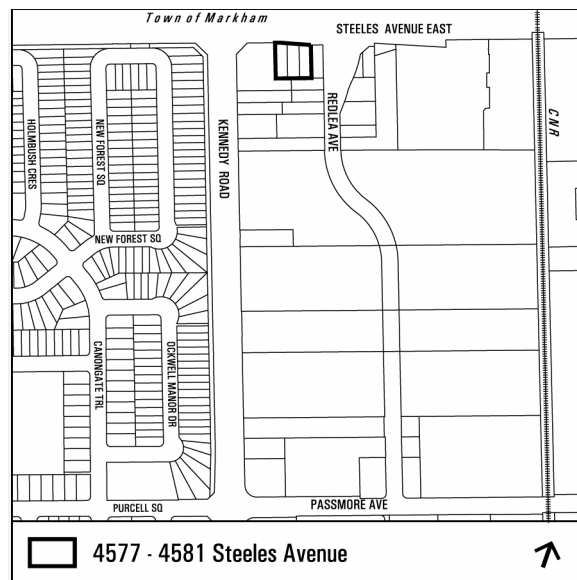
SUMMARY

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

The applicant proposes to rezone the lands at 4577 to 4581 Steeles Avenue East to permit an automated car wash and two commercial buildings.

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 will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information 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.

ISSUE BACKGROUND

Proposal

The current proposal contemplates developing the subject lands with an automated car wash, two commercial buildings and one, on-site accessory garbage structure.

The proposed two commercial buildings are oriented towards Steeles Avenue East and have a gross floor area of approximately 161 square metres (1,735 square feet) each. The combined gross floor area of the commercial buildings will be 322 square metres (3,470 square feet). The commercial buildings are proposed to be used for office and/or retail uses.

The proposed automated car wash building is to be located south of the commercial buildings and would have a gross floor area of approximately 219.5 square metres (2,363 square feet) including equipment and storage areas. The automated car wash is a full service conveyor wash approximately 26 metres (85 feet) in length. The site plan provides for 24 vehicle stacking spaces on-site as well as 15 parking spaces.

The accessory garbage structure is to be located at the south-west corner of the site and has a gross floor area of approximately 33 square metres (359 square feet). The site plan indicates a total gross floor area of 575 square metres (6,184 square feet) at a density of 0.22 times the area of the lot.

Site and Surrounding Area

The site is located at the southwest corner of Steeles Avenue East and Redlea Avenue and is approximately 0.26 hectares (0.66 acres) in area, having about 45 metres (148 feet) of frontage on Redlea Avenue with an average depth (flankage) of approximately 61

metres (200 feet) on Steeles Avenue East. The site is vacant, flat and treeless. Trees are planted in the boulevard along Steeles Avenue East.

- North: North of Steeles Avenue is the Town of Markham. Immediately across Steeles Avenue are the Pacific Mall, Market Village and Kennedy Corners with retail, commercial and restaurant uses.
- South: 1-storey vehicle repair shop.
- East: City-owned lands on the east and west side of Redlea Avenue and a 4-storey medical office building. Further east is the recently approved Splendid China Square retail-commercial mall development. South of the Splendid China Square mall is the Milliken GO Transit Station including parking facilities (completed August 2005).
- West: Petro Canada vehicle service station at the south-east corner of Steeles Avenue East and Kennedy Road.

Lands between Kennedy Road and Midland Avenue along the north and south side of Steeles Avenue East, are defined by a wide range of commercial and office uses. These commercial uses include plazas, large enclosed commercial malls, low-rise office buildings, financial institutions, a large format grocery store, business supply stores and automobile related services. East of Midland Avenue and west of Kennedy Road are stable residential areas comprised primarily of grade related housing forms. Industrial uses characterize the area further south of the site in the Milliken Employment District.

In July 2007, the Milliken Main Street Secondary Plan in the Town of Markham was approved. This secondary plan is bounded by Kennedy Road, Denison Street, Old Kennedy Road and Steeles Avenue East and allows for approximately 1,900 new residential units and about 55 740 square metres (600,000 square feet) of new commercial gross floor area.

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 by the Planning Act, 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 Toronto Official Plan designates the property as Employment Areas on Map 19, Land Use Plan which provides under Section 4.6.1 for uses such as office, 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.

Under Section 4.6.6 of the Official Plan, development is to 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 and providing landscaping on the front and any flanking yards to create an attractive streetscape.

The site is identified as an Employment District on Map 2, Urban Structure of the Official Plan. Section 2.2.4 “Employment Districts: Supporting Business and Employment Growth” Policy 1, of the Official Plan identifies the need to protect and promote these areas for economic activity in order to: maintain and grow the City’s tax base; attract new and expand existing employment clusters that are key to Toronto’s competitive advantage; develop quality Employment Districts that are global and nurture Toronto’s diverse economic base; provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile.

Site Specific Policies #104 and #133 are applicable to the subject lands. Site Specific Policy #104 permits the following additional uses: business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship.

Site Specific Policy #133 permits retail and service uses, including stand-alone retail stores and/or ‘power centres’.

Staff will review the proposed development for conformity with the official plan designation and applicable official plan policies.

Zoning

The subject lands are zoned Industrial District Commercial (“MDC”) and Industrial (“M”) in the Milliken Employment District Zoning By-law. Permitted uses in the Industrial Commercial Zone include: day nurseries, financial institutions, office, places of worship, restaurants, vehicle repair garages, vehicle sales operations, vehicle service garages and vehicle service stations. The gross floor area of all buildings plus the area of all basement storage shall not exceed 0.40 times the area of the lot for uses permitted in the Industrial Commercial Zone in the Milliken Employment District Zoning By-law.

Permitted uses in the Industrial Zone include: day nurseries, educational and training facility uses, industrial uses, offices, excluding medical and dental offices, places of worship and recreational uses. The gross floor area of all buildings plus the area of all

basement storage shall not exceed 0.50 times the area of the lot for uses permitted in the Industrial Zone in the Milliken Employment District Zoning By-law.

Site Plan Control

The subject lands are under site plan control. The applicant will be submitting a site plan control application.

Tree Preservation

The applicant has submitted a tree inventory plan which will be reviewed by Forestry staff.

Heritage Preservation

As parts of the subject lands are not developed with buildings, an archaeological study may be required. The applicant has been advised and if necessary, will be retaining an archaeologist to carry out an assessment of the lands which will be circulated to the appropriate commenting agencies for their review.

Reasons for the Application

The subject lands would need to be rezoned in order to permit retail uses and an automatic car wash. Amendments to the zoning by-law are also required to address the proposed parking space deficiency and rear and side yard reductions.

COMMENTS

Issues to be Resolved

The applicant proposes to rezone the subject lands to permit retail uses and one automatic car wash facility.

Issues regarding land use, traffic, on-site parking, pedestrian/vehicular connections, stormwater management, servicing and appropriateness will require examination by staff.

Staff will examine the appropriateness of the proposed uses at this location. The proposed land uses may have a traffic impact on the operations of surrounding businesses and existing road network. During the review of this application, staff will examine whether or not any negative impacts will result from the introduction of these additional uses, in the context of development applications in the area including the Town of Markham. A traffic impact study has been submitted and will be examined by staff.

The submitted site plan provides for 15 parking spaces whereas a minimum of 17 parking spaces are required assuming the commercial buildings are used for retail/office uses. Restaurant uses, although permitted, will result in further reductions in required parking should this use be contemplated. The current parking standards for this type of development will be reviewed to ensure adequate parking is provided and no negative impacts result.

Built Form policies of the Official Plan must also be addressed. This development will need to respect and improve upon the character of the surrounding area. Main building entrances will need to be located so that they are clearly visible and directly accessible from the public sidewalk on Steeles Avenue East. The development will need to locate and organize vehicular parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of both Steeles Avenue East and Redlea Avenue.

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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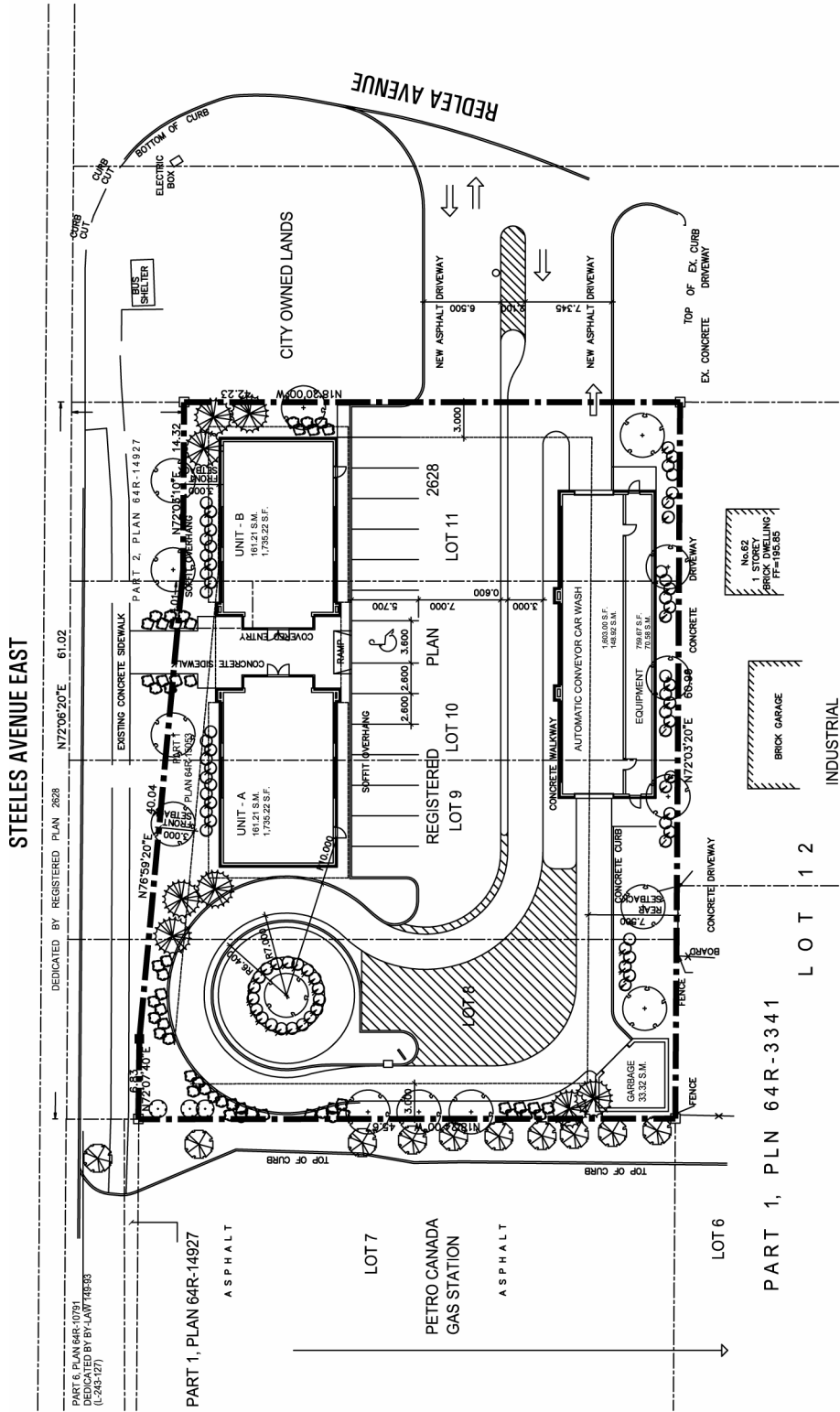
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – Commercial Buildings (as provided by applicant)
Attachment 3: Elevations - Car Wash (as provided by applicant)
Attachment 4: Zoning
Attachment 5: Application Data Sheet

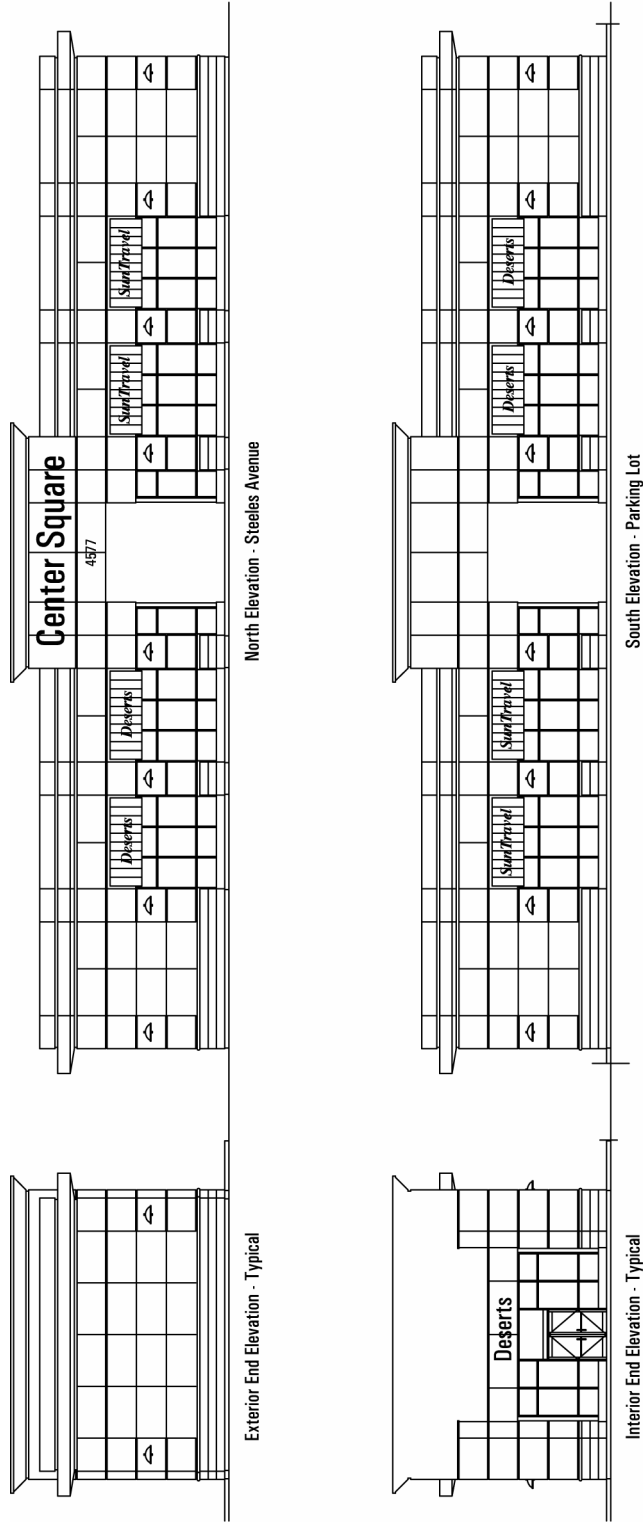
Attachment 1: Site Plan



Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 04/01/08

4577-4581 Steeles Avenue East
 File # 08-116996 0Z

Attachment 2: Elevations – Commercial Building



4577-4581 Steeles Avenue East

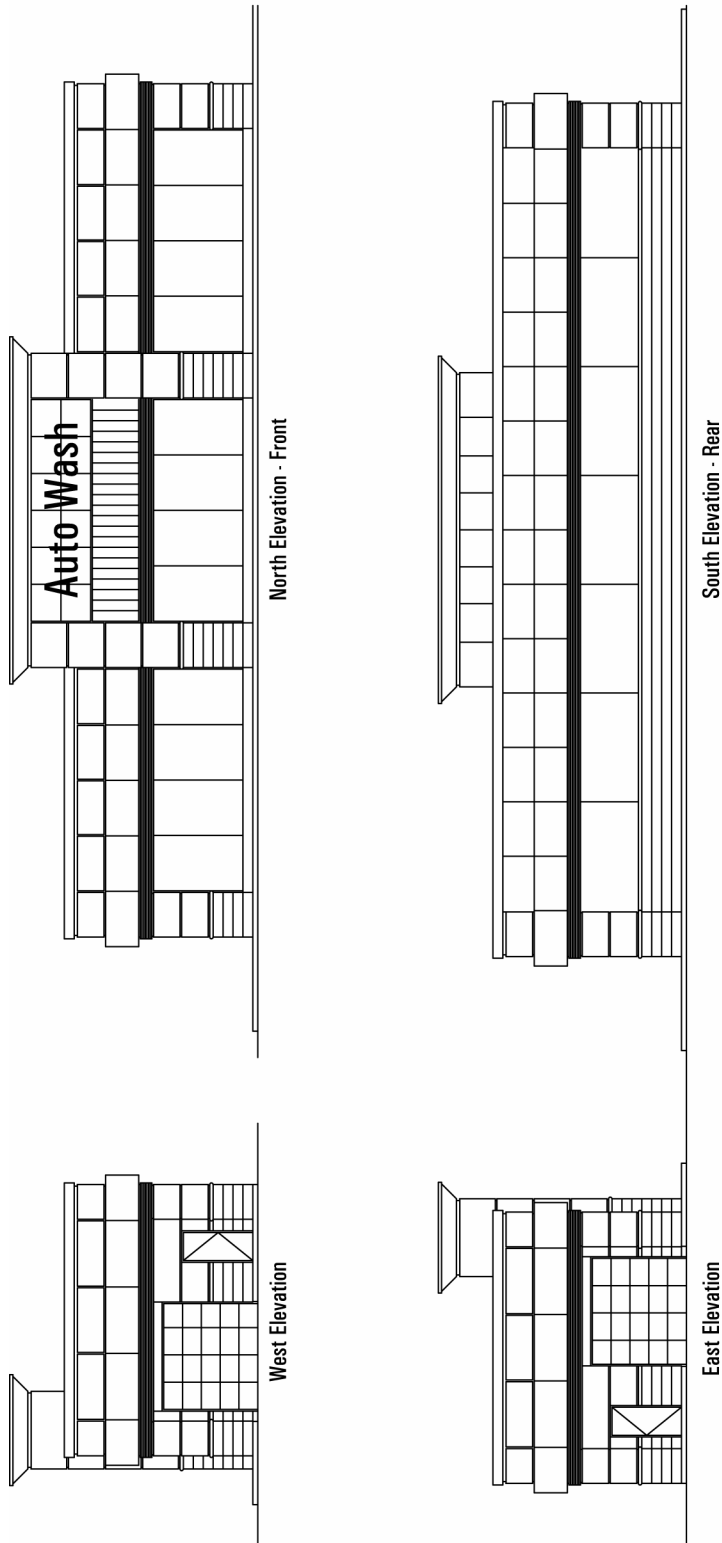
Elevation Plans - Car Wash

Applicant's Submitted Drawing

Not to Scale
04/01/08

File # 08-116996 0Z

Attachment 3: Elevations – Car Wash



4577-4581 Steeles Avenue East

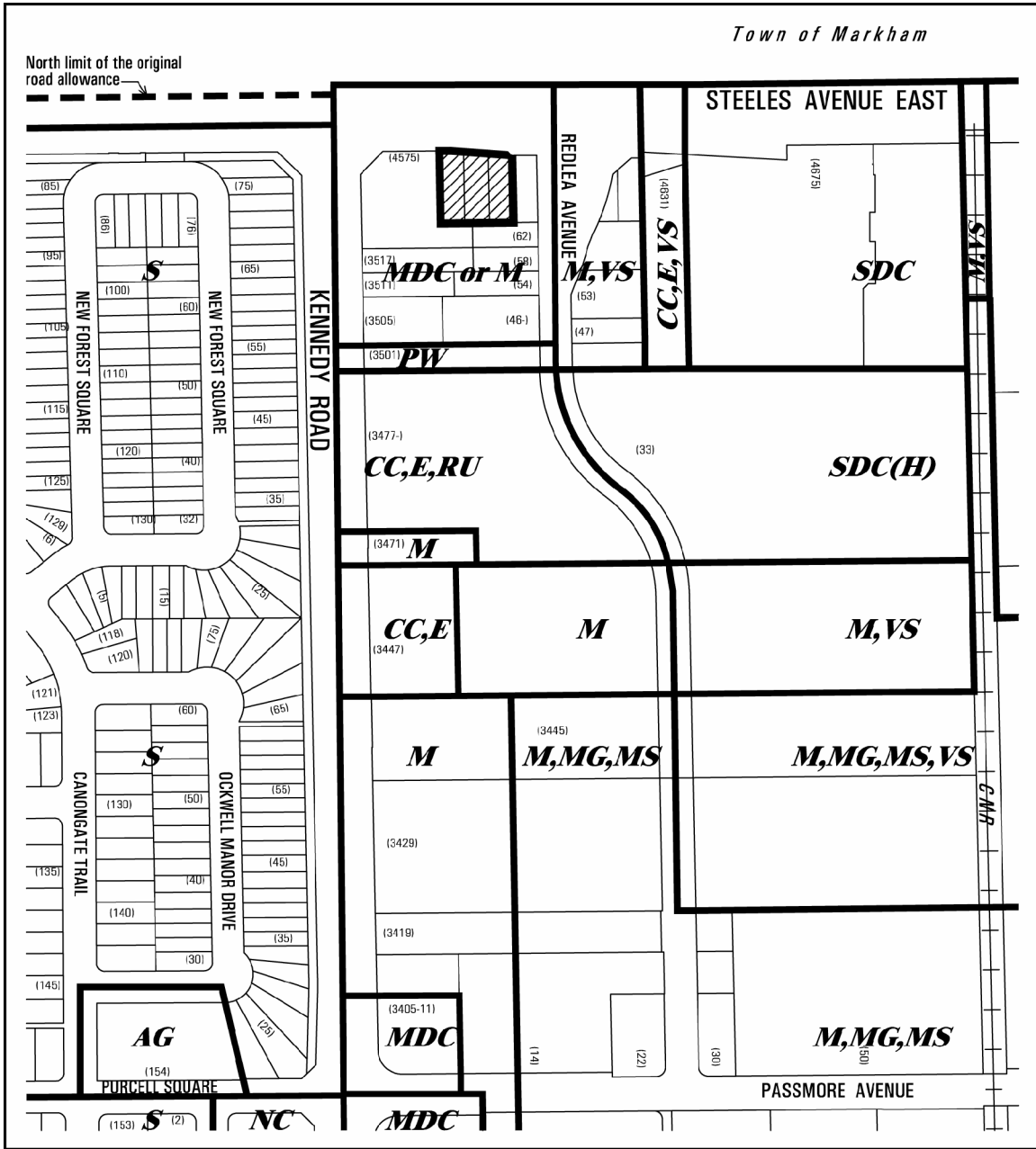
Elevation Plans - Car Wash

Applicant's Submitted Drawing

Not to Scale
04/07/08

File # 08-116996 0Z

Attachment 4: Zoning



TORONTO City Planning Division
Zoning

4577-4581 Steeles Avenue East
 File # 08-116996 0Z

<p>S Single-Family Residential NC Neighbourhood Commercial CC Community Commercial Zone E Employment Zone ME Mixed Employment Zone</p>	<p>PW Places of Worship Zone RU Recreational Zone AG Agricultural Uses VS Vehicle Service Zone (H) Holding Provision</p>	<p>M Industrial Zone MDC Industrial District Commercial Zone MG General Industrial Zone MS Special Industrial Zone SDC Special District Commercial</p>
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Milliken Emp./Steeles Corn. Bylaws
 Not to Scale
 04/02/08

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 116996 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	March 6, 2008

Municipal Address: 4577-4581 Steeles Avenue East
 Location Description: PL 2628 PT LT8 VACANT LAND **GRID E3903
 Project Description: Permit an automated car wash, a commercial building with 2 retail/service commercial units.

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC ASSOCIATES LTD. ROBERT A. DRAGICEVIC			VALLEYMEDE BUILDING AMA CORP.

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	MDC and M	Exceptions #104 & #133	
Height Limit (m):		Historical Status:	
		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2656.5	Height:	Storeys:	1	
Frontage (m):	61.19		Metres:	7.87	
Depth (m):	0				
Total Ground Floor Area (sq. m):	575.24				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	15	
Total Non-Residential GFA (sq. m):	575.24		Loading Docks	0	
Total GFA (sq. m):	575.24				
Lot Coverage Ratio (%):	21.66				
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):	322	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	219.50	0
3 + Bedroom:	0	Other GFA (sq. m):	33.7	0
Total Units:	0			

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