

**3101 Kennedy Road- Rezoning Application - Preliminary Report**

<b>Date:</b>	June 12, 2008
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 39 – Scarborough-Agincourt
<b>Reference Number:</b>	08 147003 ESC 39 OZ

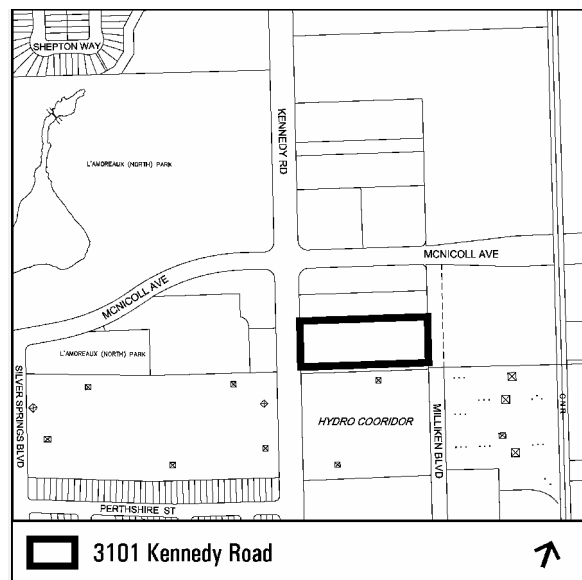
**SUMMARY**

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.

The applicant proposes to construct 3 separate 1 and 2 storey buildings containing various commercial uses including restaurants, personal service stores and medical offices, with 232 parking spaces at grade at 3101 Kennedy 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**

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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**

On April 14, 2008 Gatzios Planning & Development Consultants Inc., on behalf of Scrollion Developments Inc. applied for a zoning by-law amendment to construct 3, 1 and 2 storey buildings containing commercial units. The applicant has not yet identified the specific businesses that will locate within the development.

The proposed total gross floor area is 4,833.7 square metres (52,031.2 sq.ft.) or 0.36 times the area of the lot and the proposed height is 5 to 8 metres. A total of 232 parking spaces located at grade are proposed. See Attachment 3: Application Data Sheet.

### **Site and Surrounding Area**

The 13,599 square metre (3.36 acres) site is located on the east side of Kennedy Road, just south of McNicoll Avenue. The site also abuts the proposed future extension of Milliken Boulevard to the east, which will allow future points of access and egress. The site is currently vacant with only sparse vegetation located predominantly along the edges of the property.

The surrounding uses are as follows:

North: 1 and 2 storey industrial buildings

South: hydro corridor

East: directly abutting proposed future extension of Millken Boulevard, with vacant industrial lands further east.

West: 12 storey residential building

## **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 Official Plan designates the site "Employment Areas", and permits such uses 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.

The site is identified as an Employment District on Map 2 Urban Structure. Policy 1 of the Employment District identifies the need to protect and promote these areas for economic activity in order to 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.

Employment Districts will be enhanced to ensure they are attractive and function well, through actions such as: permitting a broad array of economic activity and facilitates firms with functional linkages to locate in close proximity to one another; investing in key infrastructure or facility investment through special tools, programs or partnerships in order to promote the distinctive character or specialized function of a District to attract firms within a particular targeted cluster of economic activity.

In addition to the general policies of the Official Plan, Site and Area Specific Policy No. 104 states that: "Business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship are permitted."

## **Zoning**

The subject site is located within 2 zoning categories, the front portion being an Industrial Zone (M), permitting 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 is restricted to 0.5 times the area of the lot.

Exception #202 which also relates to the front portion of the site prohibits non-accessory ground signs (excluding market place signs) and wall signs which are non-accessory.

The rear portion of the site is zoned Industrial (M), General Industrial (MG), and Special Industrial (MS), which permits the same uses as the Industrial zone above plus Open Storage and Special Industrial Uses. As above, the gross floor area of all buildings are restricted to 0.5 times the area of the lot.

### **Site Plan Control**

The proposed development is subject to site plan control. An application for site plan approval has not yet been submitted, but will be required.

### **Tree Preservation**

The site is subject to the City's Tree Preservation By-law. The applicant has submitted a tree inventory plan which will be reviewed by Forestry staff.

### **Reasons for the Application**

The zoning on the lands municipally known as 3101 Kennedy Road would need to be rezoned in order to permit additional uses including restaurants, personal service stores, retail stores and medical offices. Amendments to the zoning by-law will be required with regard to density, side, front and rear yard setbacks, and a reduction of required parking spaces for restaurant uses.

## **COMMENTS**

### **Issues to be Resolved**

#### **Land Use**

The applicant proposes to amend the zoning by-law to allow additional uses including retail stores and restaurants. In light of the applicant providing insufficient detail in terms of the specific users of the site, further information will be required for review to ensure that the proposal conforms to the Official Plan. Once additional information is provided clearly indicating types/size/employment uses proposed, a determination of conformity to the Official Plan will be made.

#### **Siting**

The current siting of the buildings seems to provide insufficient setbacks along the north, south and east property lines. A determination of the most appropriate building locations, taking into account front, side and rear yard setback requirements, existing vegetation, potential landscaping and possible future roadways abutting the rear of the site, will require further review.

### **Access and Parking**

The proposed development will gain access to parking from Kennedy Road. The impacts of the possible future extension of the Milliken Blvd/Redlea Ave, abutting the rear of the site will require further review. The adequacy of the number of parking spaces and the appropriateness of the driveway location will be determined upon further review.

### **Other Issues**

Staff have encouraged the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006, and the Design Guidelines for “Greening” Surface Parking Lots.

### **Further Information Required**

Additional information regarding the nature, type and sizes of the various uses proposed is required to determine conformity to the Official Plan.

A site plan control application will be required to address issues including but not limited to: access, traffic, building placement and built form as well as site circulation and storm water management issues.

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

### **CONTACT**

Michael Mestyan, Senior Planner  
Tel. No. 416-396-7026  
Fax No. 416-396-4265  
E-mail: mmestyan@toronto.ca

### **SIGNATURE**

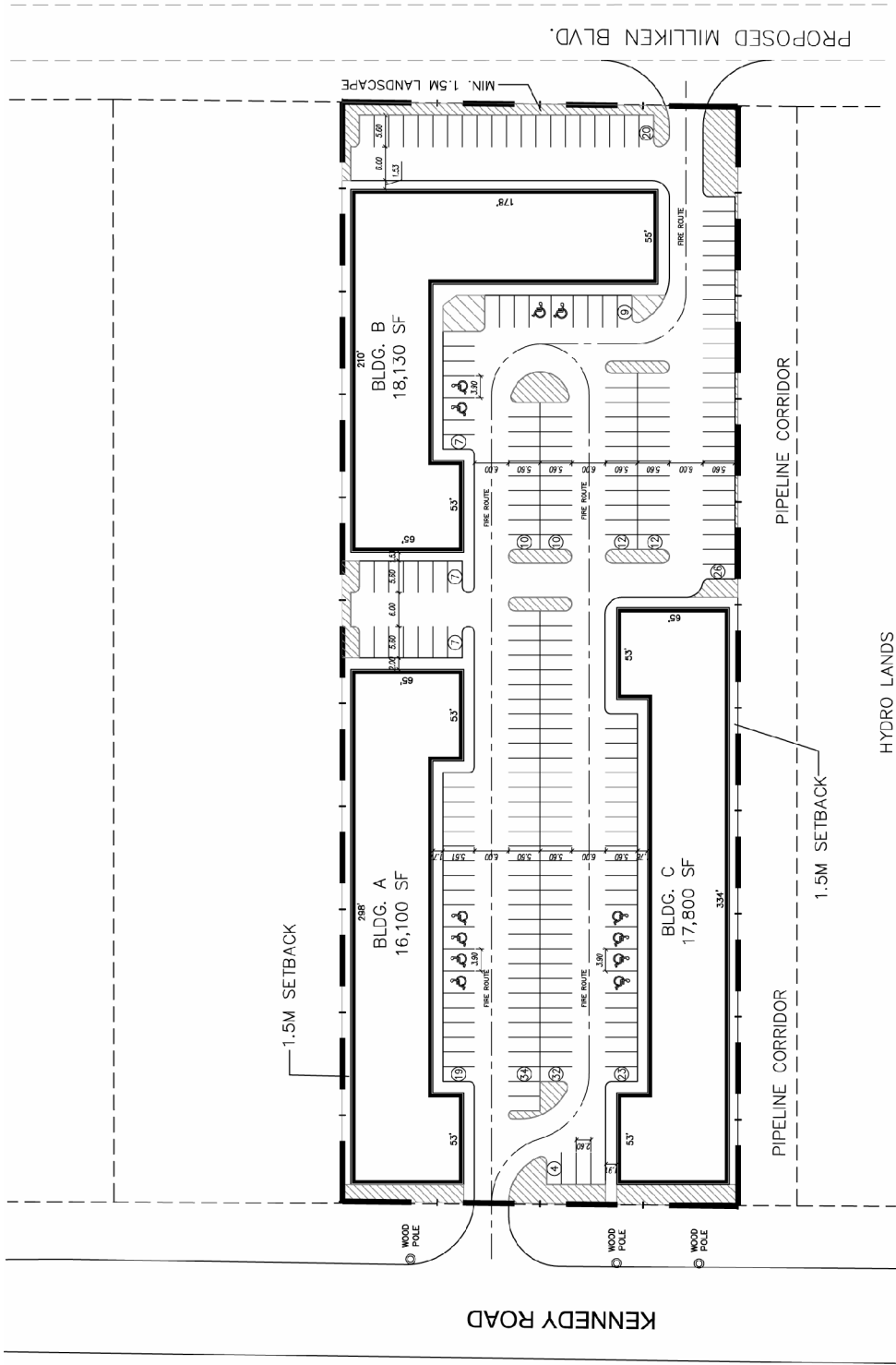
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Allen Appleby, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

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

**Attachment 1: Site Plan**



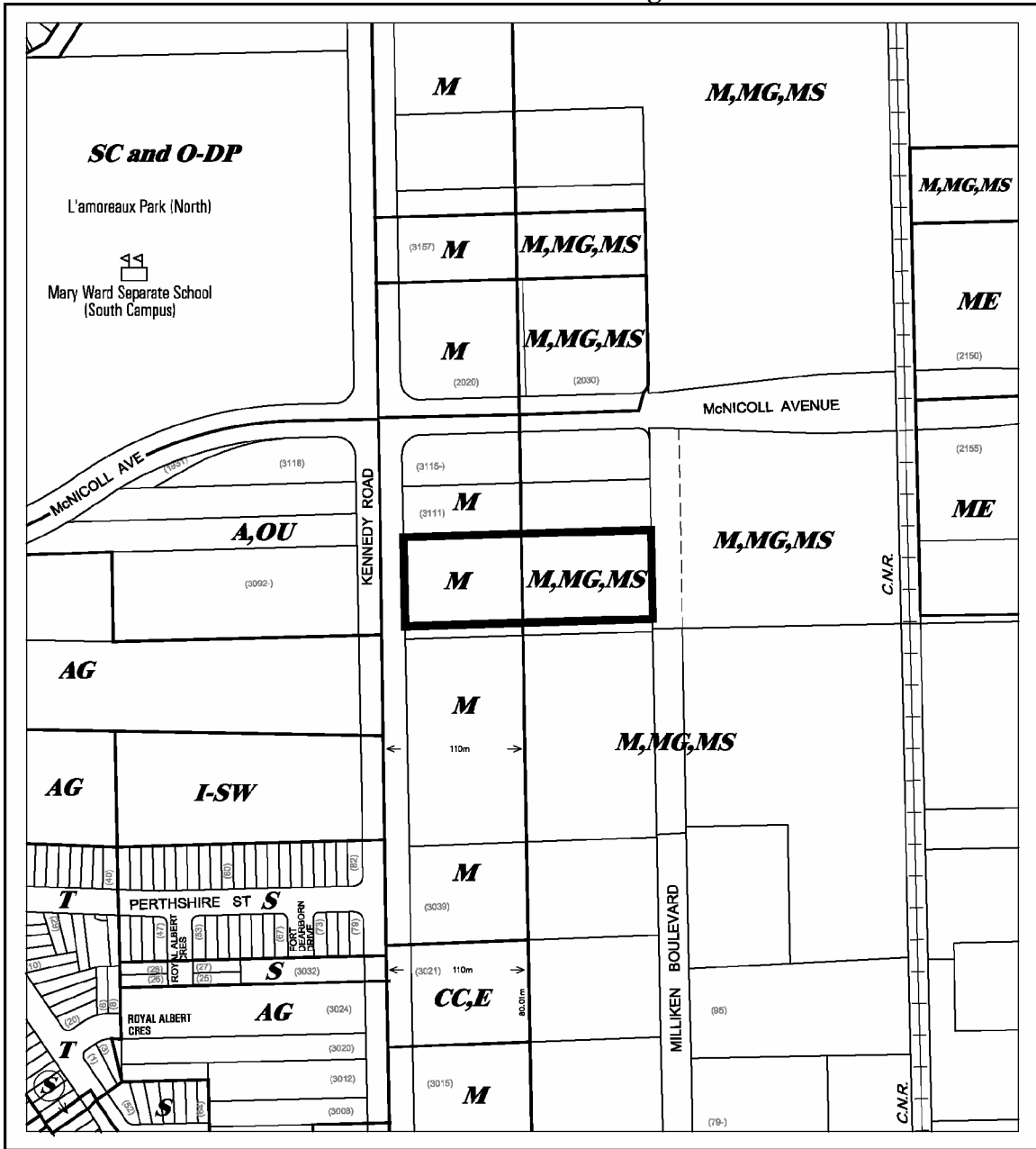
**3101 Kennedy Road**

**Site Plan**  
 Applicant's Submitted Drawing

File # 08-147003 OZ

Not to Scale  
 06/03/08

## Attachment 2: Zoning



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

**3101 Kennedy Road**  
File # 08-147003 OZ

<b>M</b> Industrial Zone	<b>E</b> Employment Zone	<b>AG</b> Agricultural Uses	<b>SC</b> School		
<b>ME</b> Mixed Employment Zone	<b>CC</b> Community Commercial Zone	<b>OU</b> Office Uses			Milliken Employment District
<b>MG</b> General Industrial Zone	<b>S</b> Single-family Residential	<b>I-SW</b> Institutional - Social Welfare			Not to Scale
<b>MS</b> Special Industrial Zone	<b>T</b> Two-family Residential	<b>O-DP</b> Open Space District Park			06/02/08



**Attachment 3: Application data sheet**

Application Type      Rezoning      Application Number:      08 147003 ESC 39 OZ  
 Details      Rezoning, Standard      Application Date:      April 14, 2008

Municipal Address:      3101 KENNEDY RD  
 Location Description:      PL 9828 RCP LT44 \*\*GRID E3903  
 Project Description:      Application to amend the zoning by-law to introduce additional uses on the subject lands that include: restaurants, personal service stores, retail stores and medical offices, and to reduce the parking ratio for restaurant uses.

**Applicant:**      **Agent:**      **Architect:**      **Owner:**  
 GATZIOS PLANNING                     SCRILLION  
 AND DEVELOPMENT                     DEVELOPMENTS INC  
 CONSULTANTS INC

**PLANNING CONTROLS**

Official Plan Designation:      Employment Areas      Site Specific Provision:  
 Zoning:      M, MG, MS      Historical Status:  
 Height Limit (m):           Site Plan Control Area:      Y

**PROJECT INFORMATION**

Site Area (sq. m):	13599	Height:	Storeys:	2
Frontage (m):	69.91		Metres:	8
Depth (m):	194.54			
Total Ground Floor Area (sq. m):	4833.74			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	232
Total Non-Residential GFA (sq. m):	4833.74		Loading Docks	0
Total GFA (sq. m):	4833.74			
Lot Coverage Ratio (%):	35.5			
Floor Space Index:	0.36			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

Tenure Type:			<b>Above Grade</b>	<b>Below Grade</b>
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):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

**CONTACT:**      **PLANNER NAME:**      **Mike Mestyan, Senior Planner**  
                                          **TELEPHONE:**      **416 396-7026**