

**4631 Steeles Avenue East and 53 Redlea Avenue -
Rezoning Application - Preliminary Report**

Date:	March 13, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 39 – Scarborough-Agincourt
Reference Number:	File No. 07 288653 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 4631 Steeles Avenue East and 53 Redlea Avenue to permit additional uses and floor area increases in order to construct two, 3-storey buildings with restaurants, retail, offices, personal service shops, educational & training facilities and recreational uses. The project would also contain one, 6-storey parking deck. The two existing buildings on the subject lands will be demolished in order to accommodate the proposed development.

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.

A community consultation meeting will be scheduled once a revised proposal is submitted that achieves a comprehensive development of this intersection. A final report will be prepared and 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. The applicant be requested to revise the proposal to address the concerns expressed in this report in regards to achieving a comprehensive assembly. Staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised proposal is submitted that achieves a comprehensive redevelopment solution.
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 to develop the subject lands with additional uses and floor area in two, 3-storey buildings and one, 6-storey parking deck.

Building A would front on Redlea Avenue and would have a gross floor area of about 3 956 square metres (42,583 square feet). Building B would front on Steeles Avenue East and would have a gross floor area of approximately 3 764 square metres (40,517 square feet). The combined gross floor area would be about 7 720 square metres (83,100 square feet) or 1.13 times the area of the lot. Table A-1 indicates how the floor area would be distributed throughout the site.

Table A-1: Proposed Floor Area

Proposed Use	Building A	Building B	TOTAL
Restaurant	791 sq. m or 20% of gfa	753 sq. m or 20% of gfa	1 544 sq. m
Retail/office/other	3 165 sq. m or 80% of gfa	3 011 sq. m or 80% of gfa	6 176 sq. m
TOTAL	3 956 sq. m.	3 764 sq. m	7 720 sq .m

The applicant proposes to amend the zoning of the lands to allow restaurants, retail, offices, personal service shops, educational & training facilities and recreational uses throughout the site. Buildings A and B would be connected by a below-grade basement which would provide for pedestrian connections between the two buildings.

A total of 409 parking spaces would be provided. Approximately 51 parking spaces would be provided at-grade along the south lot line and to the rear of the parking deck. A proposed 6-storey aboveground parking structure located east of Building A and south of Building B would accommodate 358 parking spaces. No underground parking is proposed.

Vehicular access is proposed from two, at-grade driveways along Redlea Avenue. The submitted site plan shows pedestrian access from both Steeles Avenue and Redlea Avenue. The plan does not show any vehicular or pedestrian connections from the subject lands to the GO Transit Station immediately to the south.

The proposal provides for one loading space, to be located along the west side of Building A. Access to the loading area for Building B would be provided through the basement connecting the two buildings.

The two existing buildings on the subject lands will be demolished in order to accommodate the proposed development.

Site and Surrounding Area

The site is approximately 1.7 hectares (4.2 acres) in area, having about 27 metres (88 feet) of frontage on Steeles Avenue with an average depth of approximately 125 metres (415 ft.). The site contains an existing 2-storey medical office building, a 2-storey industrial building and a paved surface parking lot. The site is flat and treeless, except for trees planted in the boulevard along Steeles Avenue East and interspersed throughout the site.

The intervening property at 47 Redlea Avenue is developed with a 2-storey industrial building and is not part of the subject lands.

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: Milliken GO Transit Station including parking facilities (completed August 2005).

East: Recently approved Splendid China Square retail-commercial mall development at a density of 1.13 times the area of the lot. Further east is the GO Transit right-of-way, retail-commercial and restaurant buildings.

West: Vacant, City-owned lands (lots 25 and 26).

The southeast and southwest corner of Steeles and Redlea Avenue also contain some City-owned land which is currently being retained for possible future road work purposes.

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 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.

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.

Section 2.2.4, Policy 2, of the Official Plan states that 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.

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'.

The applicant proposes to retain the existing as-of-right uses and expand the range of uses and density on the subject lands. Staff will review the proposed development for conformity with the official plan designation and consistency with applicable official plan policies.

Zoning

4631 Steeles Avenue

The subject lands have multiple zoning. The portion of the subject lands known as 4631 Steeles Avenue East and developed with a 3-storey medical office building is zoned Community Commercial (CC), Employment (E) and Vehicle Service Zone (VS) in the Milliken Employment District Zoning By-law. Permitted uses include day nurseries, financial institutions, offices, places of worship, personal service shops, restaurants, retail stores, educational and training facility uses, industrial uses, vehicle repair operations, vehicle sales operations; vehicle service garages, vehicle service stations, open storage ancillary to: vehicle garages, vehicle service stations and vehicle repair garages.

The gross floor area of all buildings plus the area of all basement storage rooms is restricted to 0.8 times the area of the lot. Further, the gross floor area plus the area of all basement storage rooms of all personal service shops and retail stores is restricted to 0.15 times the total built gross floor area plus area of all basement storage rooms.

Exception #201 prohibits restaurant uses on this portion of the subject lands. Exception #120 applies to the subject lands and permits only the following uses in the Vehicle Service Zone: ground signs which are non-accessory, marketplace signs, vehicle repair garages, vehicle service garages and wall signs which are non-accessory.

53 Redlea Avenue

The remainder of the subject lands known as 53 Redlea Avenue are zoned Industrial (M) and Vehicle Service Zone (VS) 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 rooms is restricted to 0.50 times the area of the lot.

47 Redlea Avenue

The intervening lands known as 47 Redlea Avenue are not part of the subject lands. However, these lands are zoned Industrial (M) and Vehicle Service Zone (VS) in the Milliken Employment District Zoning By-law and are subject to the same zoning permissions as 53 Redlea Avenue.

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 applicant proposes to rezone the lands at 4631 Steeles Avenue East and 53 Redlea Avenue to permit additional uses and floor area increases in order to construct two 3-storey buildings containing restaurants, retail, offices, personal service shops, educational & training facilities and recreational uses and one 6-storey parking deck.

The subject lands would need to be rezoned in order to permit restaurant and retail uses throughout the entire site. Amendments to the zoning by-law are also required to address the proposed density and expansion of uses throughout the entire site.

COMMENTS

Issues to be Resolved

The applicant is proposing an increase in density on the site with a broader range of employment and commercial uses throughout the entire site. While portions of the site currently permit densities ranging from 0.15 to 0.8 times the area of the lot, the applicant is proposing a density of 1.13 times the area of the lot for the entire project. Issues

regarding density, land use, traffic, parking deck height, pedestrian/vehicular connections, stormwater management, servicing and appropriateness will require examination by staff.

The applicant is proposing an intense level of development at 1.13 times the area of the lot. While this level of development is similar to what was recently approved on the Splendid China Square site (immediately to the east), staff will examine whether this level of density is appropriate for this project and whether or not any negative impacts will result.

The lands known as 47 Redlea Avenue are developed with a 2-storey industrial building and have not been assembled as part of the subject lands. Staff have advised the applicant that without these lands that the project cannot be considered comprehensively. The applicant has agreed to continue discussions with the property owners of 47 Redlea Avenue. In order to encourage and achieve a more comprehensive development of this quadrant, staff will work with the applicant and other surrounding landowners to achieve this objective. Staff recommend that the scheduling of a community meeting in consultation with the Ward Councillor be deferred until this matter has been addressed.

The level of development 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 at the proposed density, in the context of approved and “as-of-right” development applications in the area including the Town of Markham. A traffic impact study has been submitted and will be examined by staff. Staff will also examine the appropriateness of the proposed uses at this location.

The submitted site plan provides for 409 parking spaces, the majority of which will be in a proposed 6-storey, above-grade integrated parking garage. The current parking standards for this type of development will be reviewed to ensure adequate parking will be provided.

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 and Redlea Avenue. 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.

The proposed size and height of the above-grade parking garage will require careful design. Staff will require that the above-grade garage is totally integrated into the design of the two buildings and it does not become a dominant feature on either Steeles Avenue East or Redlea Avenue.

The Toronto Official Plan contains provisions pertaining to public benefits in exchange for increased height and density for new developments pursuant to Section 37 of the Planning Act. Section 37 of the Planning Act may be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning. Opportunities to provide community benefits, either on-site or in close proximity to the site, will be reviewed by staff in consultation with the Ward Councillor and examined as part of this application for an increase in density.

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

Renrick Ashby, Senior Planner
Tel. No. (416) 396-7022
Fax No. (416) 396-4265
E-mail: rashby2@toronto.ca

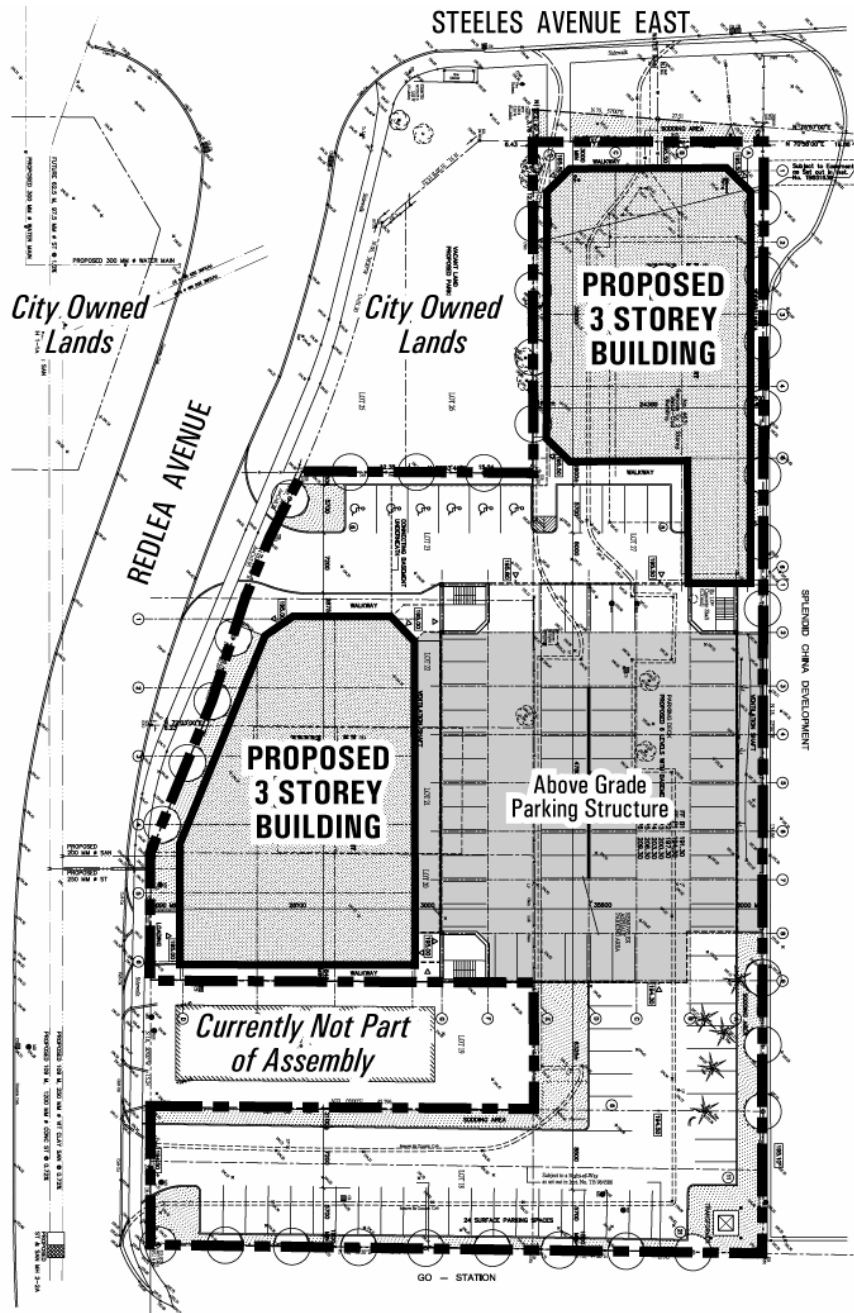
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan (as provided by applicant)
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

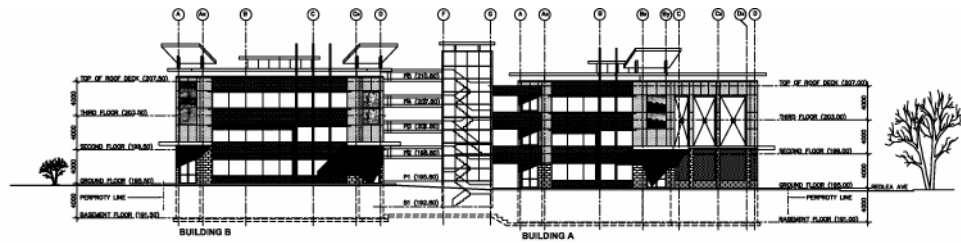
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03/11/08



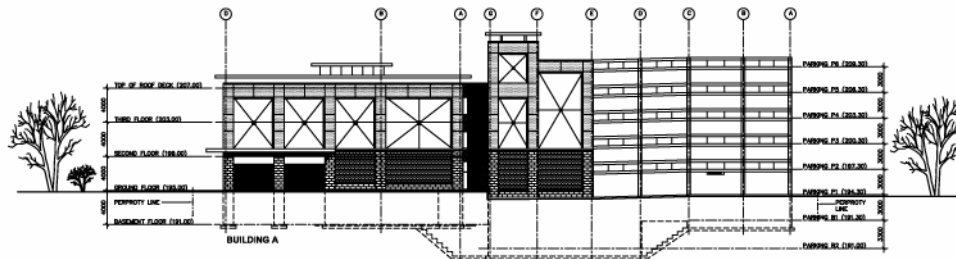
4631 Steeles Avenue East;
53 Redlea Avenue

File # 07-288653 OZ

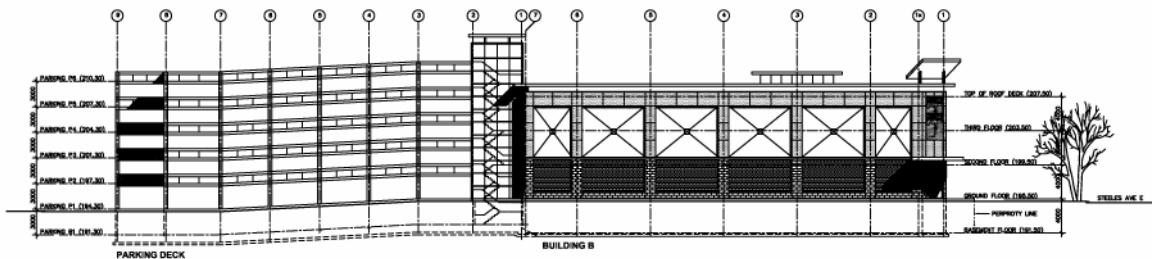
Attachment 2: Elevations



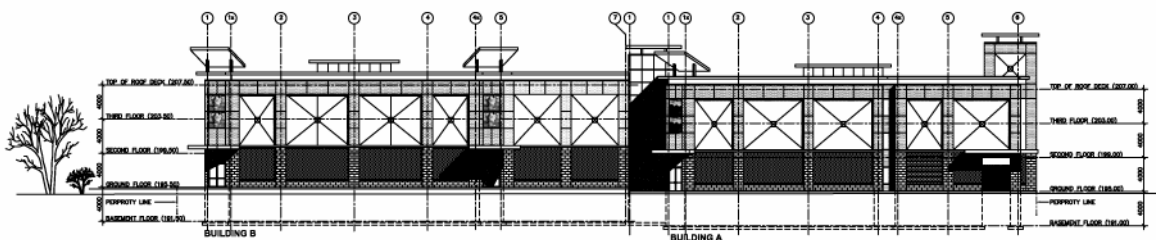
North Elevation (Steeles Avenue East)



South Elevation



East Elevation



West Elevation (Redlea Avenue)

Elevations

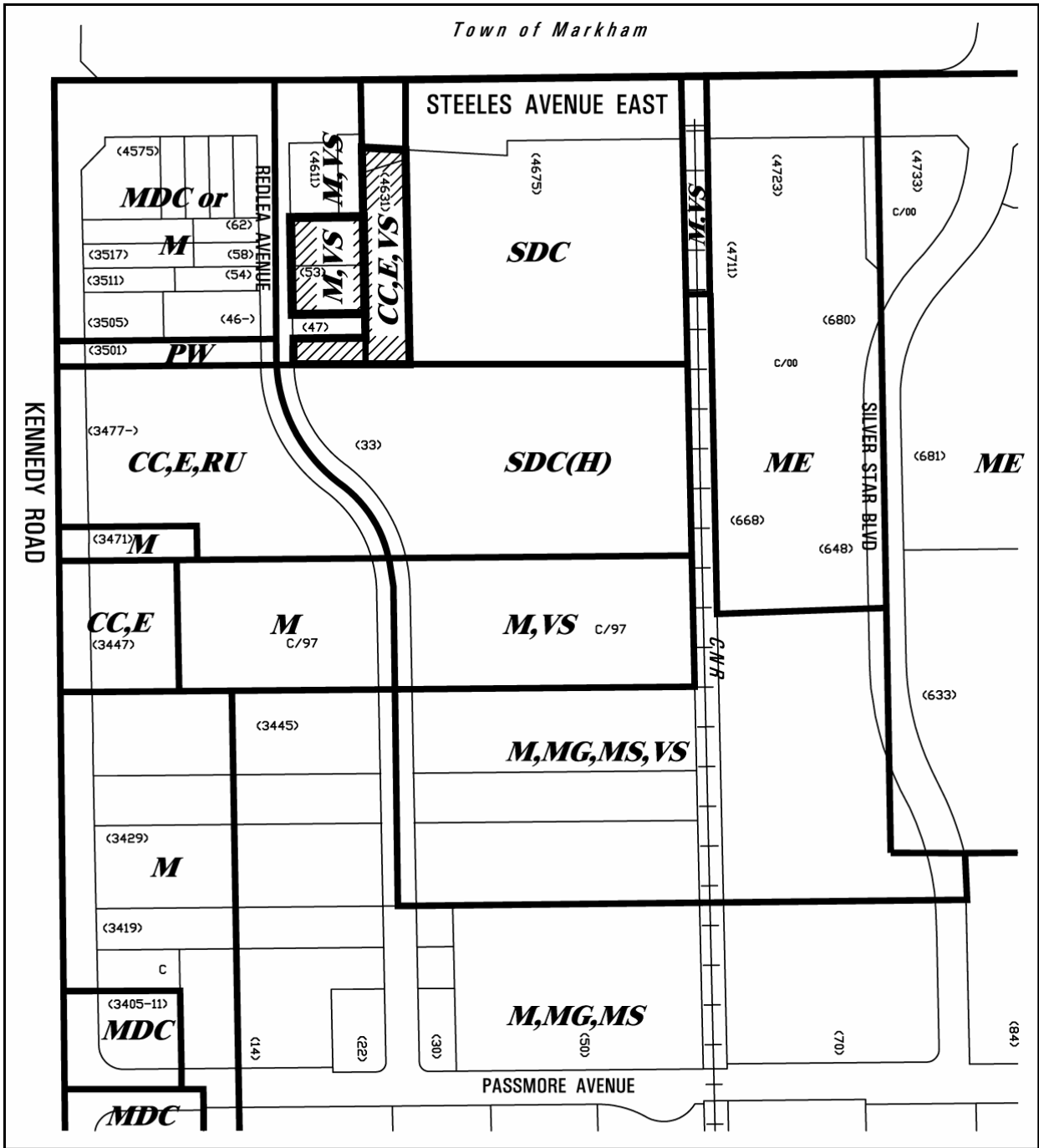
Applicant's Submitted Drawing

Not to Scale
01/08/08

4631 Steeles Avenue East

File # 07-288653 OZ

Attachment 3: Zoning



TORONTO City Planning
Division
Zoning

4631 Steeles Ave. East; 53 Redlea Ave.
File # 07-288653 OZ

CC Community Commercial Zone
E Employment Zone
ME Mixed Employment Zone
PW Places Of Worship Zone

RU Recreational Zone
VS Vehicle Service Zone
(H) Holding Provision
M Industrial Zone

MDC Industrial District Commercial Zone
MG General Industrial Zone
MS Special Industrial Zone
SDC Special District Commercial

Milliken Employment Bylaw
Not to Scale
02/07/08



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 288653 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	December 20, 2007

Municipal Address: 4631 STEELES AVE E
 Location Description: PL 2628 PT LT27 **GRID E3903
 Project Description: Proposal for two 3-storey buildings and one 6-storey parking deck

Applicant:	Agent:	Architect:	Owner:
HENRY CHIU			592264 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	Site Specific #104, #133 Exceptions #120 & #201
Zoning:	CC(Community Commercial; E(Employment), VS(Vehical Service) & M(Industrial)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	6877.15	Height:	Storeys:	3	
Frontage (m):	27.51		Metres:	15	
Depth (m):	134.86				
Total Ground Floor Area (sq. m):	1930				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	409	
Total Non-Residential GFA (sq. m):	7720		Loading Docks	1	
Total GFA (sq. m):	7720				
Lot Coverage Ratio (%):	28.06				
Floor Space Index:	1.13				

DWELLING UNITS

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

0
 0
 0
 0
 0
 0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail/Office/Other GFA (sq. m):	6176	0
Restaurant GFA (sq. m):	1544	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Renrick Ashby, Senior Planner
TELEPHONE: (416) 396-7022