

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

Date:	August 19, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Ward:	Ward 39 – Scarborough-Agincourt
Reference Number:	07 288653 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 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 application was before Community Council on April 8, 2008. Scarborough Community Council deferred consideration of this matter to its meeting of September 9, 2008.

The purpose of this report is to update Community Council on the application and the applicant’s response to the concerns raised by staff.



RECOMMENDATIONS

The City Planning Division recommends that:

1. The applicant continue to fully explore the options presented in this report and provide staff with a revised proposal that addresses the concerns expressed in the March 13, 2008 report to Community Council in regards to achieving a comprehensive assembly.
2. Staff report back to Community Council upon receipt and preliminary evaluation of a revised proposal.

Decision History

This application was before Community Council on April 8, 2008 at which time Scarborough Community Council deferred consideration of this matter until its meeting of September 9, 2008.

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-11496.pdf>

The March 13, 2008 Preliminary Report recommended that the applicant revise their proposal to achieve a comprehensive redevelopment solution. Staff also recommended that a community consultation meeting together with the Ward Councillor be held, once a revised proposal is submitted.

Comments

Staff have had numerous discussions with the applicant in order to achieve a more comprehensive development of the subject lands.

The intervening lands known as 47 Redlea Avenue are not part of the subject lands. See Attachment No. 1. Should the applicant purchase these lands, the intended land assembly would be complete. This would provide for a comprehensive redevelopment of the subject lands and present a continuous and uninterrupted street presence along Redlea Avenue. Staff are advised that purchase discussions have occurred and are on-going with the owners of 47 Redlea Avenue. To date, no agreement has been reached.

The lands to the immediate east, known as Splendid China Square, have been the subject of an Ontario Municipal Board hearing to permit a retail-commercial mall development at a density of 1.13 times the area of the lot. Consolidation of these lands with the subject lands would again provide for a comprehensive redevelopment of a large block extending east from Redlea Avenue to the GO right-of-way. Staff are advised that the applicant did communicate with the owners of the Splendid China Square project however, no agreement has been reached.

Another option that the applicant is contemplating involves severing the subject lands along the north interior lot line of 47 Redlea Boulevard. The lands to be retained would extend north to Steeles Avenue. The severed lands would remain vacant and would be

considered for future development opportunities. It is unclear at this point whether or not access and parking will continue to be provided to the retained lands.

Staff will continue to work with the applicant and facilitate any meetings, if requested, with a view towards moving this application forward while addressing concerns outlined earlier. Staff will then report back to Community Council and seek authority to hold a community consultation meeting together with the Ward Councillor.

CONTACT

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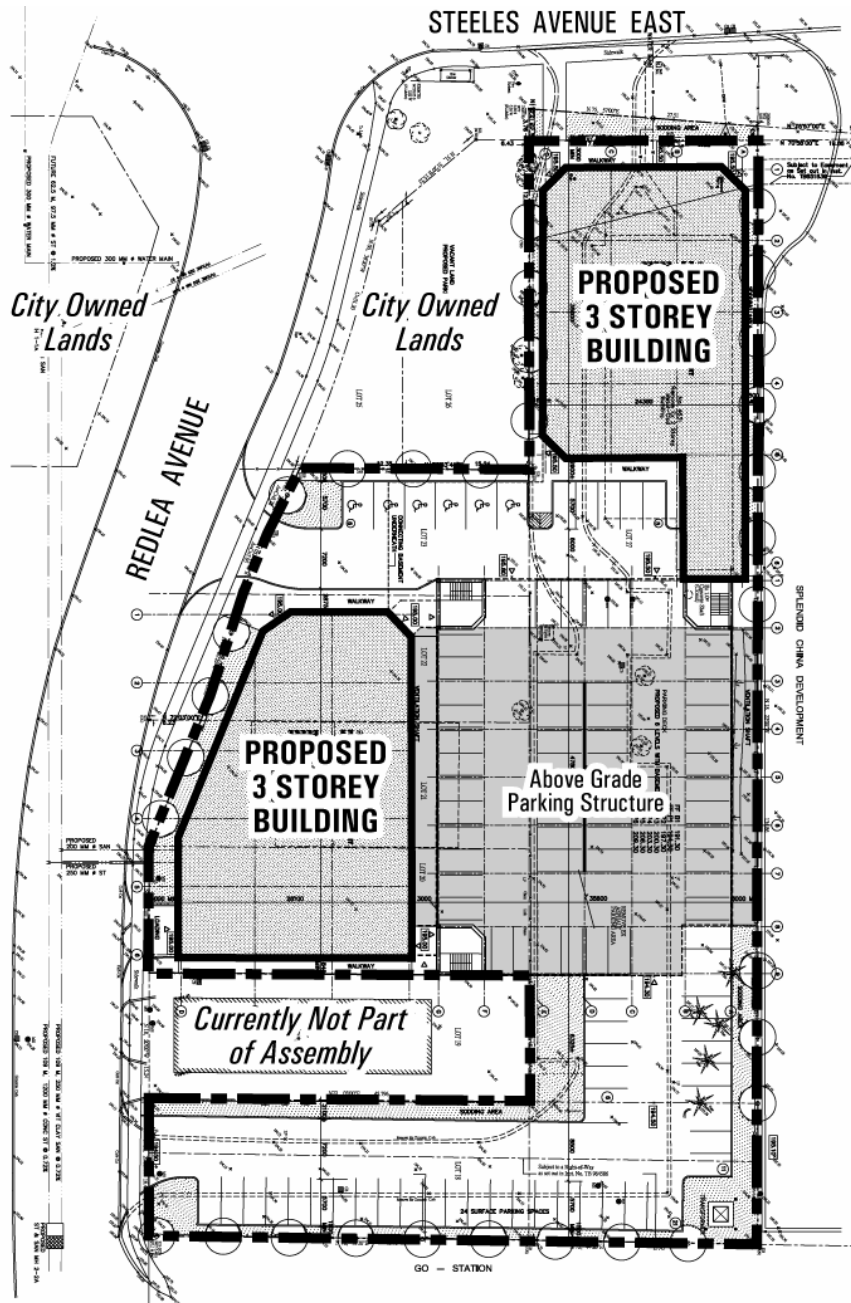
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan - Existing

Attachment No. 1: Site Plan – Existing



Site Plan

Applicant's Submitted Drawing

Not to Scale
03/11/08



4631 Steeles Avenue East;
53 Redlea Avenue

File # 07-288653 0Z