

743 Warden Ave – Rezoning Application – Preliminary Report

Date:	October 30, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	08 194742 ESC 35 OZ

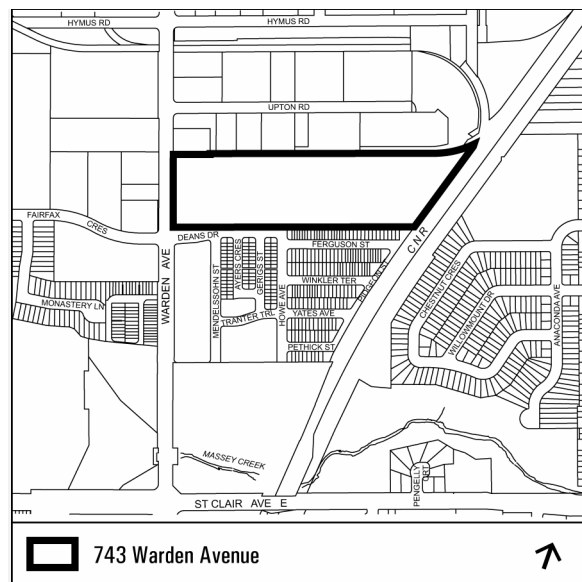
SUMMARY

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 proposes retail/commercial development with a total gross floor area of 8,240 square metres on the portion of the site fronting on Warden Avenue, and also proposes two employment buildings with a total gross floor area of 17,994 square metres on the interior of the site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications 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 scheduled once all the identified issues have been satisfactorily resolved.



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.

DECISION HISTORY

There have been no previous planning applications for this property.

ISSUE BACKGROUND

Proposal

The applicant has filed a zoning by-law amendment application proposing to divide the site into two distinct areas. Retail/commercial development of 8,240 square metres comprised of four buildings is proposed on approximately 2.5 hectares of land on the westerly portion of the site near Warden Avenue. The retail/commercial component includes Building 'A', a drug store (1,399 square metres) and Building 'B', a supermarket (5,088 square metres) adjacent to Warden Avenue, beyond which would be two other buildings for retail/commercial uses including Building 'C', potentially a bank (682 square metres) and Building 'D' (1,071 square metres). In addition, two employment Buildings 'A' and 'B' with a total gross floor area of 17,994 square metres are proposed on the remaining 4 hectares of interior lands to the east. A landscaped strip including a living wall fence are proposed to separate the commercial and industrial portions of the development, and additional landscaping is proposed throughout the site, including south of the two employment buildings at the rear of the residential units fronting on Ferguson Street.

Two accesses are proposed at Warden Avenue. These include a driveway along the north limit of the site to serve as the main truck access for the industrial buildings at the rear of the site, as well as allow servicing of the retail uses, and a central driveway intended to act as the primary access for the customers of the commercial area. Driveway access (excluding truck traffic) is also proposed to Deans Drive, intended to provide a vehicular connection for residents of the area to the south to access neighbourhood shopping without exiting to Warden Avenue.

Site and Surrounding Area

The subject lands are located on the east side of Warden Avenue, north of St. Clair Avenue East. The site is roughly rectangular in shape and is approximately 6.5 hectares (16 acres) in size. It has a frontage of approximately 132 metres on Warden Avenue and a varying depth of approximately 439 metres on the southern boundary and 537 metres on the northern boundary. The property was formerly occupied by Samuel Strapping Systems, an industrial operation that processed and painted metal, which has consolidated its operations elsewhere in the Toronto area. The existing building is currently being demolished.

The surrounding uses include:

North: industrial lots fronting on Upton Road, Youth Link and other service agencies at 747 Warden Avenue, Institute of Technical Trades at 749 Warden Avenue.

South: Warden Woods Community including the residential subdivision under construction at 725 Warden Avenue, the future Ward 35 Community Centre, TTC commuter parking and subway line.

East: former CNR rail corridor, Hydro Corridor, and Birchmount Park Community.

West: Tim Horton's restaurant at the northwest corner of Warden Avenue and Fairfax Crescent, automotive supply and repair shops at 730 and 740 Warden Avenue, and Clairlea Community.

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. 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 subject lands are designated Employment Areas in the Toronto Official Plan, and are identified as part of an Employment District on Map 2, Urban Structure. Employment

Areas are places of business and economic activity. Uses which support this function consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, ancillary retail outlets, restaurants and small scale stores and services that serve area businesses and workers. Within Employment Areas, places of worship, recreation and entertainment facilities, business and trade schools, and branches of community colleges and universities may locate only on major streets shown on Map 3 in the Official Plan.

The portion of the subject site adjacent to Warden Avenue is located at the south limit of the lands covered by Site and Area Specific Policy 129 contained in Chapter 7 of the Official Plan. Policy 129 applies to certain lands north and south of Eglinton Avenue in the area bounded by Pharmacy Avenue/Birchmount Road/the Hydro Corridor/Fairfax Crescent, which are designated Employment Areas and Mixed Use Areas on the Land Use Plan. The policy permits retail and service uses, including stand-alone retail stores and/or power centres. Amendments to the zoning by-law to permit new or additional commercial permissions may be subject to the Holding (H) provisions of the Plan. Specifically, the (H) provision may be used with respect to the introduction of new or additional commercial permissions to existing by-law permissions. Further, the implementation of the site specific policies may require the provision of additional roads or other transportation improvements. The applicants for individual amendments to the zoning by-law, including the removal of any (H) provision, may be required to provide financial compensation to equitably allocate the capital costs of the improvements.

The Official Plan provides development criteria to ensure that Employment Areas are competitive, attractive and highly functional. The criteria include amongst other matters, providing adequate parking and loading on-site; sharing driveways and parking areas wherever possible; providing landscaping to create an attractive streetscape and screening parking, loading and service areas; and treating the boundary between Employment Areas and residential lands with landscaping, fencing, or other measures to minimize nuisance impacts.

The Warden Woods Community Secondary Plan states that land uses, streets and blocks at the northern boundary of the Community will be arranged to preclude future expansion of the residential area in order to protect the stable employment area to the north, and that publicly owned reserves will be established to preclude vehicular access between the new community and the employment area to the north.

Zoning

The subject property is located at the southern end of the Golden Mile Employment District. The Warden Avenue frontage and the southerly and easterly 60 metres of the site are zoned M (Industrial Zone) by the Employment Districts Zoning By-law No. 24982. This zone permits industrial uses, offices (excluding medical and dental), day nurseries, educational and training facility uses, places of worship, and recreational uses. Ancillary retailing is permitted to certain industrial uses. The applicable performance standards include a maximum gross floor area of 0.75 times the area of the lot (office uses are restricted to 0.5 times the area of the lot to a maximum of 10,000 square metres).

The remainder of the site is zoned MS (Special Industrial Zone) and VS (Vehicle Service Zone). In addition to the uses permitted in the M zone, the MS zone also permits open storage; chemical manufacturing, processing and warehousing; and metal, mineral or ore smelting. The VS zone typically permits a wide range of vehicle sales and service uses and ancillary open storage, however, this property is subject to Exception 120 which limits the VS uses to only vehicle repair and service garages, as well as certain signs. Vehicle repair and service garages may only be located on lots which are a minimum of 100 metres from a residential zone.

The applicant has submitted a draft zoning by-law which proposes that the western portion of the site abutting Warden Avenue be rezoned to CC (Community Commercial), and that the interior of the site all be zoned as M (Industrial), replacing the existing MS (Special Industrial) and VS (Vehicle Service) zoning permissions and performance standards.

Site Plan Control

The site is subject to site plan control. The applicant has advised that a site plan approval application will be submitted in the near future in order to address the design and technical aspects of the development.

Tree Preservation

The Tree Preservation Report submitted by the applicant indicates that there are no City-owned trees involved in the project, and recommends the removal and replacement of nine trees subject to the Private Tree By-law.

Reasons for the Application

A zoning by-law amendment is required to permit the proposed retail/commercial uses.

COMMENTS

Issues to be Resolved

Land Use

Site and Area Specific Policy 129 of the Official Plan provides for retail and service uses on the portion of the site abutting Warden Avenue. Although the precise depth of the permission for these uses is not specified, the policy area encompasses industrial lands adjacent to Warden Avenue. Preliminary review indicates that Commercial Buildings 'A' and 'B' the proposed drug store and supermarket, are within the Policy 129 area and meet the intent of the policy.

Beyond the limit of Policy 129, the Employment Areas designation only allows the consideration of retail/commercial uses that are small scale and serve area businesses and workers. Commercial Building 'C' is proposed to be used as a bank, which appears to comply with the Employment Areas designation. Further information is required

concerning the proposed uses of Commercial Building 'D' in order to determine if the proposed uses meet the intent of the Official Plan.

The review of this proposal will need to establish appropriate zoning which reflects the Official Plan policy context in terms of the range, scale and extent of commercial uses permitted along Warden Avenue, and for small scale commercial uses extending further into the site.

Deans Drive Access

The application proposes vehicular access to Deans Drive. The intent of the Warden Woods Community Secondary Plan is that there be no vehicular connection between the residential community to the south and the employment area in which 743 Warden Avenue is located. The City owns a 0.3 meter reserve along the north limit of Deans Drive, to limit access to the north. The proposed access will be reviewed in the context of the Warden Woods Community Secondary Plan and the objective to separate the adjacent industrial activities from the new residential community. An amendment to the Warden Woods Community Secondary Plan may be required to permit the proposed vehicular access to Deans Drive.

Access for Retail Uses and Siting of Buildings

Adequate integration of vehicular (excluding trucks) and pedestrian connections between the retail/commercial area and the residential community to the south would be desirable. The location of driveway access points for customers and for truck traffic will be reviewed to ensure an appropriate orientation and separation of these traffic flows, while allowing for a substantial continuous street edge for buildings along Warden Avenue. Attractive corner/side elevations, entrances, and enhanced landscaping should be provided to better address the corner of Warden Avenue and Deans Drive.

Access for Industrial Uses

Schedule 2 of the Official Plan, The Designation of Planned but Unbuilt Roads, includes two new road links in the vicinity including Sinnott Road southerly, and a new link from Upton Road to Hymus Road. The applicant is contemplating a 9 metre wide connection, shown on the Site Plan as a potential future right-of-way to connect the industrial uses to Upton Road. While the applicant has advised that it is their intention to acquire the land for this connection to further separate the industrial and retail traffic, the site design does not rely on it for access. The feasibility of and desire for a full-width public road at this location will be further explored with the applicant, taking into account the possibility that future severance of the property into two or more parcels might be considered. The timing of the establishment of this connection will be evaluated as part of the review of the applicant's submission.

Pedestrian Connections

A continuous pedestrian circulation system should be created throughout the site with minimum interruption of driveways. The walkway system should accommodate and encourage pedestrian traffic within the commercial area; from the employment area to

Warden Avenue and the retail/commercial area; and from the adjacent residential development at 725 Warden Avenue to and through the commercial area.

Green Development Standard

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.

Landscaping For Parking Lots

The applicant is encouraged to consult the draft Design Guidelines for 'Greening' Surface Parking Lots, approved for release and consultation by City Council in 2007.

Bicycle Parking

The development should include bicycle parking at a minimum rate of 0.25 bicycles per 100 square metres of gross floor area or parking for at least 6 bicycles (whichever is greater) per building structure. The applicant is encouraged to consult the bicycle parking guidelines.

Noise and Vibration

An acoustical fence is in place along the north boundary of the residential subdivision at 725 Warden Avenue. The landscape plan submitted with the application proposes that this fencing remain in place adjacent to the industrial portion of 743 Warden Avenue, but be removed on the south side of the retail/commercial component of the development. The applicant advises that noise attenuation measures, including potential modifications to the existing acoustical fence adjacent to the proposed retail/commercial uses, will be identified in the noise and vibration attenuation report to be provided with the site plan approval application. Staff will be reviewing in detail the proposal to alter the acoustical fence.

Additional Issues

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

CONTACT

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Fax No. (416) 396-4265
E-mail: rlambe@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations (Commercial Building 'A')

Attachment 3: Elevations (Commercial Building 'B')

Attachment 4: Elevations (Commercial Building 'C')

Attachment 5: Elevations (Commercial Building 'D')

Attachment 6: Elevations (Employment Building 'A')

Attachment 7: Elevations (Employment Building 'B')

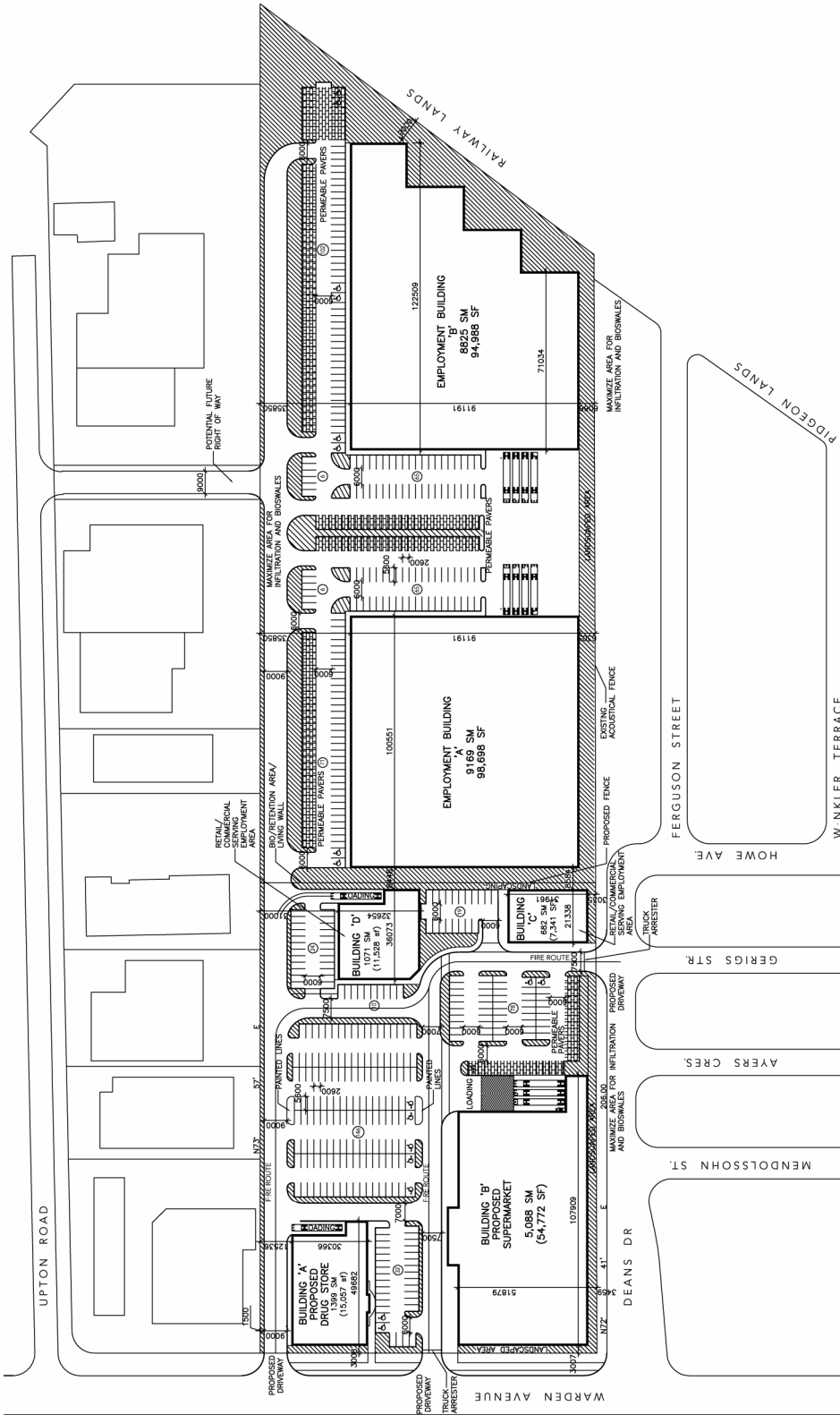
Attachment 8: Official Plan

Attachment 9: Site and Area Specific Policy 129

Attachment 10: Zoning

Attachment 11: Application Data Sheet

Attachment 1: Site Plan



743 Warden Avenue

File # 08-194742 0Z

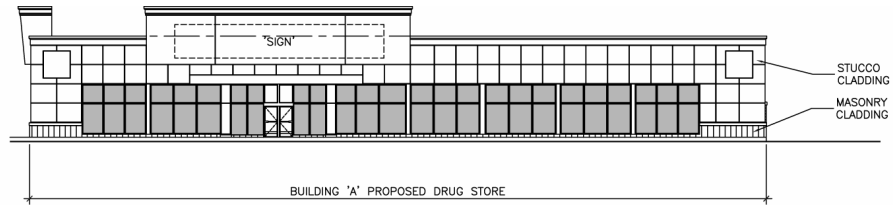
Site Plan

Applicant's Submitted Drawing

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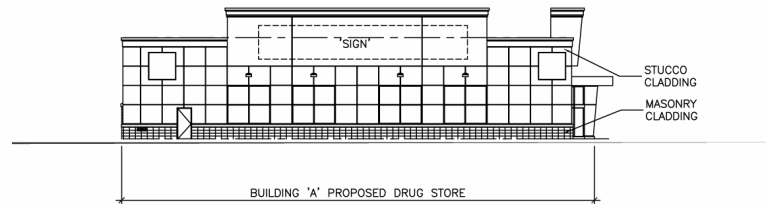
Attachment 2: Elevations



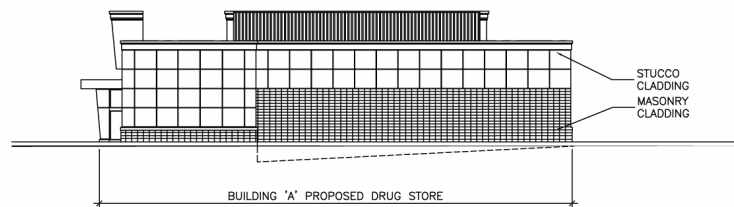
South Elevation



North Elevation



West Elevation
(Warden Avenue)



East Elevation

Elevation Plan - Commercial Building 'A'

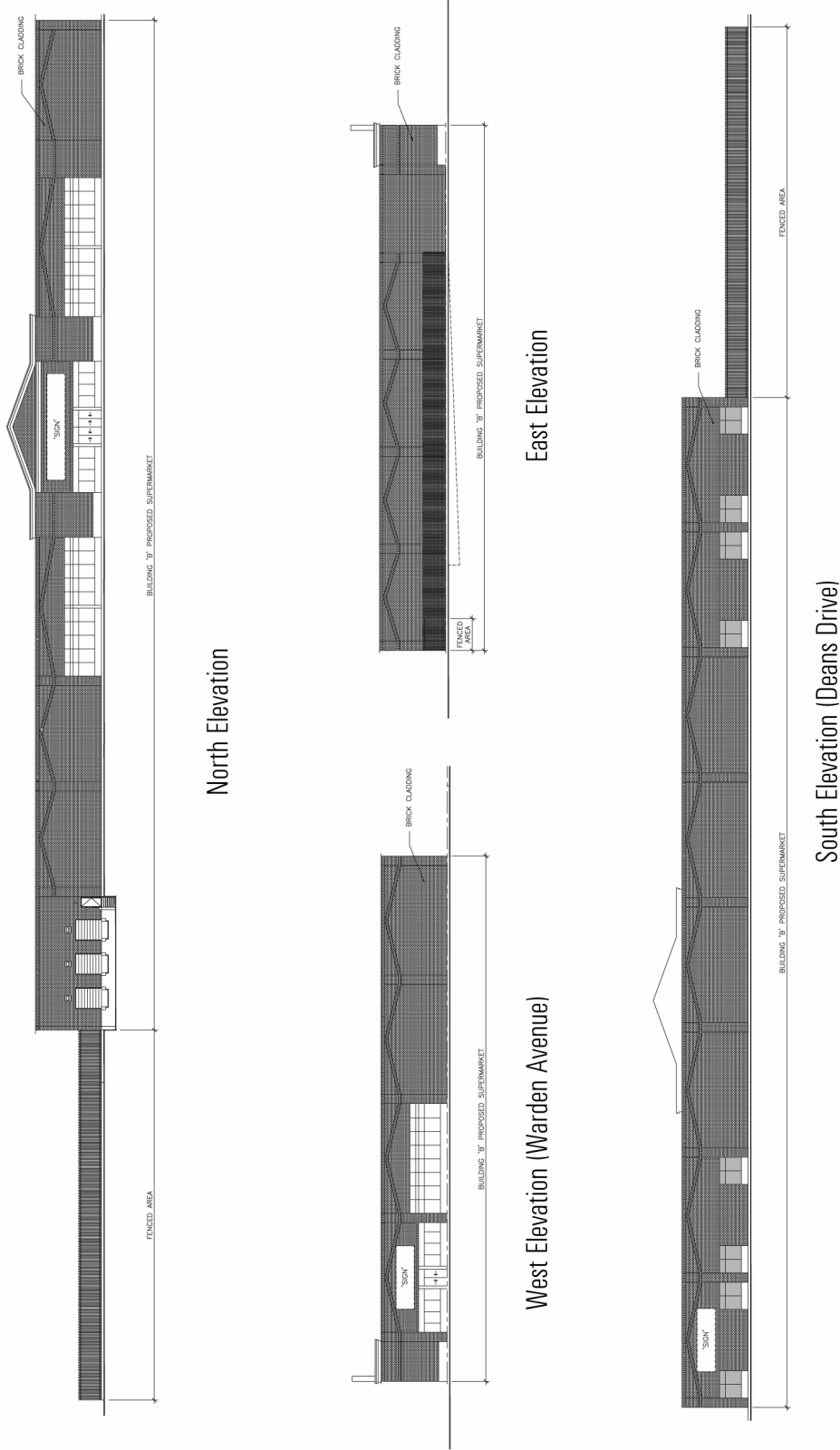
743 Warden Avenue

Applicant's Submitted Drawing

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09/09/08

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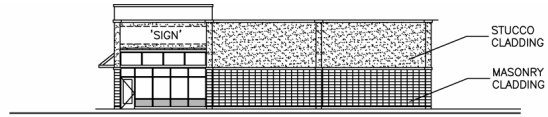
Attachment 3: Elevations



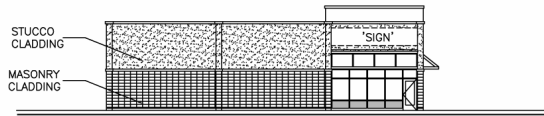
Elevation Plan - Commercial Building 'B'
 Applicant's Submitted Drawing
 Not to Scale
 09/09/08

743 Warden Avenue
File # 08-194742 0Z

Attachment 4: Elevations



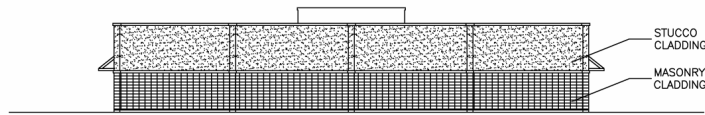
South Elevation



North Elevation



West Elevation



East Elevation

Elevation Plan - Commercial Building 'C'

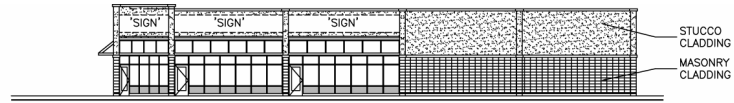
743 Warden Avenue

Applicant's Submitted Drawing

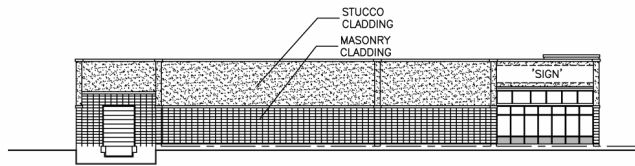
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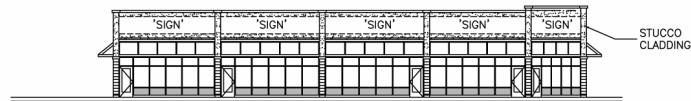
Attachment 5: Elevations



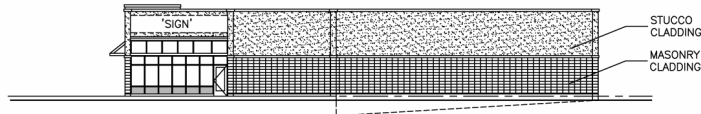
South Elevation



North Elevation



West Elevation



East Elevation

Elevation Plan - Commercial Building 'D'

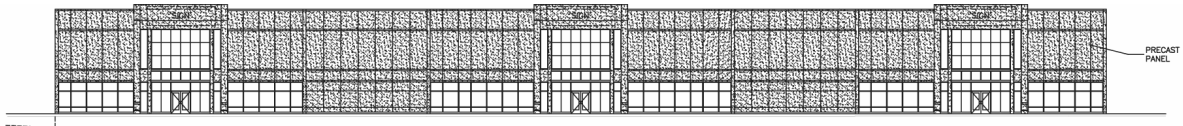
743 Warden Avenue

Applicant's Submitted Drawing

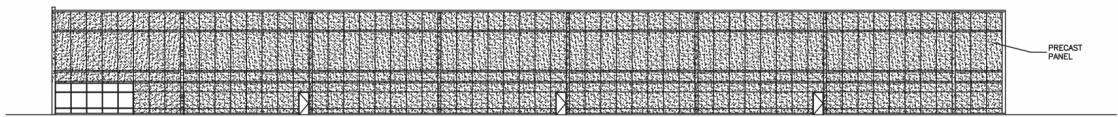
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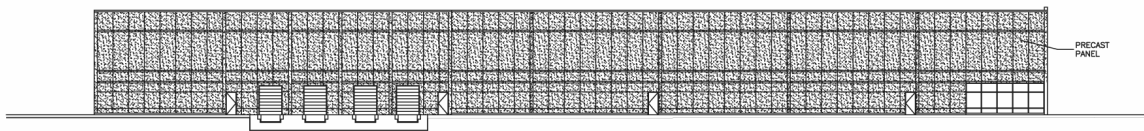
Attachment 6: Elevations



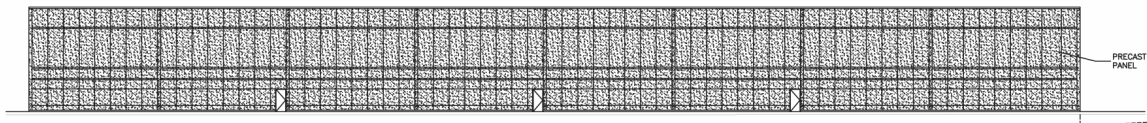
North Elevation



West Elevation



East Elevation



South Elevation

Elevation Plan - Employment Building 'A'

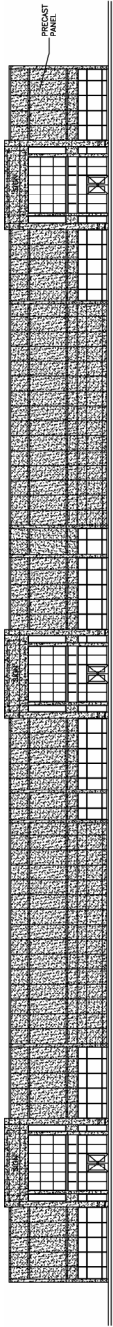
743 Warden Avenue

Applicant's Submitted Drawing

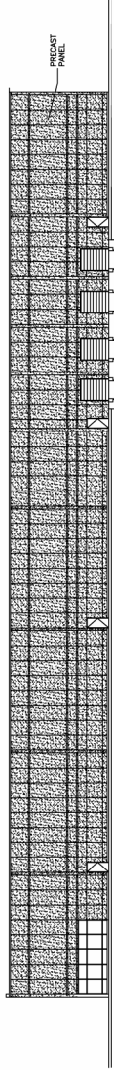
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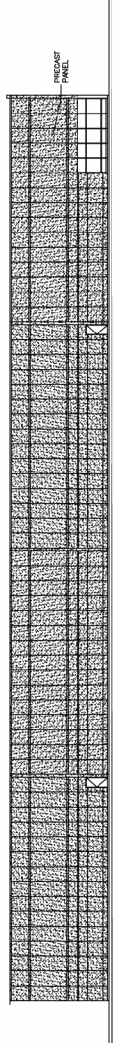
Attachment 7: Elevations



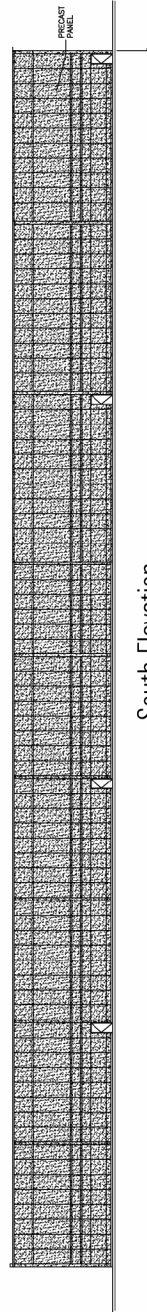
North Elevation



West Elevation



East Elevation



South Elevation

Elevation Plan - Employment Building 'B'

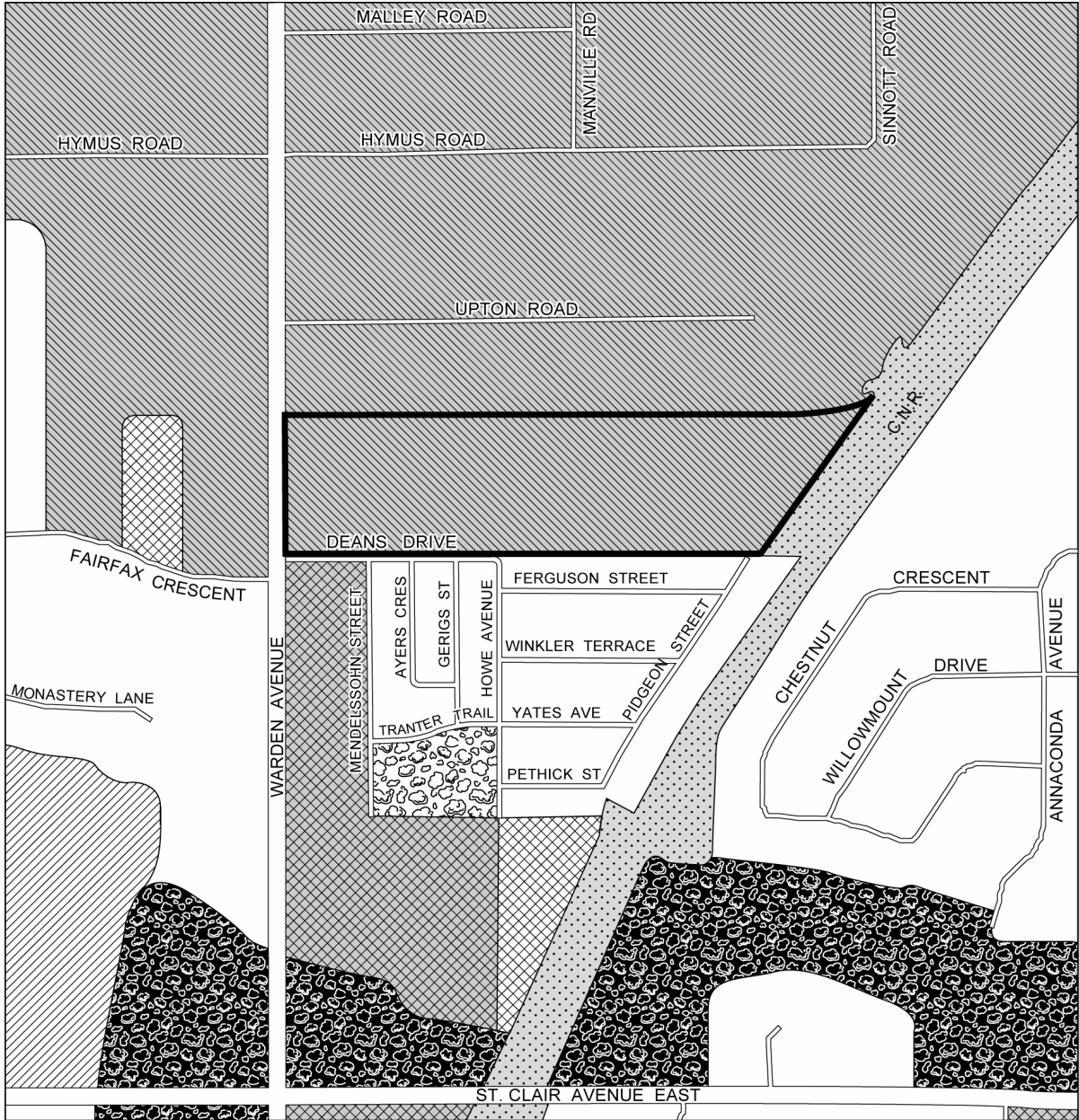
Applicant's Submitted Drawing

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743 Warden Avenue

File # 08-194742 0Z

Attachment 8: Official Plan



Toronto City Planning
Official Plan

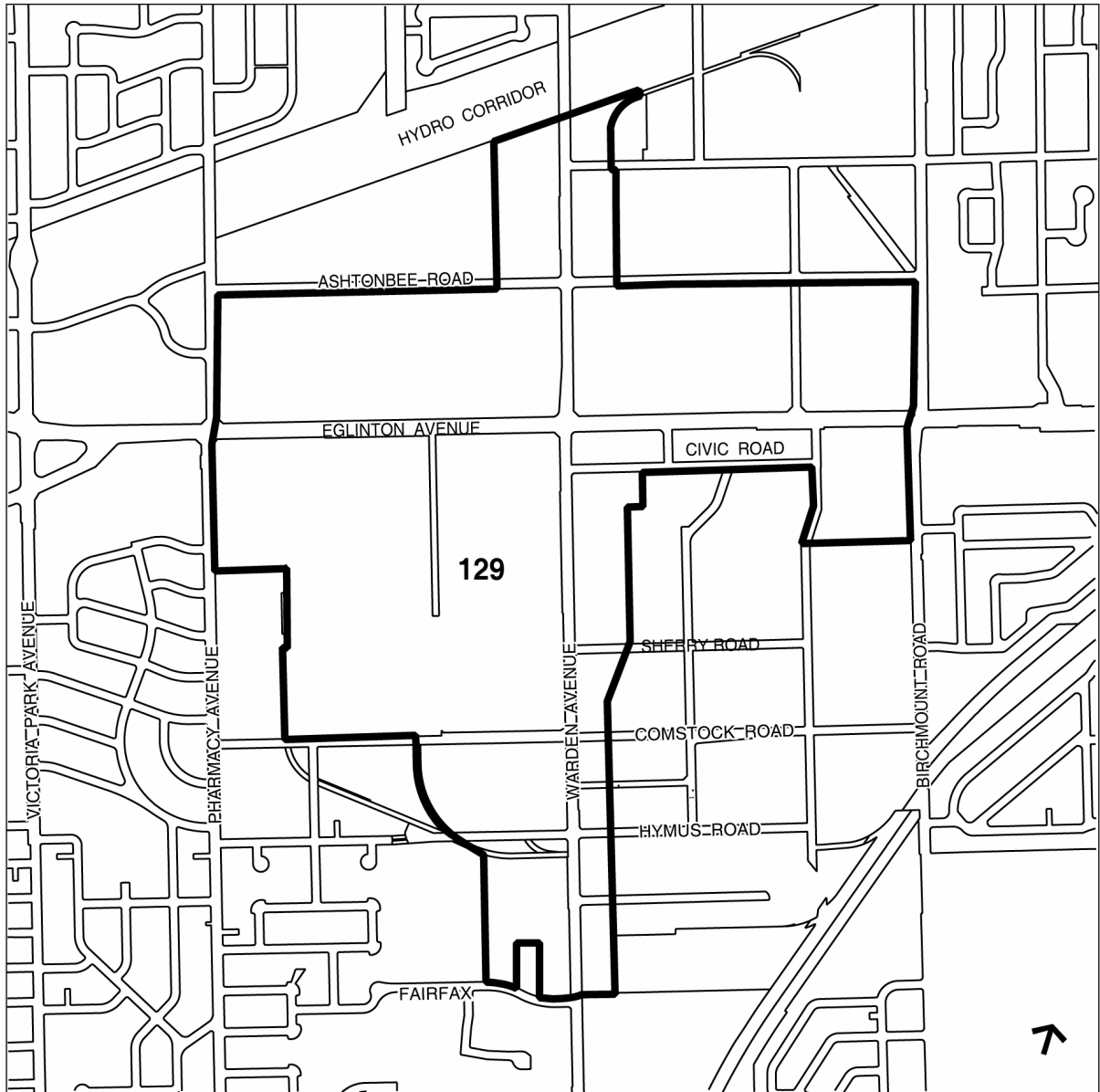
743 Warden Avenue

File # 08-194742 0Z

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|--------------------------|-------------------------------------|------------------|---------------------|-------------------|
| Site Location | Parks & Open Space Areas | | Institutional Areas | Utility Corridors |
| Neighbourhoods | Natural Areas | Employment Areas | | |
| Apartment Neighbourhoods | Parks | | | |
| Mixed Use Areas | | | | |

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Attachment 9: Site and Area Specific Policy 129



TORONTO City Planning
Site and Area Specific Policy 129

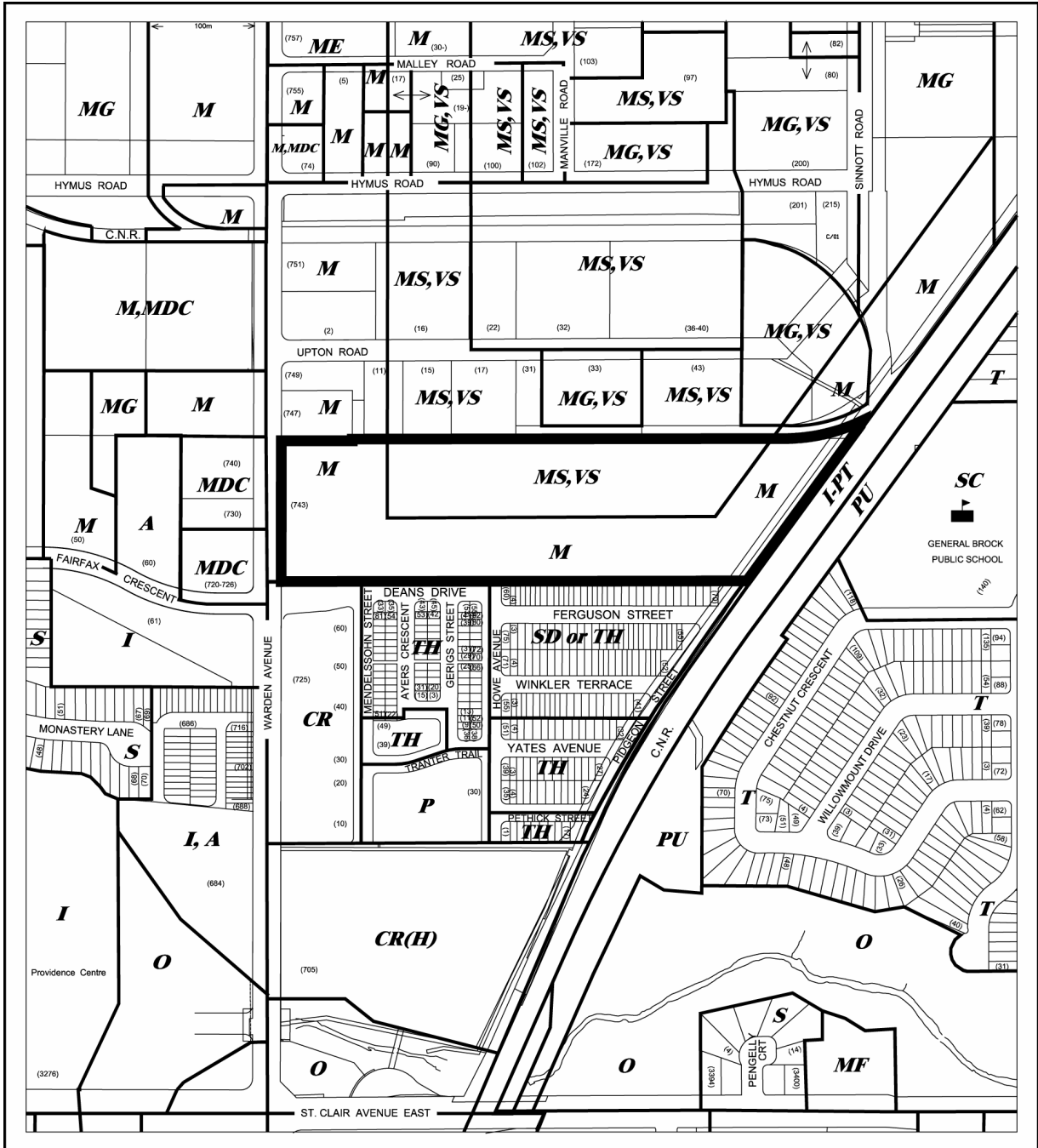
743 Warden Avenue

File # 08-194742 OZ

 Site and Area Specific Policy 129


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Attachment 10: Zoning



743 Warden Avenue
File # 08-194742 0Z

M Industrial Zone	VS Vehicle Service Zone	T Two-family Residential	I Institutional Uses
MDC Industrial District Commercial Zone	I-PT Institutional - Public Transit Zone	MF Multiple - Family Residential	O Major Open Spaces
ME Mixed Employment Zone	S Single - Family Residential	A Apartment Residential	PU Public Utilities
MG General Industrial Zone	SD Semi - Detached Residential Zone	CR Commercial / Residential Zone	SC School
MS Special Industrial Zone	TH Townhouse Residential Zone	(H) Holding Provision	

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09/08/08

Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	08 194742 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	August 18, 2008

Municipal Address: 743 WARDEN AVE

Location Description: CON C PT LOT 31 PT LOT 32 RP 64R3068 PART 1 **GRID E3502

Project Description: To permit retail/commercial development with a total gross floor area of 8,240 square metres on the portion of the site fronting on Warden Avenue, and to determine the scope and scale of the industrial uses permitted on the interior of the site.

Applicant:	Agent:	Architect:	Owner:
GUY D'ONOFRIO		KOHN ARCHITECTS INC	ZAHAVISH DOWNTOWN DEVELOPMENTS LTD

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	65314.6	Height:	Storeys:	1
Frontage (m):	132.59		Metres:	10
Depth (m):	537.85			
Total Ground Floor Area (sq. m):	26234			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	624
Total Non-Residential GFA (sq. m):	26234		Loading Docks	5
Total GFA (sq. m):	26234			
Lot Coverage Ratio (%):	40.2			
Floor Space Index:	0.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	8240
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	17994
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT:	PLANNER NAME:	Ruth Lambe, Senior Planner
	TELEPHONE:	(416) 396-7037