

**39 Redlea Avenue – Removal of Holding Designation (H)  
Application – Final Report**

<b>Date:</b>	March 9, 2009
<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 200202 ESC 39 OZ

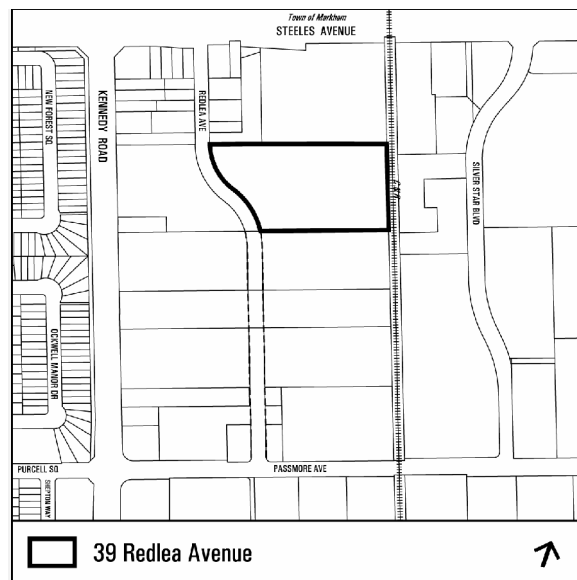
**SUMMARY**

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.

This report reviews and recommends approval of an application to amend the zoning by-law to remove the Holding By-law designation (H) for the property at 39 Redlea Avenue, located south of Steeles Avenue East, on the east side of Redlea Avenue.

Lifting of the Holding designation (H) from the subject lands is one step in achieving the future vision for the development of this area which will likely require future applications to provide for additional parking for the shopping centre immediately to the north (Splendid China Square), a land exchange with GO Transit and additional uses.

City of Toronto By-law No. 582-2000 includes a Holding designation (H) which can be lifted in whole or in part by amending by-law when Council is satisfied as to the adequacy of all road and access arrangements necessary to provide and maintain appropriate access to the subject lands as well as other neighbouring properties, and when the owner has entered



into a cost sharing agreement with the City of Toronto with respect to the sewer extensions on Redlea Avenue. The specific terms of the Holding designation (H) have now been met.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended by By-law No. 582-2000, with respect to lands municipally known as 39 Redlea Avenue, to lift the Holding designation (H) from the subject lands substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

City Council enacted By-law No. 582-2000 on August 3, 2000, to amend the former Scarborough Employment District Zoning By-law No. 24982 (Milliken) with respect to the Milliken Employment District. The by-law provided a list of specific uses for the Special District Commercial (SDC) Zone along with performance standards and a Holding designation (H).

An application for site plan approval was submitted in March 2004, to permit the development of a GO Transit facility (Milliken GO Transit Station) with associated parking. As the Greater Toronto Transportation Authority (GO Transit) is a Crown agency, they are exempt from site plan approval and the application was not finalized. Building permits were later issued for the construction of the buildings required for GO Transit operations.

### **ISSUE BACKGROUND**

GO Transit and the owners of Splendid China Square Inc. have entered into a Parking License Agreement, executed November 2005. This License Agreement serves as an open boundary arrangement between the two parties and permits mutual co-parking opportunities.

GO Transit has authorized Splendid China Square Inc., through its agent, Urban Strategies Inc., to initiate and file applications with the City of Toronto to lift the Holding designation (H) applicable to the subject lands.

It should be noted Splendid China Square Inc. has purchased the lands immediately south of the subject lands, municipally known as 3447 Kennedy Road (See Attachment 1: Site Plan). These lands, comprising approximately 1.6 hectares (4 acres), would be the subject of future planning applications and a land exchange with GO Transit to permit their use as surface parking for the GO Transit Milliken Station.

## **Proposal**

The applicant proposes to amend the zoning by-law to remove the Holding designation (H) from the subject lands to permit the full range of uses permitted by Special District Commercial Zone and to facilitate future applications.

## **Site and Surrounding Area**

The site is approximately 2.6 hectares (6.4 acres) in area, having about 140 metres (460 feet) of frontage on Redlea Avenue with an average depth of 247 metres (810 feet). The site contains the Milliken GO Transit Station, a passenger platform and 695 parking spaces.

North: Splendid China Square shopping mall. Further 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: Existing lumber yard

East: GO Transit right-of-way, retail, commercial and restaurant buildings.

West: Industrial uses

## **Official Plan**

The Toronto Official Plan designates the property as Employment Areas (Map 19 - Land Use) providing for 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.

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'.

## **Zoning**

The subject lands are zoned Special District Commercial (SDC) with a Holding designation (H) in the Employment District Zoning By-law No. 24982 (Milliken Employment District), which allows for a wide range of uses including restaurants, retail stores, service shops, offices and financial institutions. The maximum gross floor area of all buildings is restricted to 0.30 times the area of the lot. Further, the maximum gross floor area of all restaurants is restricted to 1 220 square metres (13,132 sq. ft.).

The Holding designation (H) used in conjunction with the Special District Commercial zone (SDC) may be removed in whole or in part by amending by-law when Council is satisfied as to the adequacy of all road and access arrangements necessary to provide and maintain appropriate access to the subject lands as well as other neighbouring properties, and when the owner has entered into a cost sharing agreement with the City of Toronto with respect to the sewer extensions on Redlea Avenue.

Until the Holding designation (H) is lifted, only the uses permitted in a Industrial Zone (M) and Vehicle Service Zone (VS) are permitted with specific performance standards.

### **Site Plan Control**

The subject lands are under site plan control. An application for site plan control approval has not been submitted.

### **Reasons for Application**

The applicant proposes to amend the zoning by-law to remove the Holding designation (H) which applies to the entire site. The Holding designation (H) on the subject lands is in place to ensure that access, road improvements and servicing are in place prior to allowing all the uses provided for in the Special District Commercial Zone.

Lifting of the Holding designation (H) will facilitate and enable the applicant to submit future development proposals for the subject lands and adjacent properties.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

### **COMMENTS**

In order to remove the Holding designation (H), Council must be satisfied of the following:

1. the adequacy of all road and access arrangements necessary to provide and maintain appropriate access to the subject lands as well as other neighbouring properties; and,
2. the owner has entered into a cost sharing agreement with the City of Toronto with respect to the sewer extensions on Redlea Avenue.

With respect to Condition 1, GO Transit, in conjunction with the City, has reconstructed Redlea Avenue as far as the south property limit permitting access to the subject property and neighbouring lands. It should be noted that the Splendid China Phase 2 application, will also secure the construction and extension of Redlea Avenue further south to Passmore Avenue.

With respect to Condition 2, GO Transit has entered into a cost sharing agreement with the City of Toronto with respect to the sewer extension on their portion of the frontage of Redlea Avenue.

## **Conclusion**

It is timely for Council to lift the Holding designation (H) now that the transportation and servicing conditions related to this proposal have been satisfied in accordance with the zoning by-law. Removal of the Holding designation (H) will allow future planning applications to be considered for the area.

## **CONTACT**

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E-mail: [rashby2@toronto.ca](mailto:rashby2@toronto.ca)

## **SIGNATURE**

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Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

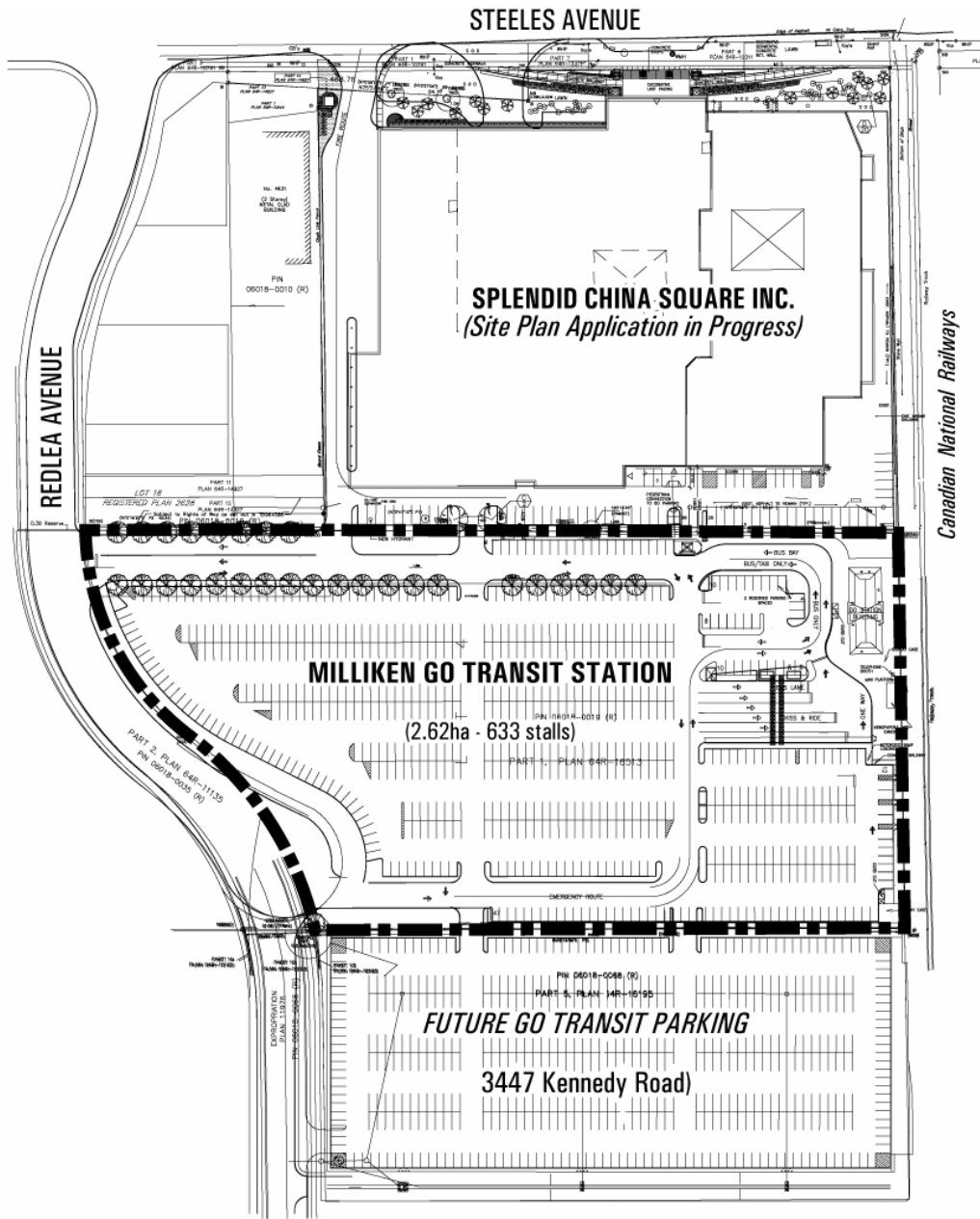
Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 4: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



## Site Plan

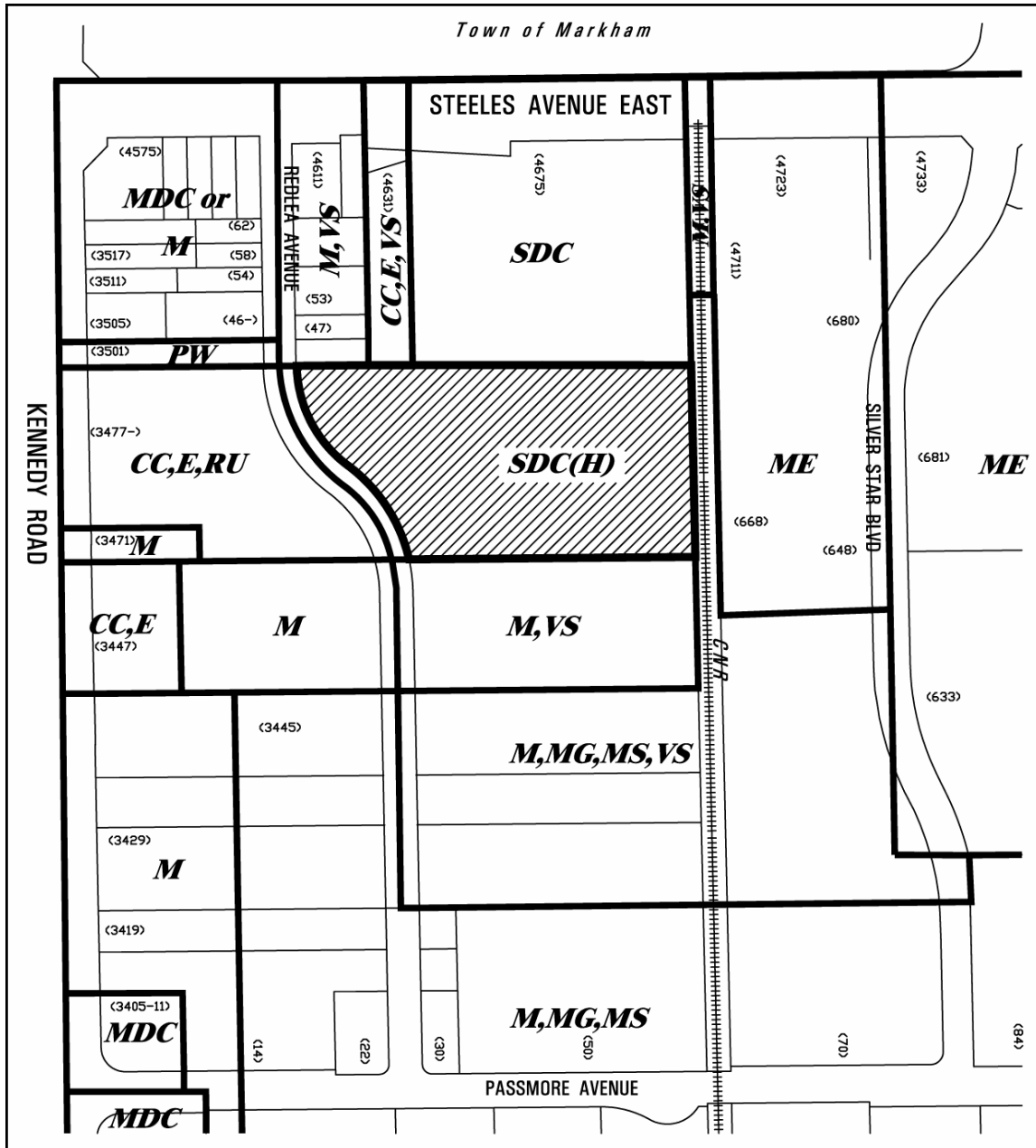
39 Redlea Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 08-200202 OZ

## Attachment 2: Existing Zoning



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

**39 Redlea Avenue**  
File # 08-200202 OZ

- |                                     |                                |  |
|-------------------------------------|--------------------------------|--|
| <b>CC</b> Community Commercial Zone | <b>RU</b> Recreational Zone    | <b>MDC</b> Industrial District Commercial Zone |
| <b>E</b> Employment Zone            | <b>VS</b> Vehicle Service Zone | <b>MG</b> General Industrial Zone              |
| <b>ME</b> Mixed Employment Zone     | <b>(H)</b> Holding Provision   | <b>MS</b> Special Industrial Zone              |
| <b>PW</b> Places Of Worship Zone    | <b>M</b> Industrial Zone       | <b>SDC</b> Special District Commercial         |

Milliken Employment Bylaw  
Not to Scale  
↑  
09/17/08

### Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	08 200202 ESC 39 OZ
Details	Rezoning, Lifting the Hold	Application Date:	September 4, 2008

Municipal Address: 39 REDLEA AVE  
 Location Description: \*\*GRID E3903  
 Project Description: Rezoning application to permit the removal of the holding by-law provision on the GO Transit lands at 39 Redlea Ave

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBAN STRATEGIES INC			

**PLANNING CONTROLS**

Official Plan Designation:	Employment Areas	Site Specific Provision:	104 & 133
Zoning:	SDC(H)- Special District Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

**PROJECT INFORMATION**

Site Area (sq. m):	26 200	Height:	Storeys:	1
Frontage (m):	140 (approx)		Metres:	0
Depth (m):	247 (approx)			
Total Ground Floor Area (sq. m):	156			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	695
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	156			
Lot Coverage Ratio (%):				
Floor Space Index:	0			

**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):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	156
Total Units:	0		0

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



#### Attachment 4: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]  
as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

#### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the Employment District Zoning By-law No. 24982, as amended, by lifting the Holding designation (H) with respect to the lands municipally known as, 39 Redlea Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE “A”** of the Employment District Zoning By-law No. 24982 (Milliken Employment District) is amended by deleting the Holding designation (H) from the Special District Commercial Zone so that the amended zoning shall read as follows as shown on Schedule ‘1’:  
  
SDC – 4-179-913-988-1054-2029 (133)
2. **SCHEDULE “C” – EXCEPTIONS LIST** is amended by deleting Exception Number 524 from the lands as shown on Schedule ‘1’.
3. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

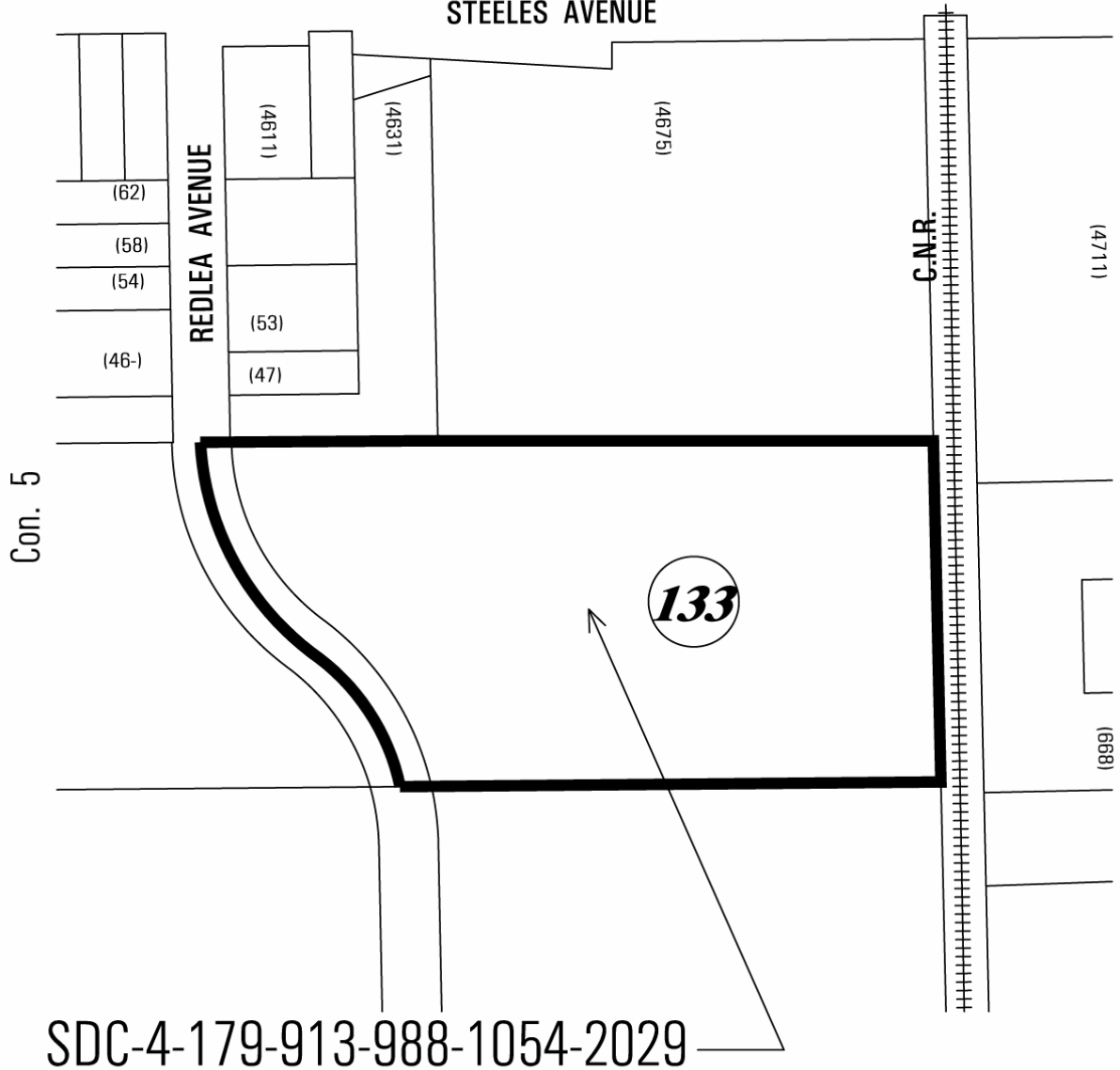
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'

Lot 28

STEELES AVENUE



**TORONTO** City Planning Division  
**Zoning By-Law Amendment**

39 Redlea Avenue

File # 08-200202 0Z

 Area Affected By This By-Law

Milliken Employment Bylaw  
Not to Scale  
03/03/09  
