



## STAFF REPORT ACTION REQUIRED

### 2301 Brimley Road, 2329-2361 Brimley Road, and 175 Commander Boulevard – Rezoning Application – Request for Direction Report

<b>Date:</b>	September 18, 2009
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Gary Wright, Chief Planner and Executive Director
<b>Wards:</b>	Ward 41 – Scarborough-Rouge River
<b>Reference Number:</b>	09 137337 ESC 41 OZ

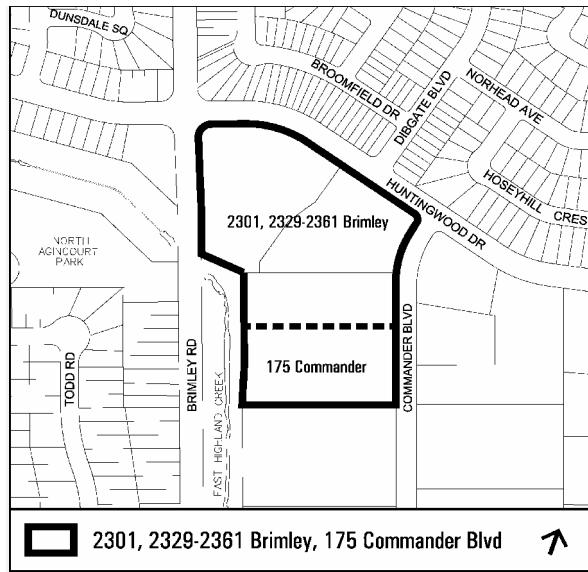
#### SUMMARY

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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 to amend the existing zoning in order to allow for the redevelopment and expansion of the existing Chartwell Shopping Centre located at 2301 Brimley Road and 2329-2361 Brimley Road. This neighbourhood shopping centre has served the Agincourt and Agincourt North communities since the 1970s. The proposed redevelopment includes the expansion of the centre onto lands located to the south at 175 Commander Boulevard by way of the conversion of an existing industrial building to a large scale, stand-alone retail use in the form of a supermarket, along with retail, service commercial and office uses.

The lands at 175 Commander Boulevard are 1.56 hectares in area and only have frontage on Commander Boulevard. These lands have historically been used for industrial related uses, independent from the shopping centre lands to the north. The proposed large scale, stand-alone retail use on this site does not conform to the policies



of the Official Plan as Commander Boulevard is not a major street as shown on in the Plan. An official plan amendment is required in order to permit this part of the development proposal. Such an amendment, however, is not supportable given it does not conform and conflicts with the Growth Plan for the Greater Golden Horseshoe. The proposed use on these lands is considered to be a conversion of lands within an Employment Area to a non-employment (major retail) use.

Opportunities to redevelop and revitalize the existing shopping centre and to ensure its ongoing viability exist on the lands that have historically been used for retail commercial purposes.

This report seeks Council direction on the application. The report recommends refusal of the application in its current form and that City staff continue working with the applicants subject to the proposed large scale, stand-alone retail use on the 175 Commander Boulevard lands being excluded from the proposed redevelopment.

## **RECOMMENDATIONS**

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

1. City Council refuse the rezoning application in its current form as the proposal, which includes the lands at 175 Commander Boulevard, does not conform to the Official Plan, and conflicts and does not conform with the Growth Plan for the Greater Golden Horseshoe.
2. If the applicants exclude the 175 Commander Boulevard lands from the proposed shopping centre redevelopment, City staff and the applicant will work together on a rezoning proposal which would conform to the policies of the Official Plan and conform and not conflict with the Growth Plan for the Greater Golden Horseshoe.
3. City Council authorize the City Solicitor and appropriate staff to attend any Ontario Municipal Board hearing to oppose the rezoning application in its current form.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

The Chartwell Shopping Centre has served as a neighbourhood shopping centre for over 30 years. Construction of the existing strip plaza on the north-west portion of the site occurred in the 1970s followed by a subsequent expansion in the 1980s which included the construction of an enclosed mall building on the north-east portion of the site.

The zoning on the existing south parking lot lands, which have access from Commander Boulevard, was amended in 1986 to allow parking as an additional permitted use. The lands were left in an Industrial (M) zone (see Attachment 4). This permission coincided

with the expansion of the shopping centre and the development of the easterly enclosed mall building.

The Planning and Growth Management Committee, at its meeting on May 6, 2009, directed Planning staff to review the Employment Areas policies of the Official Plan in order to assess the impact of retail and other additional uses permitted at certain locations within employment lands on the prime economic function of Employment Areas. The review is now underway.

## **Pre-Application Consultation**

Pre-application consultation meetings and dialogue were held with the applicants and their planning consultant on a number of occasions. City Planning staff encourage and support efforts to rejuvenate the existing shopping centre but have consistently indicated to the applicant that they would not support the expansion of the shopping centre onto the Employment Areas designated lands at 175 Commander Boulevard.

## **ISSUE BACKGROUND**

### **Site and Surrounding Area**

The proposed development site is approximately 5.85 hectares (14.5 acres) in area and is comprised of two distinct parts as follows:

- The existing Chartwell Shopping Centre site, municipally known as 2301 and 2329-2361 Brimley Road, which is 4.29 hectares (10.6 acres) in area. This site has approximately 280 metres of frontage on the south side of Huntingwood Drive, 150 metres of frontage on the east side of Brimley Road, and 134 metres of frontage on the west side of Commander Boulevard. This site is presently occupied by two commercial buildings, both located at the north end of the site:

West building (2329-2361 Brimley Road) is a strip plaza constructed in the 1970's with approximately 4,995 square metres of floor area (53,765 square feet). This plaza contains a Price Chopper supermarket (23,600 square feet) and a Shoppers Drug Mart as anchors, along with smaller retail and service commercial uses. A second storey office component is located above the Shoppers Drug Mart.

East building (2301 Brimley Road) is an enclosed mall building constructed in the 1980's with approximately 5,091 square metres (54,800 square feet) of floor area. This mall contains small retail and service commercial uses, anchored by the Dragon Dynasty restaurant, Soon Tat Supermarket and Bank of Montreal.

The total floor area of the two commercial buildings is approximately 10,086 square metres (108,565 square feet).

Approximately 608 parking spaces are currently provided. The south end of the site is used for surface parking.

Vehicle access is provided by two (2) driveways from Huntingwood Drive (one is a one-way inbound access used mainly for loading), two (2) driveways from Brimley Road and one driveway from Commander Boulevard. None of the access driveways are signalized.

- A 1.56 hectare (3.85 acre) site, municipally known as 175 Commander Boulevard, which has approximately 91 metres of frontage on the west side of Commander Boulevard. This site was acquired by the applicants in October 2005.

This site contains an approximately 7,733 square metre (83,240 square feet) industrial building. A large loading area and approximately 20 parking spaces are located on the south side of the building. One driveway access from Commander Boulevard exists. According to the applicants, this building is currently leased to Cinram International for storage purposes, having previously been used by Guardian Industries Canada Corporation for the manufacturing of glass products for the automotive sector.

A survey plan, showing the limits of the development site and the location of existing buildings, driveways and parking, can be found at Attachment 1 to this report.

Surrounding uses are as follows:

North: Low density residential uses (single and semi detached dwellings) on the north side of Huntingwood Drive, mainly consisting of residential lots which front onto Broomfield Drive or Hoseyhill Crescent and which back onto Huntingwood Drive, with flanking lots at the side streets. Dibgate Boulevard intersects with Huntingwood Drive, directly opposite the 2301 Brimley Road building.

South: A five (5) hectare site containing an industrial building at 161 Commander Boulevard and occupied by Estee Lauder Cosmetics. To the south of this is an approximately three (3) acre site containing an industrial building occupied by NIH Enterprises.

East: A place of worship (200 Commander Boulevard) is located at the south-east corner of Huntingwood Drive and Commander Boulevard. To the south of this, on the east side of Commander Boulevard, are three properties, each containing light industrial operations.

West: Townhouse development located at the south-west corner of Huntingwood Drive and Brimley Road which backs onto Brimley Road. South of the townhouse development is the East Highland Creek Channel and North Agincourt Park. Low density residential uses fronting onto Brimley Road are located to the south of the park. The East Highland Creek channel is located to the west of the 175 Commander Boulevard lands and separates these lands from Brimley Road.

## **Proposal**

The proposed Master Site Plan is shown on Attachment 2 to this report.

Generally, the proposal is to redevelop the existing Chartwell Plaza Shopping Centre site at 2301 and 2329-2361 Brimley Road and to expand onto lands located to the south at 175 Commander Boulevard. A total of 17,168 square metres (184,800 square feet) of commercial gross floor area is proposed with 4,645 square metres (50,000 square feet) devoted to a new supermarket use. The new supermarket represents 27% of the total gross floor area proposed. The total increase in shopping centre gross floor area is approximately 7,079 square metres (76,200 square feet).

More specifically, the proposed redevelopment and expansion would involve the demolition of the westerly existing strip plaza building, with the exception of about half of the existing Price Chopper supermarket building which will be retained and divided into retail and service commercial uses (“Bldg D”). The existing Shoppers Drug Mart and second storey office component is also to be maintained and renovated to slightly expand the second storey office component (“Bldg A”).

Two new commercial buildings (“Bldg B” and “Bldg C”) are also proposed:

“Bldg B” is a one storey, 870 square metre (9,370 square feet) building by Brimley Road which is also proposed to contain retail and service commercial uses, along with a drive-through facility.

“Bldg C” is a two storey, approximately 1,914 square metre (20,600 feet) building, towards the north-west corner of the site by Huntingwood Drive. This building is proposed to contain ground floor retail and service commercial units and second floor office uses.

No changes to the existing enclosed easterly mall building are proposed.

The proposed redevelopment includes the existing industrial building on the lands to the south at 175 Commander Boulevard. This building is proposed to be renovated to accommodate a new supermarket, along with other commercial uses which may include retail, service commercial uses and office uses. The proposed food store with 4,645 square metres (50,000 square feet) of gross floor area is roughly double the size of the existing Price Chopper supermarket. A total of approximately 6,847 square metres (73,700 square feet) of commercial gross floor area is proposed within the renovated industrial building (Bldg E) on these lands.

The resulting floor space index (FSI) on the development site is approximately 0.29.

Development phasing has not been indicated nor have any prospective tenants (no significant changes to tenancy are anticipated within the easterly enclosed mall building).

Below is a breakdown of proposed building floor areas.

BUILDING	FLOOR AREA
Existing enclosed mall (no change)	5,091 m <sup>2</sup> (54,800 ft <sup>2</sup> )
Bldg A (2 storeys) (retained Shoppers Drug Mart bldg)	1,489 m <sup>2</sup> (16,030 ft <sup>2</sup> ) 1 <sup>st</sup> floor retail 727 m <sup>2</sup> 2 <sup>nd</sup> floor office 762 m <sup>2</sup>
Bldg B (with drive through)	870 m <sup>2</sup> (9,370 ft <sup>2</sup> )
Bldg C (2 storeys)	1,914 m <sup>2</sup> (20,600 ft <sup>2</sup> ) 1 <sup>st</sup> floor retail 957 m <sup>2</sup> 2 <sup>nd</sup> floor office 957 m <sup>2</sup>
Bldg D (retained portion of former Price Chopper)	957 m <sup>2</sup> (10,300 ft <sup>2</sup> )
Supermarket within former industrial bldg (Bldg E)	4,645 m <sup>2</sup> (50,000 ft <sup>2</sup> )
Retail, service commercial, office within remainder of former industrial bldg (Bldg E)	2,202 m <sup>2</sup> (23,700 ft <sup>2</sup> )
TOTAL FLOOR AREA	17,168 m <sup>2</sup> (184,800 ft <sup>2</sup> )

A total of 835 surface parking spaces are shown on the master site plan provided. Based upon the total proposed floor area, this equates to a parking ratio of 4.86 spaces per 100 square metres of gross floor area.

All existing driveways are proposed to be maintained with the easterly Huntingwood driveway proposed to operate as a two-way, all moves access. An additional driveway access to Commander Boulevard is proposed, just north of the renovated industrial building.

The applicants indicate that increased landscaping along the perimeter and throughout the site are proposed. Detailed landscaping is secured during the site plan approval process. A site plan application has not been filed.

## Provincial Policy Statement

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. City Council's planning decisions are required to be consistent with the PPS. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

Key objectives of the PPS include: building strong communities; wise use and management of resources; and, protecting public health and safety.

The PPS contains policies related to employment areas and states that planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long term needs;

- providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- planning for, protecting and preserving employment areas for current and future uses; and
- ensuring the necessary infrastructure is provided to support current and projected needs.

The PPS also states that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.

The PPS defines employment area as “those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.”

### **The Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) came into effect on June 16, 2006. The Growth Plan 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.

The Growth Plan requires the City to maintain an adequate supply of lands providing locations for a variety of appropriate employment uses in order to accommodate the employment growth forecasts of the Plan. The Growth Plan includes similar policies to the PPS directed at the preservation of employment areas for future economic opportunities. The Growth Plan also contains the same definition of employment area as that used in the PPS.

The Growth Plan provides that municipalities may permit conversion of lands within employment areas to non-employment uses only through a municipal initiated comprehensive review which has demonstrated that specific criteria have been met. Under the Growth Plan, conversion of lands within an employment area to major retail uses is considered to be a conversion of land to non-employment uses.

### **Official Plan**

The Official Plan designates the entire development site as “Employment Areas” (see Attachment 3). This designation provides for a wide range of employment uses including offices, manufacturing, warehousing, distribution, research and development facilities,

utilities, media facilities, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

The south parking lot lands and the lands at 175 Commander Boulevard are also identified as part of an Employment District as shown on the Urban Structure Map (Map 2). This map and the associated policies in Chapter 2 of the Plan set out a policy framework and strategy for managing Toronto's growth. In keeping with the relevant policies, lands within Employment Districts are identified as a location targeted for future growth to meet the Plan's employment goals. It is a key policy directive of the Official Plan to protect Employment Districts.

In recognition that some land uses require larger parcels of land and have special locational needs, the Plan also contains policy direction with respect to large scale, stand-alone retail stores. The Plan indicates that while these uses are not directly supportive of the primary employment function of these areas, they have special locational needs which the Plan recognizes.

Policy 4.6.3 states that large scale, stand-alone retail stores and “power centres” are not permitted in Employment Areas in the Central Waterfront and are only permitted in other Employment Areas fronting onto major streets as shown on Map 3, that also form the boundary of the Employment Areas through the enactment of a zoning by-law. Where permitted, new large scale, stand-alone retail stores and “power centres” will ensure that: sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and the functioning of other economic activities within the Employment Areas and the economic health of nearby shopping districts are not adversely affected.

Brimley Road and Huntingwood Drive are identified as major streets in the Official Plan (Map 3). Commander Boulevard is not identified as a major street on Map 3.

The Plan also contains Built Form policies (3.1.2) which, among other matters, require new development to be located and organized to fit with its existing and/or planned context, to frame and support adjacent streets, and to locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk.

The segment of the East Highland Creek which runs along the east side of Brimley Road and which separates the 175 Commander Boulevard lands from Brimley Road is designated as “Natural Areas” and considered to be part of the City’s larger Natural Heritage System as shown on Map 9 to the Plan. Official Plan policies state that a study will be required, when appropriate, to assess a proposed development’s impact on the natural environment and propose measures to reduce negative impacts on and where possible, improve the natural environment. Development is required to minimize adverse impacts and when possible, restore and enhance the natural heritage system.

## **Zoning**

The existing Chartwell Shopping Centre lands (2301, 2329-2361 Brimley Road) are zoned Neighbourhood Commercial (NC) under the Agincourt North Community Zoning By-law No. 12797, as amended, of the former City of Scarborough (see Attachment 4). Permitted uses are established by Exception 3 which permits the following: agencies and studios, banks, bake shops, business and professional offices, marketplace signs, restaurants, taverns, service shops, supermarket and retail store uses and tailor shops. Place(s) of worship are also a permitted use on the site.

The existing south parking lot and the lands to the south at 175 Commander Boulevard are zoned Industrial (M) under the Employment Districts Zoning By-law No. 24982, as amended, of the former City of Scarborough (Marshalling Yard Employment District).

Permitted uses within the “M” zone are: day nurseries, educational and training facility uses, industrial uses, offices (excluding medical and dental offices), place of worship and recreational uses. A place of worship is only permitted as a sole use on a lot, or in conjunction with a day nursery use and only on a lot that abuts either Brimley Road or Huntingwood Drive. Ancillary retailing to certain industrial uses only is permitted.

The south parking lot lands are also subject to Exception 301 of the by-law which permits parking as an additional permitted use. This permission was first established in 1986 by way of a site specific zoning amendment.

## **Site Plan Control**

All of the lands are located within a site plan control area. An application for site plan approval has not been submitted.

## **Reasons for the Application**

The existing Industrial (M) zone on the south parking lot lands and the 175 Commander Boulevard lands does not permit the proposed retail uses. A zoning amendment is also required to permit a drive-through facility and to permit the proposed building setbacks.

An official plan amendment is required in order to permit the proposed large scale, stand-alone retail use on the 175 Commander Boulevard lands. An official plan amendment has not been filed.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Planning Rationale, Traffic Study, Functional Servicing and Stormwater Management Report, Retail Market Impact Assessment, Employment Area Impact Assessment, Scoped Natural Heritage Study, Tree Preservation Report, and Green Development Standard Checklist.

A Notice of Incomplete Application was issued on June 10, 2009 which identified that an Archaeological Assessment was outstanding. Heritage Preservation Services subsequently advised that an assessment is not required. A Notice of Complete Application was issued on August 25, 2009 advising that the application was deemed to be complete as of June 19, 2009.

## **Provincial Policy Statement and The Growth Plan for the Greater Golden Horseshoe**

The key issue raised by this application with regards to Provincial plans and policy is the proposed shopping centre expansion onto the 175 Commander Boulevard lands.

Both the PPS and The Growth Plan for the Greater Golden Horseshoe define an Employment Area as follows:

“Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.”

The development site is considered to be part of an employment area as defined by both the PPS and the Growth Plan given the Official Plan designates the lands as Employment Areas.

The Growth Plan (Policy 2.2.6.5) contains a policy related to the conversion of lands within employment areas to non-employment uses. For the purposes of this policy, major retail uses are considered non-employment uses.

The Growth Plan does not define major retail. City Planning, however, is of the view that the proposed 73,700 square foot expansion onto the 175 Commander Boulevard lands, which includes a 50,000 square foot supermarket as well as additional retail floor space along with service commercial and office uses, is appropriately considered to be a major retail use as referred to in the Growth Plan.

The policy states that municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that:

- there is a need for the conversion
- the municipality will meet the employment forecasts allocated to the municipality pursuant to the Growth Plan
- the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of the Growth Plan
- there is existing or planned infrastructure to accommodate the proposed conversion
- the lands are not required over the long term for the employment purposes for which they are designated

- cross-jurisdictional issues have been considered (not applicable in this case).

“Municipal Comprehensive Review” is defined as an official plan review, or an official plan amendment, initiated by a municipality that comprehensively applies the policies and schedules of the Growth Plan.

The City’s Official Plan is the result of the City’s last comprehensive review although it was not a “Municipal Comprehensive Review” as defined by the Growth Plan. Approval of this application to permit a major retail use on lands within an Employment Area is considered to be a conversion of employment lands and would not conform to the Growth Plan without the City first undertaking a “Municipal Comprehensive Review” addressing the policies, schedules, definitions and appendices of the Growth Plan. The upcoming five year review of the Official Plan will encompass a Municipal Comprehensive Review (MCR) as defined in the Growth Plan.

As provided for in the Places to Grow Act, 2005, the Growth Plan prevails where there is a conflict between the Growth Plan and the PPS. Section 14 of the Places to Grow Act, 2005 (Bill 136) requires that a decision under the Planning Act made by a municipal council and/or the Ontario Municipal Board that relates to a growth plan area must conform to the Growth Plan that applies to that area.

Under the Growth Plan, the development proposal is viewed as a conversion of lands within an employment area to a non-employment (major retail) use. As a result, it does not conform to and conflicts with the Growth Plan.

## **Official Plan**

As noted earlier, the Official Plan provides for large scale, stand-alone retail uses within Employment Areas subject to specific locational limitations and impact criteria. Such uses are only permitted in Employment Areas fronting on major streets as shown on Map 3, that also form the boundary of the Employment Areas through the enactment of a zoning bylaw.

The proposed retail expansion onto the 175 Commander Boulevard lands is considered by City Planning to be a large scale, stand-alone retail use as referred to in the Official Plan. This view is shared by the applicants as noted in the submitted Planning Rationale Report. This being established, the proposed large scale, retail expansion onto the 175 Commander Boulevard lands does not meet the locational requirements of Policy 4.6.3 of the Official Plan since Commander Boulevard is not identified as a major street in the Official Plan and further, this street does not form the boundary of the Employment District within which these lands are located. Also, as previously noted, the channelized East Highland Creek physically separates these lands from Brimley Road.

## **Impact Assessments**

The applicants are of the opinion that an official plan amendment is not required and that the proposal meets the locational requirements of the Official Plan for large scale stand-

alone retail uses in Employment Areas. As a result, they have submitted traffic, employment area impact and retail market impact studies in support of their application and to demonstrate they have adequately addressed the impact criteria also required by Policy 4.6.3. A brief overview of each follows. These impact assessments are currently under review.

### **Transportation Capacity**

A Traffic Study was submitted in support of the application. The traffic analysis took into account traffic growth and the shopping centre expansion / redevelopment. The study concludes that with the recommended changes to the road network, by way of various intersection improvements and the monitoring of traffic volumes at the Huntingwood Drive and Commander Boulevard intersection, that sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets.

The applicant's report also concludes that the proposed new driveway from Commander Boulevard will assist in improving access to the south and east portions of the site and that the proposed shopping centre parking ratio of 4.86 spaces per 100 square metres of gross floor area is appropriate.

### **Economic Impact**

Two economic impact assessments (Employment Area and Retail Market) were submitted in support of the application in order to address the requirements of Policy 4.6.3 of the Official Plan.

An Employment Area Impact Assessment was prepared in order to provide an employment area evaluation and to assess potential impact effects of the proposed redevelopment. The report focuses on the Tapscott/Marshalling Yard Employment District and states that based on the number of employees, this District is the City's fifth largest Employment District and provides 8.3% of total employment within the City's Employment Districts.

The applicant's study concludes that the proposed redevelopment and expansion will not adversely affect the functioning of economic activities within the Commander Boulevard Area or the Tapscott/Marshalling Yard Employment District as a whole.

A Retail Market Impact Assessment was conducted to provide a retail market evaluation and to assess potential effects of the proposed Chartwell Shopping Centre redevelopment, and in particular the relocation and expansion of the supermarket component. A Study Area which extends from Steeles Avenue to the north, Lawrence Avenue to the south, Victoria Park Avenue to the west and Neilson Road to the east was examined.

The applicant's study concludes that the proposed shopping centre will not adversely affect the economic health of nearby shopping districts.

### **Natural Heritage**

A scoped natural heritage study was submitted in support of the application. This study is required in order to address the Natural Heritage policies of the Official Plan.

Existing conditions of the natural heritage features adjacent to the site were identified. The study concludes that no impacts to Highland Creek are expected if suitable mitigation measures are employed for the duration of construction work. Sediment and erosion control measures will be required if any site alterations occur as a result of demolition and construction activities adjacent to Highland Creek.

## **Conclusion**

City Planning does not support the proposal in its current form.

Planning staff met with the proponents a number of times prior to the application being submitted. Staff indicated support for the Owner's efforts to modernize and update the existing shopping centre but have consistently advised that an expansion of the shopping centre onto the lands at 175 Commander Boulevard would not be supported.

City staff are prepared to continue working with the applicants to arrive at a supportable development scheme should the applicants be prepared to revise the proposal to focus their redevelopment efforts on the existing shopping centre site only. Should the rezoning application continue to include the lands at 175 Commander Boulevard then City Planning staff are of the view that the application should not be supported as it does not conform to the policies of the Official Plan, and does not conform with the policies of the Growth Plan for the Greater Golden Horseshoe and is viewed as a conversion of lands within an employment area to a non-employment use.

## **CONTACT**

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## **SIGNATURE**

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Gary Wright, Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

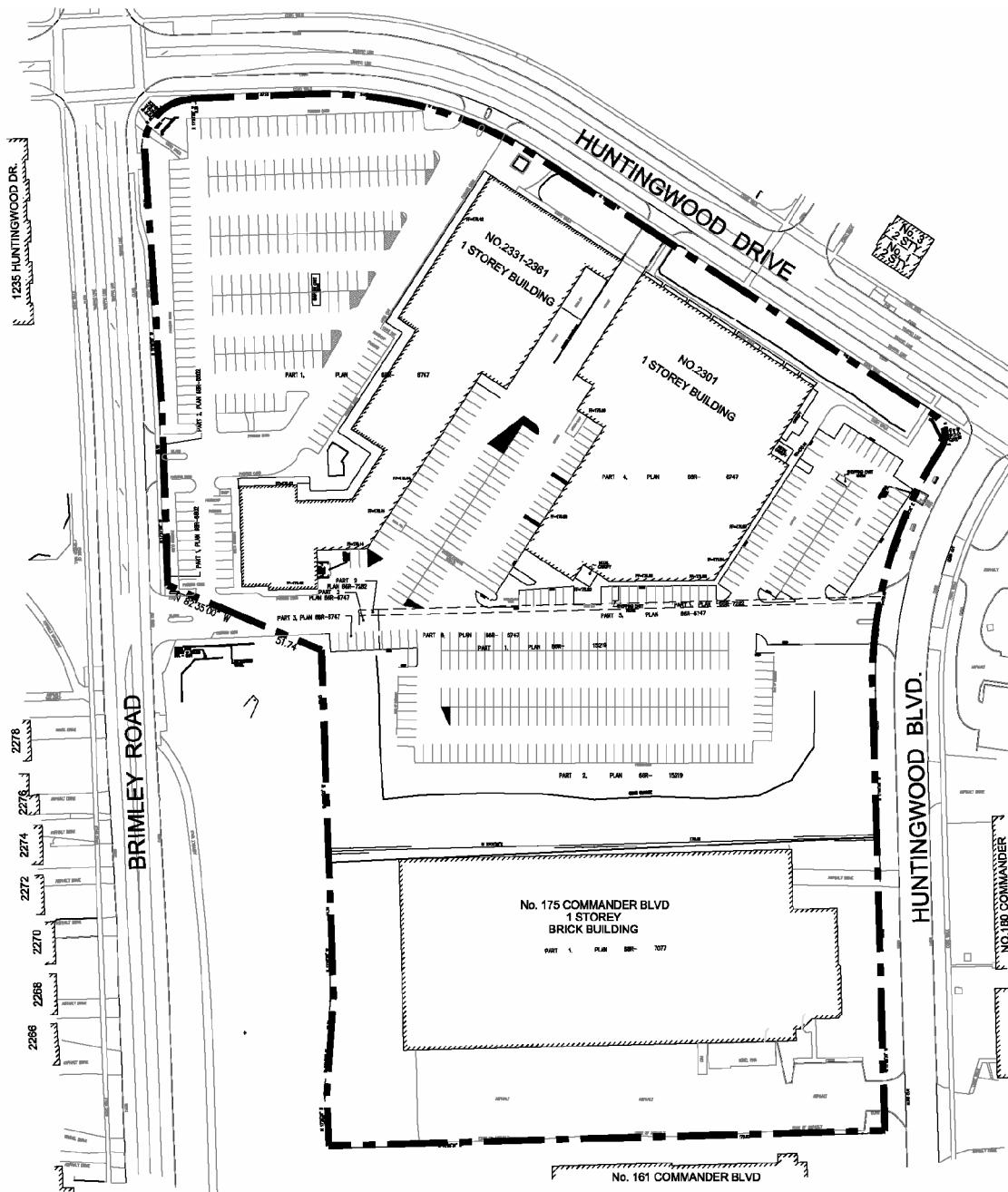
Attachment 1: Existing Development  
Attachment 2: Proposed Master Site Plan  
Attachment 3: Official Plan

Attachment 4: Zoning

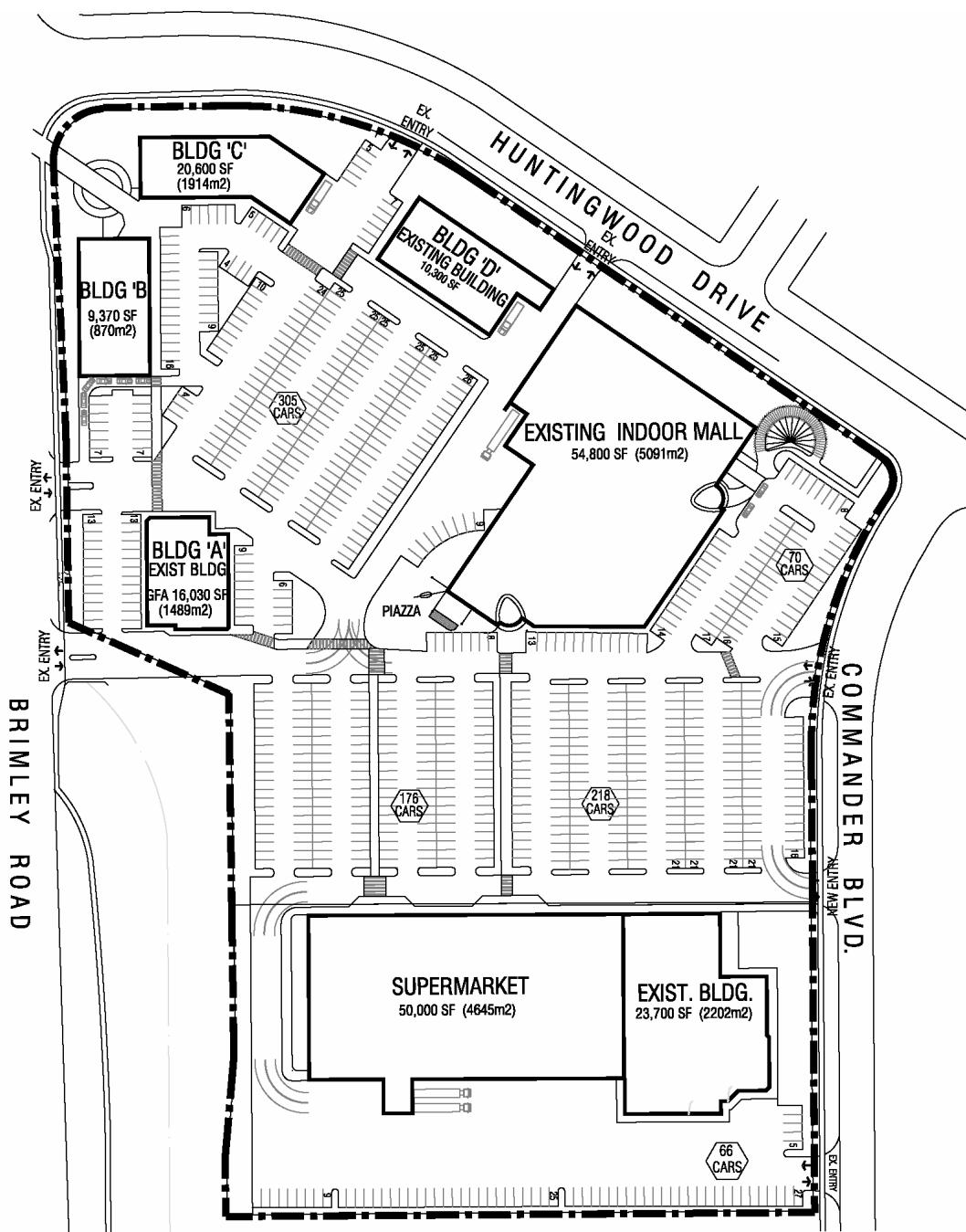
Attachment 5: Tapscott / Marshalling Yard Employment District

Attachment 6: Application Data Sheet

## Attachment 1: Existing Development



## Attachment 2: Master Site Plan



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**Site Plan**      **2301, 2329-2361 Brimley Road, 175 Commander Blvd.**

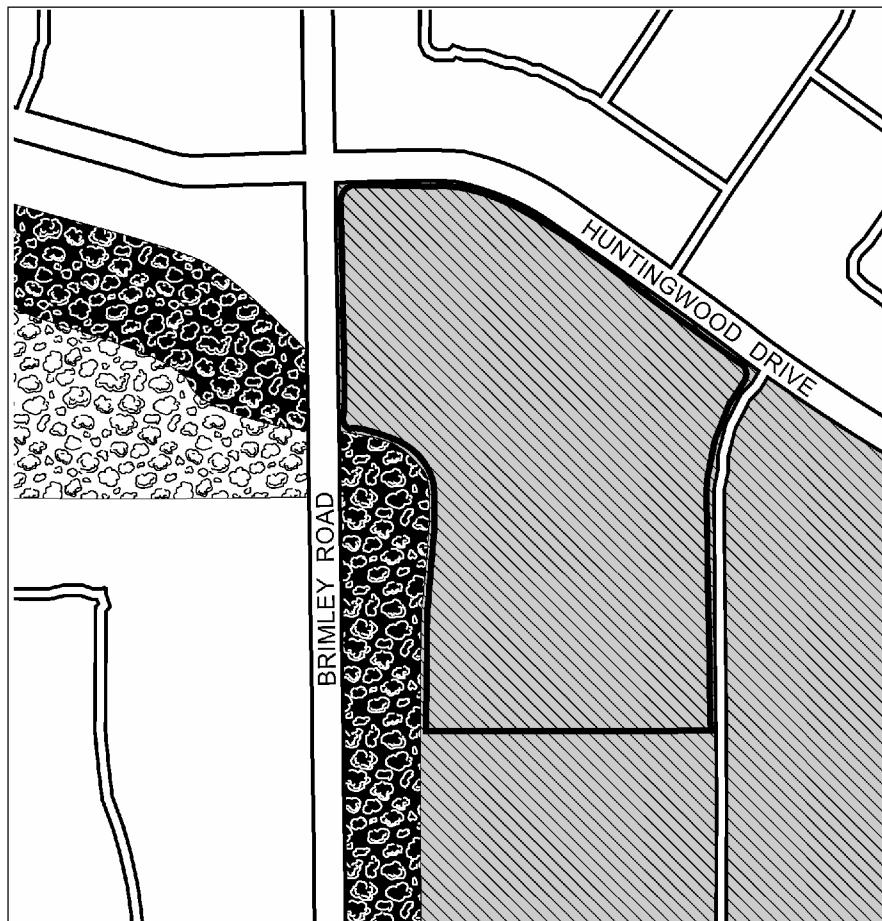
**Applicant's Submitted Drawing**

Not to Scale  
8/24/09

**File # 09-137337 OZ**

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### Attachment 3: Official Plan



 **TORONTO**  
City Planning  
**Official Plan**

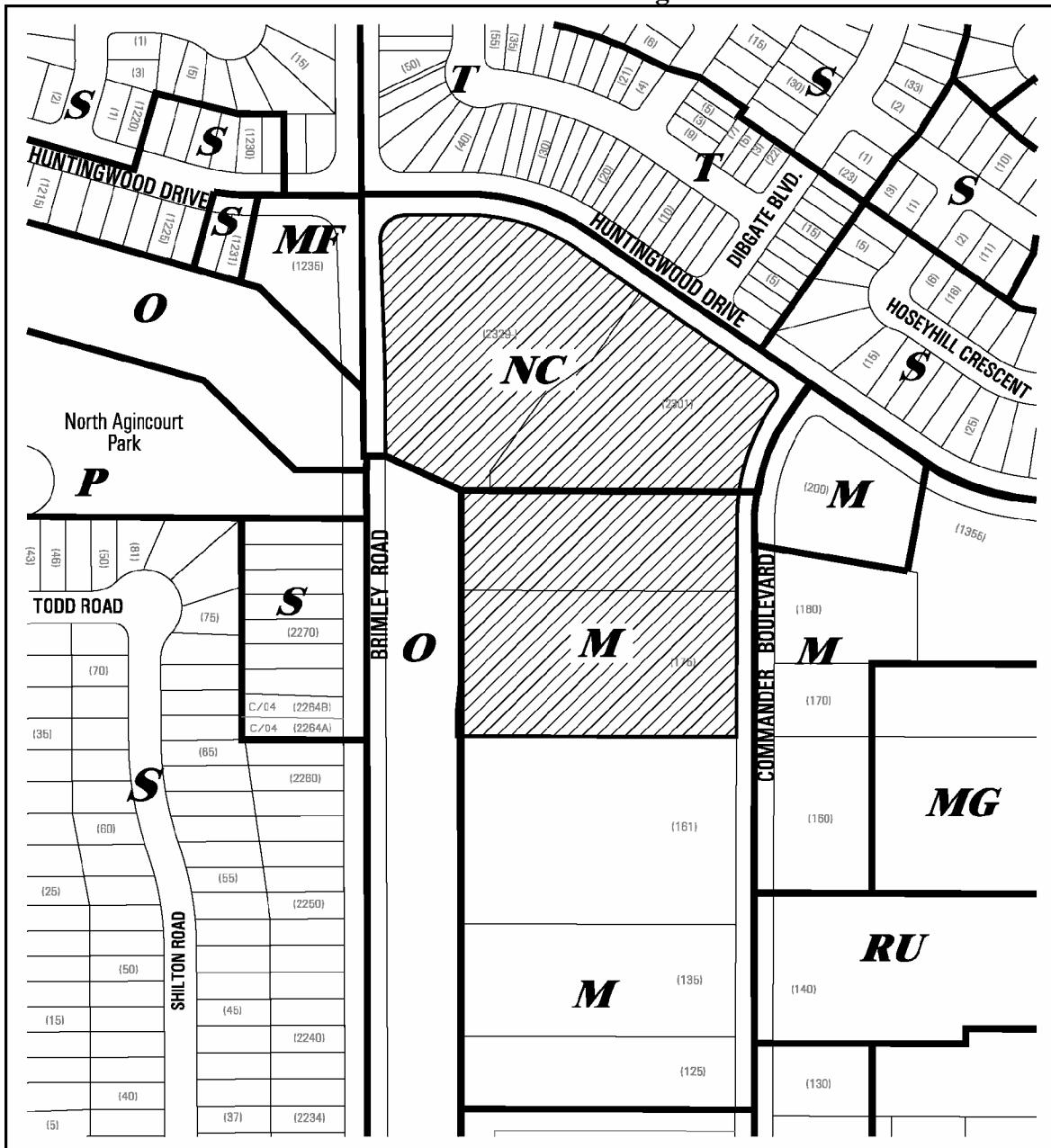
2301, 2329-2361 Brimley Road, 175 Commander Blvd.

File #09\_137337\_OZ

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

↑  
Not to Scale  
8/27/09

**Attachment 4: Zoning**



**City Planning  
Division**

**Zoning**

**2301, 2329-2361 Brimley Rd. & 175 Commander Blvd.**

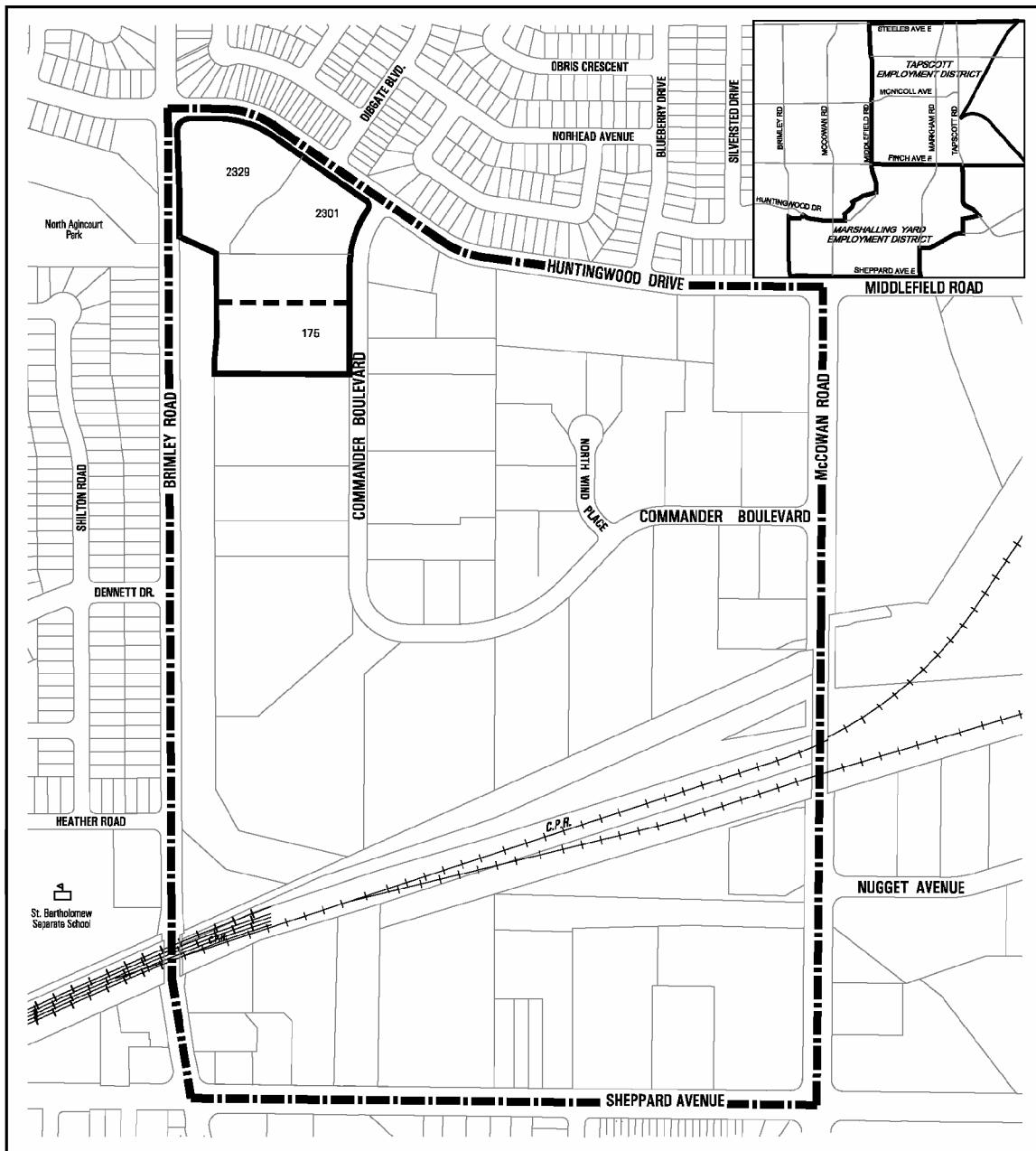
**File # 09-137337 OZ**

**S** Single Family Residential  
**T** Two Family Residential  
**MF** Multiple Family Residential  
**P** Parks  
**O** Major Open Spaces

**NC** Neighbourhood Commercial  
**M** Industrial Zone  
**MG** General Industrial Zone  
**RU** Recreational Zone

**Agincourt North Community**  
**Not to Scale**  
**8/19/09**

**Attachment 5: Tapscott / Marshalling Yard Employment District**



**2301,2329-2361 Brimley Rd, 175 Commander Blvd  
Marshalling Yard Employment District West Portion**

**File # 09-137337 OZ**



**Subject Lands**

**Marshalling Yard Employment District  
Not to Scale  
9/21/09**

## Attachment 6: Application Data Sheet

Application Type: Rezoning Application Number: 09 137337 ESC 41 OZ  
 Details: Rezoning, Standard Application Date: May 12, 2009  
 Municipal Address: 2301 BRIMLEY RD, 2329-2361 BRIMLEY RD, 175 COMMANDER BLVD  
 Location Description: PL 1282 PT BLK D PT BLK F \*\*GRID E4106  
 Project Description: Renovation, re-development and expansion of Chartwell Shopping Centre onto 175 Commander Blvd.  
 Proposal would expand the existing shopping centre by 6 038 m<sup>2</sup> for a new total floor area of 17 168 m<sup>2</sup>. (184,800 ft<sup>2</sup>) Includes 4 645 m<sup>2</sup> (50,000 ft<sup>2</sup>) supermarket

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC 3 CHURCH STREET #200 TORONTO ON M5E 1M2	MICHAEL BISSETT BOUSFIELDS INC	TURNER FLEISCHER ARCHITECTS INC.	FIRST CAPITAL (CHARTWELL) CORPORATION & FIRST CAPITAL (175 COMMANDER) CORPORATION

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	n/a
Zoning:	Neighbourhood Commercial (NC) & Industrial (M) Exc. 301	Historical Status:	n/a
Height Limit (m):	12 m (office uses in M zone only)	Site Plan Control Area:	yes

### PROJECT INFORMATION

Site Area (sq. m):	58524 (629,968 ft <sup>2</sup> )	Height:	Storeys:	1-2
Frontage (m):	<u>2301, 2329-2361 Brimley Rd:</u> 280 m Huntingwood Dr. 150 m Brimley Road 134 m Commander Blvd <u>175 Commander Blvd:</u> 91 m Commander Blvd	Metres:	Bldg A: 9.7 Bldg B: 5.5 Bldg C: 10 Bldg D: 6.5 Bldg E (converted industrial bldg): 8	
Depth (m):	2301, 2329-2361 Brimley Road: Irregular	175 Commander Blvd: 172.67 m		
Total Ground Floor Area (sq. m):	15449			<b>Total</b>
Total Residential GFA (sq. m):	0	Parking Spaces:	835	
Total Non-Residential GFA (sq. m):	17168	Loading Docks	5	
Total GFA (sq. m):	17168 (184,800 ft <sup>2</sup> )			
Lot Coverage Ratio (%):	26.4			
Floor Space Index:	0.29			

### DWELLING UNITS (not applicable)

Tenure Type:	Above Grade	Below Grade		
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	15449	0
1 Bedroom:	0	Office GFA (sq. m) - Bldgs A & C:	1719	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

### FLOOR AREA BREAKDOWN (upon project completion)

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