

**LORNE ROSS PLANNING SERVICES INC.**

36 Saratoga Drive, Scarborough, ON, M1P 4J1  
Tel: 416-289-2789 e-mail lrps@sympatico.ca

COPY

February 20<sup>th</sup>, 2013.

Mr. Paul Bain  
Project Manager, OP Review  
Metro Hall, 22<sup>nd</sup> Floor  
55 John Street  
Toronto ON M5V 3C6

2013-798

**RE: EMPLOYMENT POLICY REVIEW  
KREADAR ENTERPRISES LIMITED  
2150 McNICOLL AVENUE**

Dear Mr. Bain:

Kreadar Enterprises Limited has retained me with respect to the Municipal Comprehensive Review of Employment lands as it applies to their property addressed as 2150 McNicoll Avenue.

Map 7 attached to the Staff report of October 2012 proposes to designate 2/3<sup>rd</sup> of the site for Retail Employment. The rear 1/3 is proposed to be designated Core Employment.

The purpose of this letter is to ask that the property not be split-designated but rather placed under one Official Plan designation to allow comprehensive development under a Retail Employment designation.

Property Description

- Rectangular in shape;
- Area of 5.5 hectares;
- 146m frontage on the north side of McNicoll;
- 350m frontage on the west side of Silver Star Boulevard.

Adjacent Land Uses

East side of Silver Star:

- RONA big box store, Starbucks, Popeye's and additional service commercial;
- 385 Silver Star Boulevard: Three storey medical office building 44,333 sq. ft.;
- 2190 McNicoll; Multi-unit commercial building +/- 25,000 sq. ft.
- 3700 Midland; Multi-unit commercial building +/- 25,000 sq. ft.

South Side of McNicoll

- Banquet Hall
- Place of Worship
- Proposed 4 storey office, retail, recreation and 29 bed respite care facility.

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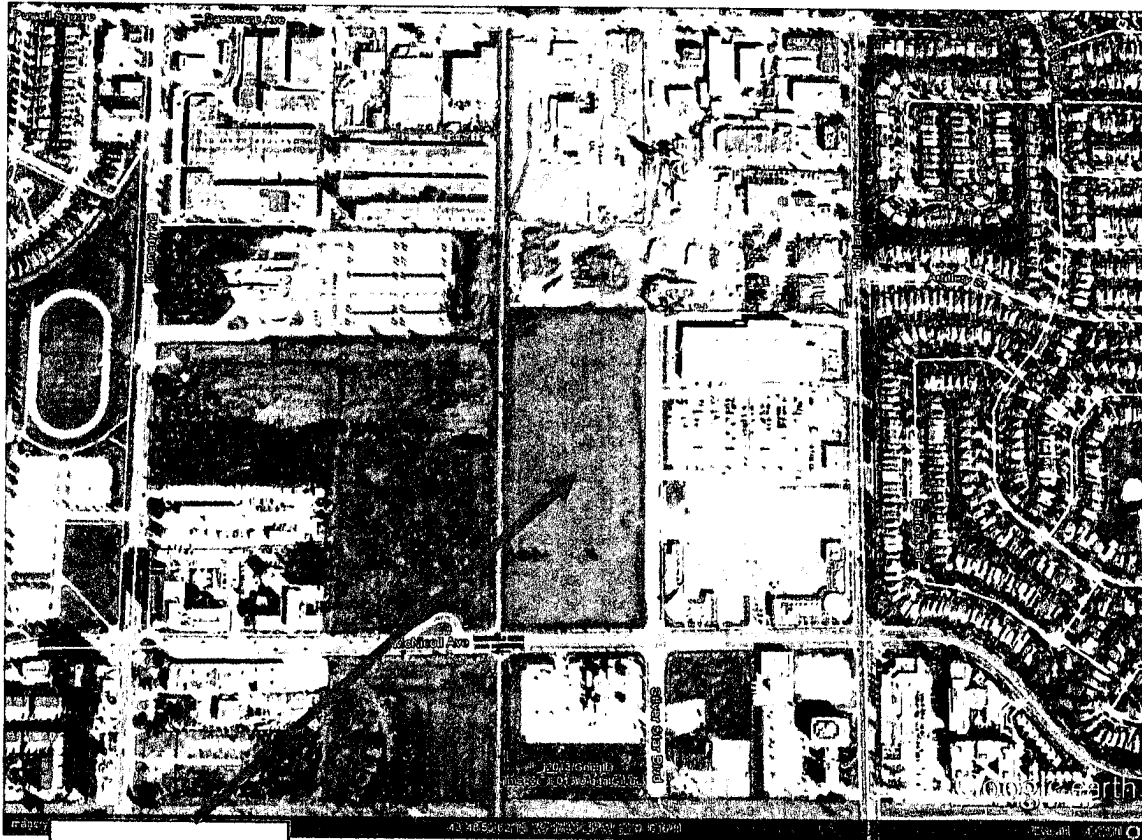
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### West of the GO Line

- Vacant lands owned by City-TTC.

### North

- Open storage for D. Crupi & Sons Paving.



**Kreadar Site**

### Silver Star Extension:

Silver Star Boulevard is presently a discontinuous public street, running south from Steeles to Passmore; from McNicoll north to the north end of the subject property and south to the Hydro Corridor. Kreadar Enterprises dedicated the land and constructed Silver Star and related public services from McNicoll to the north limit of its property in 2002

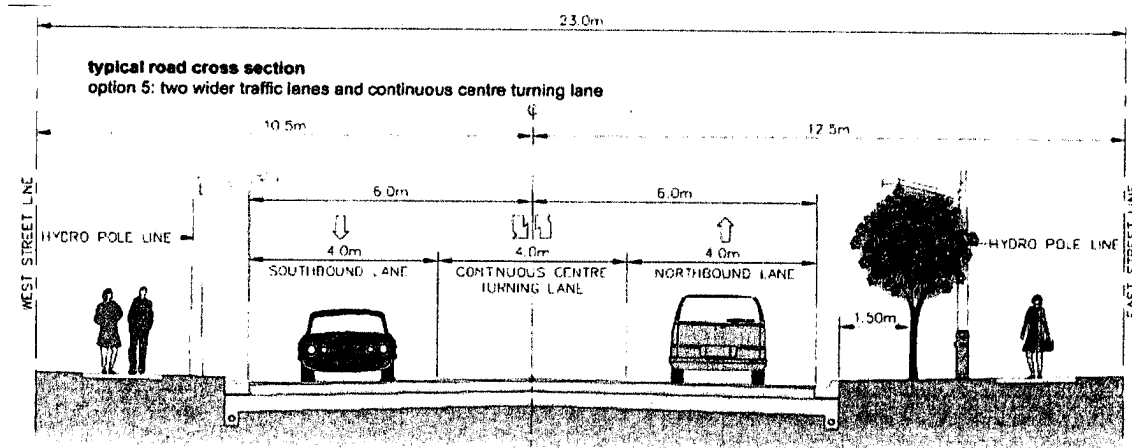
A southern leg of Silver Star runs from the south edge of the Hydro Corridor almost to Finch where it turns and connects to Midland Avenue. Schedule 2 of the Official Plan designates a completed Silver Star Boulevard as a “Planned but Un-built Road”.

The City completed an Environmental Assessment to determine property requirements and right-of-way alignment for the ‘missing links’ of both Silver Star and the extension of Redlea-Milliken Boulevard west of the GO Line in 2006-2007.

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When completed Silver Star will carry significant traffic volumes between Steeles Avenue and McNicoll on a three lane pavement [two through lanes and continuous centre left lane]. Shown below is the recommended typical cross section for the Silver Star Extension.



### McNicoll Avenue

McNicoll Avenue is shown on the Toronto Official Plan as a major Street with a right-of-way of 27 running from Tapscott Road to Gordon Baker. McNicoll is built presently with a 4 lane cross section with turning lanes at signalized intersections such as Silver Star. It continues west as Cummer Avenue all the way to Bathurst.

The TTC provides bus service across the frontage of the property with the 42 McNicoll bus running as far east as Markham Road and connecting into the Finch Subway station on the Yonge line.

### Higher Order Transit Corridors

Map 4 of the Toronto Official Plan dated June 2006 shows a Higher Order Transit Corridor running east west across the top of the city through the Hydro Corridor just south of McNicoll with a potential GO Rail station in that Corridor.

### Site and Area Specific Policy 104 [SASP 104]

SASP 104 of the Official Plan is attached as an appendix to this letter.

SASP 104 provides for the development of business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship in addition to all uses otherwise provided for by an Employment designation in the Official Plan.

### Site and Area Specific Policy 248 [SASP 248]

Given the complete absence of any development interest from industrial users, Kreadar approached City Planning 10 years ago with plans to develop the subject parcel in its entirety for a mix of retail, service, office, restaurant and if interest arose, also for small unit industrial buildings.

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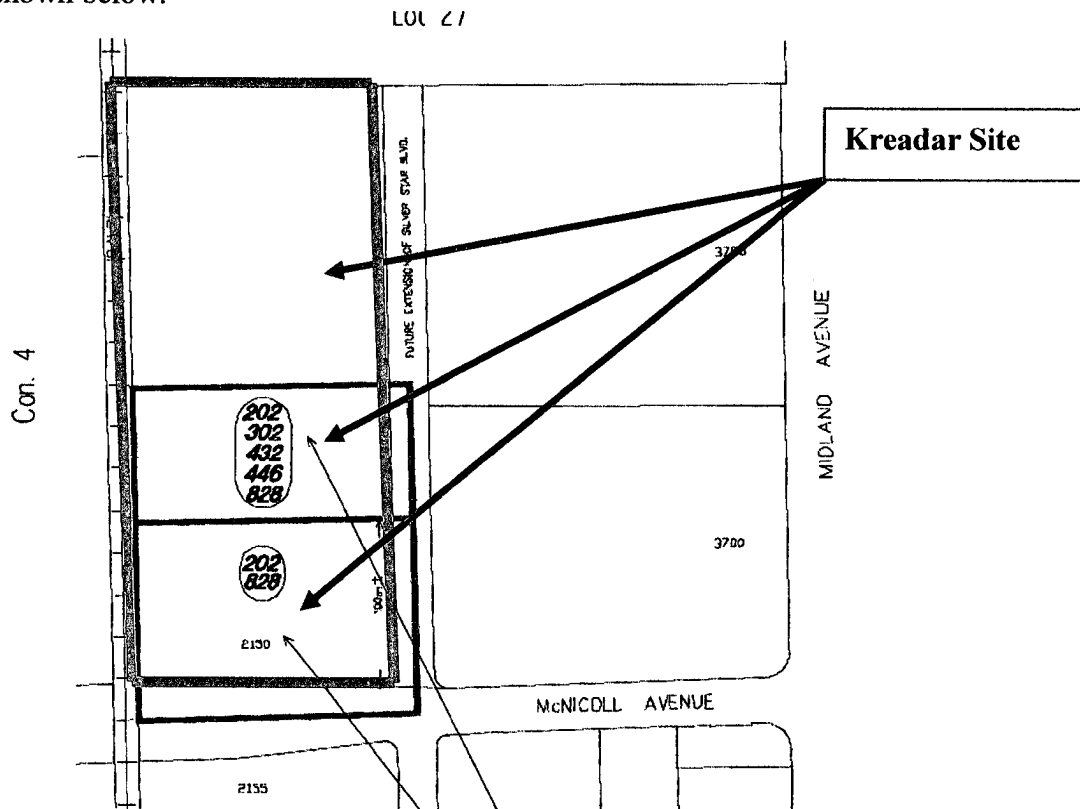
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Staff preferred that Kreadar retain the northerly +/- 170 m of depth in its existing zoning to see if an industrial user would be attracted, while supporting Kreadar's development concept for the southerly 180m from McNicoll.

Staff believed that the Scarborough Official Plan, then in effect did not extend commercial permissions far enough north to provide for the 180m depth from McNicoll. The Scarborough Official Plan was accordingly amended in May 2005. The Toronto Official Plan was modified to include SASP248, extending permission for "Retail and service uses, including stand alone retail stores" in addition to all other uses provided by an Employment designation.

## Existing Zoning

Council implemented SASP 104 and 248 by rezoning the southern half of the site in 2005, as shown below.



ME-5-913-1054-2007-2045  
M, MG, MS-8-828-913-1054-2045

## Permitted Uses under ME Zone to a depth of +/-100m from McNicoll:

- Day Nurseries
- Education and Training Facility Uses
- Financial Institutions

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- Industrial Uses
- Offices
- Personal Service Shops
- Recreational Uses
- Restaurants
- Retail Stores

### Permitted Uses under M, MG and MS Zones to an additional +/- 80m depth from McNicoll:

Day Nurseries

Education and Training Facility Uses

Industrial Uses

Offices, excluding Medical and Dental Offices

Recreational Uses

Open Storage

Special Industrial Uses [chemical manufacturing processing warehousing; metal mineral or ore smelting]

And, by Exception, also permitting:

Retail Stores

Restaurants

Service Shops

Gross floor area of any single retail use or tenancy shall not exceed 800 m<sup>2</sup>.

Kreadar decided to work with the Staff proposal to keep the rear of the site in its industrial zoning. Kreadar has received development enquiries over the intervening 8 years. These have however focused solely on the commercial potential of the site. No industrial user has approached Kreadar to develop the northern portion of the site which was kept in its industrial zoning. Proposals to implement the commercial zoning have been frustrated however by the relatively shallow depth from McNicoll/small land area zoned for commercial development. There is simply insufficient land area available for commercial development under the 2005 Zoning By-law amendment to accommodate both an anchor tenant and sufficient secondary tenants to make the proposition commercially viable.

As a result we have seen zero development, zero employment and zero tax revenue to the City. None of the City's planning goals have been achieved on this strategically located property.

### Conclusion:

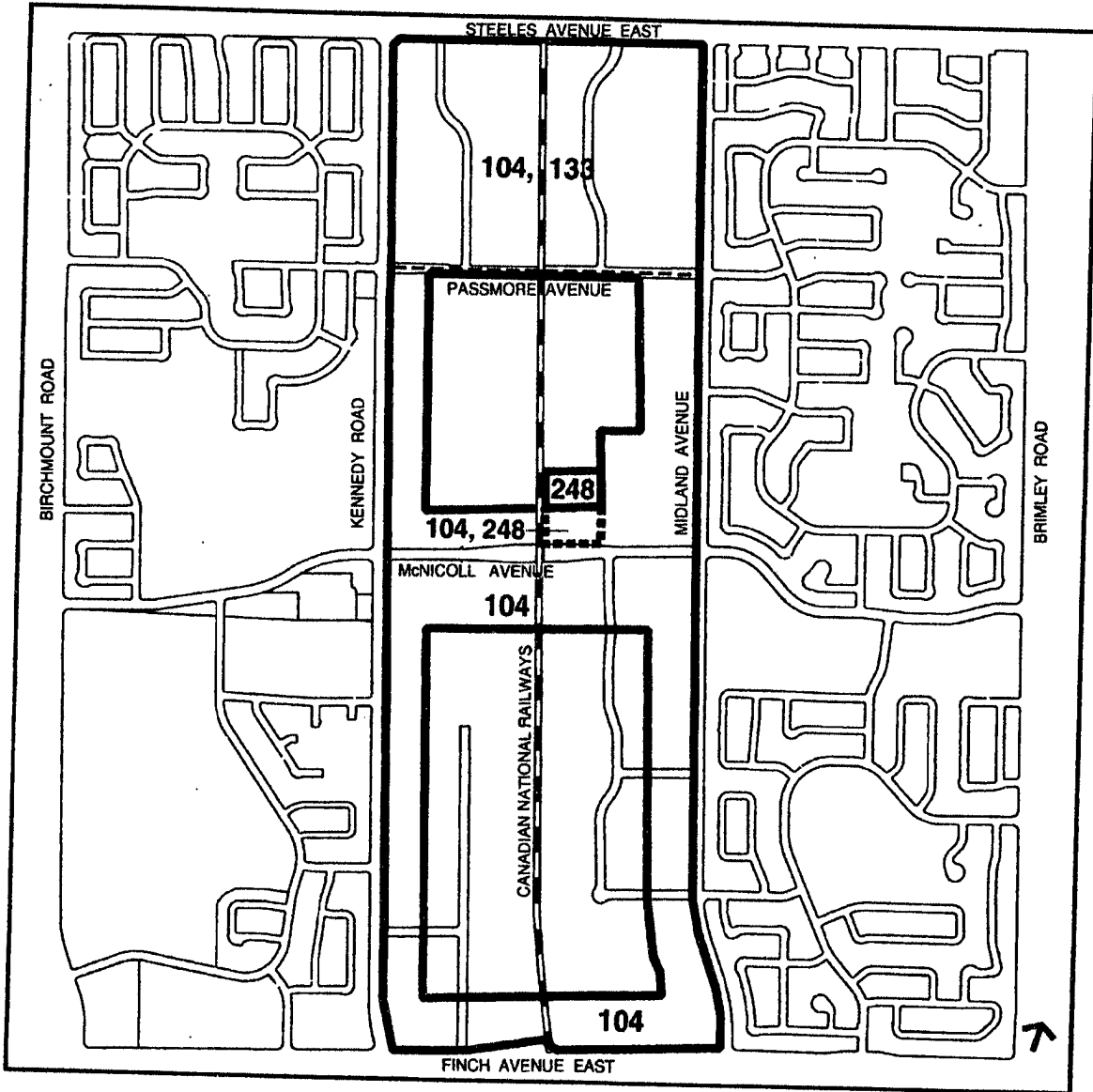
It is our submission that the entire 5.5 hectare parcel requires and merits a Retail Employment designation as part of the MCR. A Retail Employment designation would significantly improve the possibility of this site developing for a mix of office, commercial and service uses, achieving the City's goals of employment, assessment and services to the

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- 104. Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue, and Along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue**

Business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship are permitted.



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**248. West Side of Silver Star Boulevard, North of McNicoll Avenue**

Retail and service uses, including stand-alone retail stores, are permitted.

