

**30 Minuk Acres - Zoning Amendment Application - Preliminary Report**

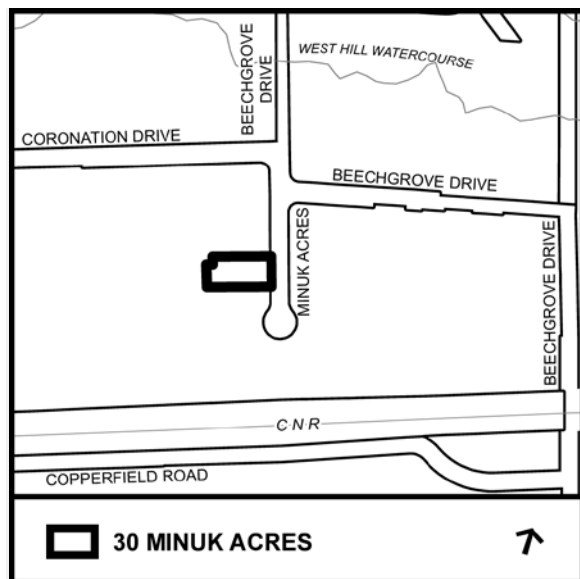
<b>Date:</b>	March 13, 2017
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	17 114981 ESC 44 OZ

**SUMMARY**

This application proposes Zoning By-law amendments in order to permit the development of the subject site for a new waste transfer station. The proposal contemplates the construction of a single storey 743 square metre (7,998 square foot) warehouse building and an outdoor concrete drying pad. A total of 10 vehicular surface parking spaces are proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report and public meeting is targeted for the 4th quarter of 2017 assuming that all required information is provided by the applicant in a timely manner and all issues raised during the review process are resolved.



## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 30 Minuk Acres 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

A formal pre-application consultation meeting was held with the applicant and owner on July 19, 2016 to discuss the development proposal and for the proponent to gather preliminary feedback from staff. Staff identified the type of planning applications that would be required to facilitate the proposed development and subsequent to the meeting provided the applicant with pre-application submission requirements.

A number of preliminary issues were raised by staff including but not limited to, the suitability of the proposed outdoor processing of storm sewer materials/debris, the proposed loading and traffic impacts associated with of the proposed use, the adequacy and location of parking spaces, and the appropriateness of the proposed storm water management and servicing, land use compatibility and tree preservation and retention.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes a new waste transfer station on the subject lands. The proposed operation consists of the drying, sorting and separating of primarily recyclable materials/debris extracted from municipal storm sewers for ultimate transfer and relocation to another location for further processing. The proposed outdoor concrete 'drying' pad is approximately 564 metres (6071 square feet) in size and will store all materials/debris collected from the municipal storm sewers on site until the partially processed materials are relocated.

The applicant proposes the construction of a single storey, 743 square metre (7,998 square foot) warehouse/garage building consisting of truck storage space, ancillary office space and washrooms facilities.

Of note, the portions of the subject lands not covered by the proposed building, pad or by landscaping are largely gravelled. A total of 10 surface car parking spaces are proposed as well as a single vehicular access at the south end of the site (see Attachment 1: Site Plan and Attachment 2: Elevations)

## **Site and Surrounding Area**

The subject site is approximately 0.41 hectares (1 acre) in size and is located on the west side of Minuk Acres south of the intersection of Coronation Drive and Minuk Acres. The subject site is rectangular in shape and has approximately 44 metres (145 feet) of frontage on Minuk Acres. The site is currently vacant.

Abutting uses include:

North: A manufacturing use (food), Coronation Drive and further north, industrial and small scale retail uses;

South: A manufacturing use (food) and further south a manufacturing use (bindery), and a rail corridor; to the south east, office use (construction);

East: Minuk Acres, a warehousing use (clothing), a transportation warehousing use (shipping) to the south east and a manufacturing use (plastics) to the north east;

West: A recovery facility use and manufacturing use (food).

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, as the case may be, 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**

Official Plan Amendment 231 (OPA 231) was adopted by Council in December 2013, approved by the Minister of Municipal Affairs and Housing in July 2014 and portions of the amendment are under appeal at the Ontario Municipal Board.

The subject lands are designated *Core Employment Area* and are not subject to a site or area specific appeal to OPA 231.

Section 4.6 of the Official Plan states that "*Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects". Uses permitted in *Core Employment Areas* are set out in Policy 4.6.1 and include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems and vertical agriculture.

Additional uses including small-scale restaurants, catering facilities, courier services, banks and copy shops are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted.

The Official Plan also contains development criteria intended to ensure that *Employment Areas* work well and look good. Relevant policies note that: Development will contribute to the creation of competitive, attractive, highly functional Employment Areas by supporting the economic function of the *Employment Areas* and the amenity of adjacent areas; encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment; avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas; mitigating the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas and ensuring that outside storage and outside processing is, limited in extent, generally located at the rear of the property, well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses and is not detrimental to neighbouring land uses in terms of dust, noise and odours.

## **Zoning**

The subject site is zoned General Industrial (MG) in the Coronation Drive Employment District Zoning by-law No. 24982, as amended. The by-law permits a range of uses including offices (excluding medical and dental offices), day nurseries, educational and training facilities, industrial uses and open storage.

Of note, the Coronation Drive Employment Districts By-law indicates that 'Industrial Uses' include assembling, manufacturing, processing including computer and data

processing, warehousing, recycling, research and development uses, and associated ancillary uses but excludes 'Municipally Prohibited Uses' and 'Special Industrial Uses'. A 'waste handling operation' is a 'municipally prohibited use'.

The subject site is zoned Employment Industrial (E) in the City wide Zoning By-law No. 569-2013, as amended. The Employment Industrial Zone permits a wide range of employment/industrial uses including; Manufacturing uses, Warehousing and Wholesaling uses and Office Uses (Attachment 3: Zoning)

### **Site Plan Control**

The lands are subject to site plan control. The applicant has submitted a site plan control application (File No. 17 114985 ESC 44 SA), which is being reviewed concurrently with the Zoning By-law amendment application.

### **Tree Preservation**

A tree declaration has been submitted in support of the application which indicates that there are no trees on site which qualify for protection under any of the existing tree protection by-laws. The declaration was circulated to the relevant staff in the Urban Forestry Division for review and comment.

### **Reasons for the Application**

The Zoning By-law amendment application has been filed in order to permit a waste transfer station use under the City wide Zoning By-law No. 569-2013, as amended, and a waste handling operation under the Employment District Zoning By-law No. 24982, as amended, on site and to establish appropriate zoning provisions to regulate the proposed use.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Stormwater Management Report
- Servicing Report

A Notification of Incomplete Application issued on March 9, 2017 identifies the outstanding material required for a complete application submission as follows:

- Toronto Green Standards checklist
- Environmental Air Quality Assessment
- Arborists Report

## Issues to be Resolved

- The appropriateness of the proposal as it relates to applicable Official Plan policies including but not limited to *'Employment Areas'* policies;
- The appropriateness of the outdoor processing of materials;
- The appropriateness of the stormwater management strategy and servicing proposed;
- The protection and preservation of trees;
- The impacts of increased truck traffic;
- The appropriateness of the configuration, location of the parking spaces and the adequacy of the total parking space provision;
- The necessity of mitigation strategies to address adverse impacts related to dust, odours and particulate matter;
- The adequacy of the landscaping and screening proposed.

The TGS Checklist has not been submitted by the applicant and is required by City staff for compliance with the Tier 1 performance measures.

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

## CONTACT

Jeffery Sinclair, Planner  
Tel. No. 416-396-7685  
Fax No. 416-396-4265  
E-mail: jsincla@toronto.ca

## SIGNATURE

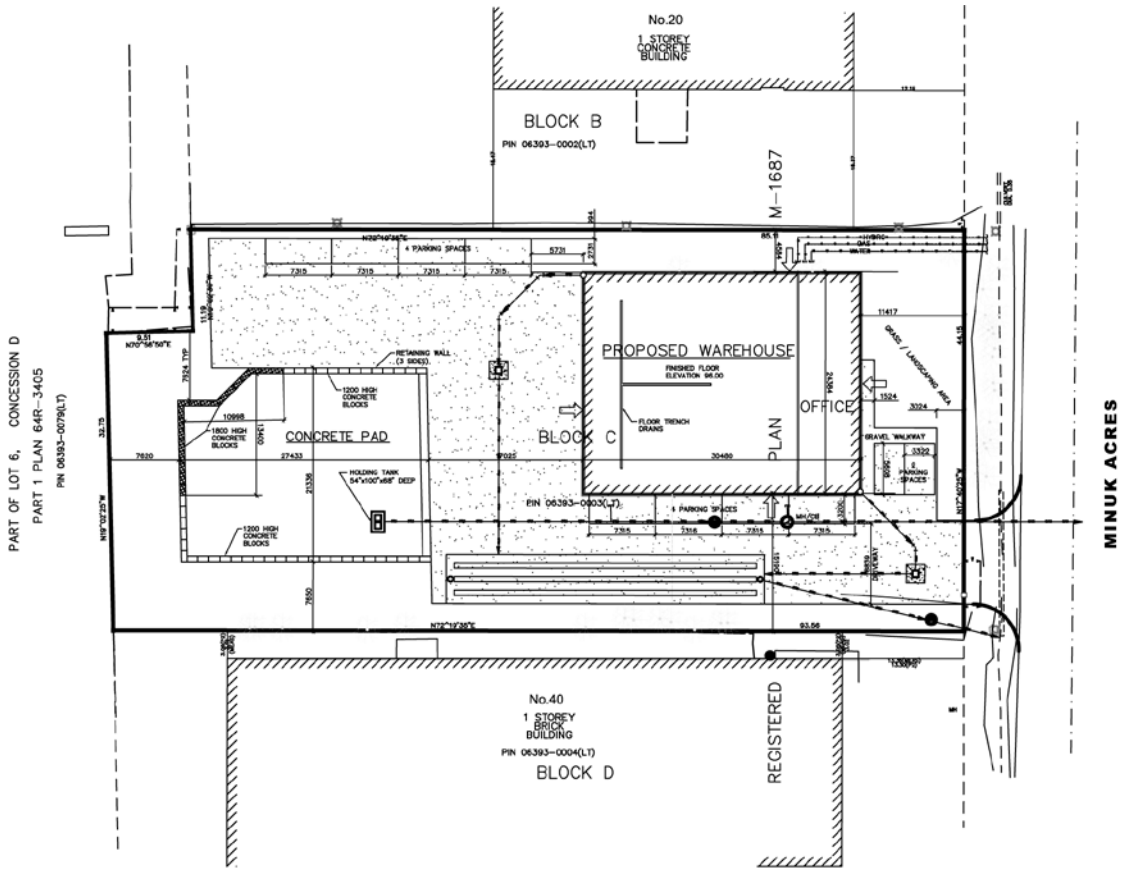
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Paul Zuliani, Director  
Community Planning, Scarborough District

## ATTACHMENTS

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

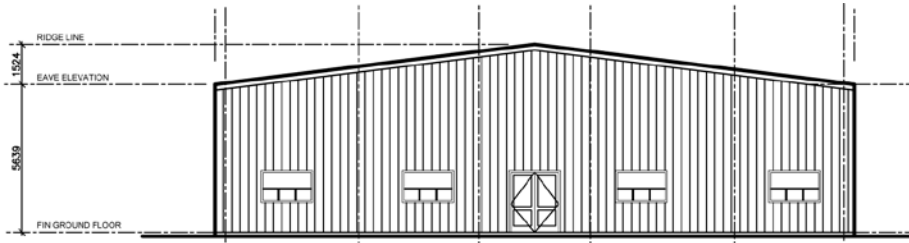
30 Minuk Acres

Applicant's Submitted Drawing

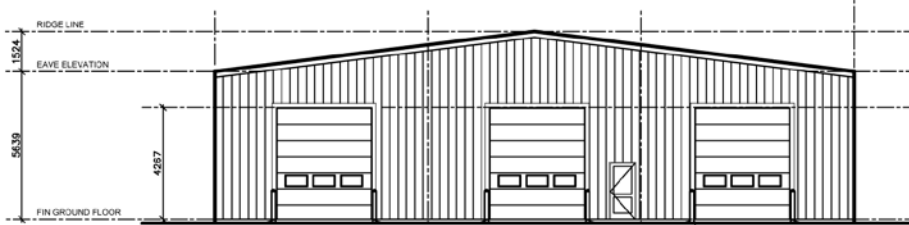
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File # 17 114981 ESC 44 0Z

## Attachment 2: Elevations

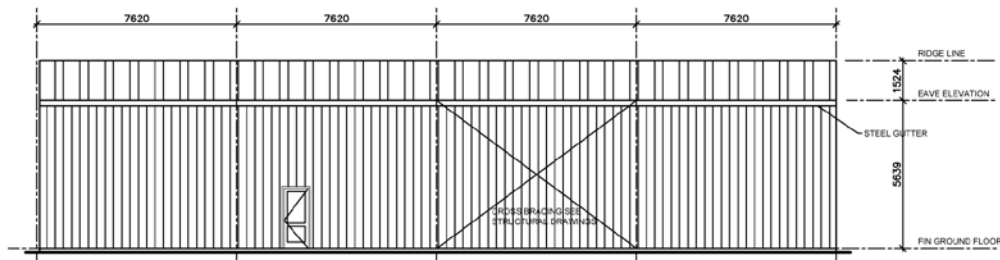


East Elevation

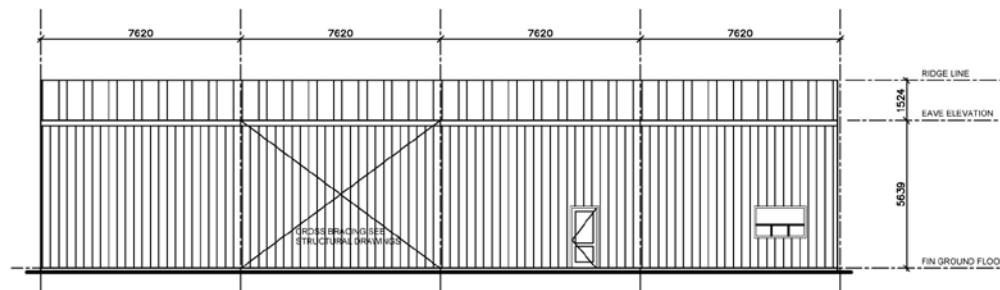


West Elevation

150 DIA CONC. FILLED STEEL BOLLARDS.  
ENSURE MIN. 1200 HEIGHT FROM TO  
GRADE AND MIN. 1200 BELOW GRADE



North Elevation



South Elevation

### Elevations

Applicant's Submitted Drawing

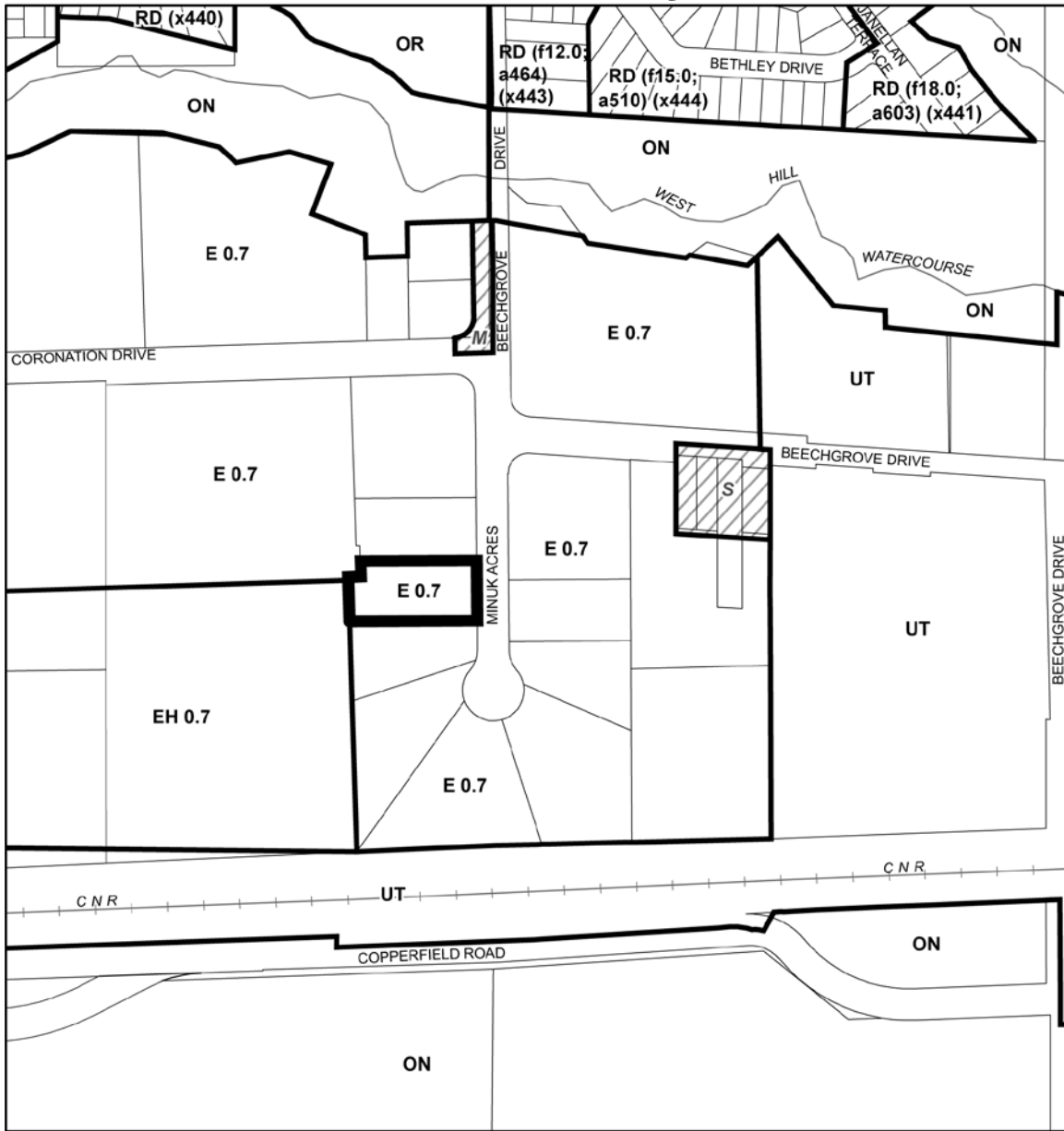
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30 Minuk Acres

File # 17 114981 ESC 44 0Z



### Attachment 3: Zoning



Zoning By-Law No. 569-2013

30 Minuk Acres

File # 17 114981 ESC 44 OZ

Location of Application

See Former City of Scarborough Employment District By-Law No. 24982 (Coronation Drive)

RD Residential Detached      ON Open Space Natural  
 E Employment Industrial      OR Open Space Recreation  
 EH Employment Heavy Industrial      UT Utility and Transportation

M Industrial Zone  
 S Single-Family Residential Zone



Not to Scale  
 Extracted: 03/08/2017

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	17 114981 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	February 9, 2017

Municipal Address: 30 MINUK ACRES

Location Description: PLAN M1687 BLK C \*\*GRID E4410

Project Description: to permit the development of the subject site with a waste transfer station. The applicant proposes a single storey, 743 square metre (7,998 square foot) warehouse building and an associated outdoor concrete drying pad. A total of 10 parking spaces is proposed for the use.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
THE GREER GALLOWAY GROUP INC			P.A.CATCHHOLD INC.

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	Employment Industrial Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	4047.11	Height:	Storeys:	1
Frontage (m):	44.15		Metres:	7.16
Depth (m):	93.56			
Total Ground Floor Area (sq. m):	743			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	743		Loading Docks	0
Total GFA (sq. m):	743			
Lot Coverage Ratio (%):	18.4			
Floor Space Index:	0.18			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):		0
2 Bedroom:	0	Industrial GFA (sq. m):	743	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jeffery Sinclair, Planner</b>
	<b>TELEPHONE:</b>	<b>416-396-7685</b>