

5445 Steeles Avenue East Zoning By-law Amendment – Decision Report – Approval

Date: March 13, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 23 - Scarborough North

Planning Application Number: 25 129423 ESC 23 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit the redevelopment of the existing gas station and will add a vehicle washing establishment at 5445 Steeles Avenue East. Along with the revised list of land use permissions, the proposal would renovate the existing facility to consist of four new gas pumps, two electric vehicle charging stations, an expansion of the existing retail store and the removal of the existing drive through restaurant.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The expanded commercial service uses support in creating an appropriate mix of uses to serve the needs of the community.

RECOMMENDATIONS

The Director, Community Planning Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 5445 Steeles Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
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

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

In 1995, City Council approved the Official Plan and Zoning By-law Amendment Application to permit a gas station. That same year the Committee of Adjustment approved a Minor Variance Application to permit a drive through restaurant on the subject lands.

On February 13, 2019 the Committee of Adjustment approved a Consent Application (file no. B0052/19SC) to extend the lease for a period of 21 years for the drive through restaurant on the subject lands.

THE SITE AND SURROUNDING LANDS

Description

The subject lands is an irregular shaped corner lot located southwest of Steeles Avenue East and McCowan Road. The subject lands comprise a total area of 3,562 square metres. The site currently contains a gas station, a retail store and a drive through restaurant located on the west side of the site within a one-storey building. See Attachment 2 for the Location Map.

Surrounding Uses

North: Across Steeles Avenue East is a gas station along with detached and semi-detached dwellings in the City of Markham.

South: Single-detached dwellings.

East: Across McCowan Road is Milliken District Park.

West: Single-detached dwellings.

THE APPLICATION

Description

This application proposes the redevelopment of the existing gas station and related uses with the addition of a vehicle washing establishment and the removal of the drive-through restaurant at 5445 Steeles Avenue East. The proposal would also contain four gas pumps with a canopy above and two electric vehicle charging stations.

Density

The proposal has a density of 0.09 times the area of the lot.

Non-Residential Component

The proposal includes 325 square metres of non-residential space, of which 211 square metres would be the retail store, and 114 square metres would be the vehicle washing establishment.

Access, Parking and Loading

The proposal includes a total of 11 vehicular parking spaces next to the retail store, two of which are accessible and four are equipped to charge electric vehicles. The proposal includes a total of three bike parking spaces next to the retail store and one Type "C" loading space. Vehicular Access will be provided along Steeles Avenue East and McCowan Road

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: toronto.ca/5445SteelesAveE.

Reasons for Application

This Zoning By-law Amendment application is required to permit a vehicle washing establishment. The application would also implement appropriate performance standards including, but not limited to: minimum building setback length, and soft landscaping.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 14, 2022. A second PAC meeting took place with the applicant on March 7, 2024. The Planning Application Checklist Packages resulting from the two PAC meetings are available on the Application Information Centre.

The current application was submitted on March 14, 2025 and deemed complete on August 19, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre toronto.ca/5445SteelesAveE.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (PPS) (2024), and shall conform to provincial plans, and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as being located on a major street. The site is designated *Neighbourhoods* on the Official Plan Land Use Map 19, an excerpt of which is found at Attachment 3 of this Report. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned Commercial Local (CL) 0.8 (x125) under Zoning By-law 569-2013. The CL zone generally permits low impact commercial and institutional and community services such as personal medical offices, personal service shops and retail stores. Despite the CL zone permissions, the site is subject to exception 125 which only permits a vehicle fuel station and a vehicle service shop. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Best Practices for Effective Lighting
- Design Guidelines for Greening Surface Parking Lots

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On October 29, 2025, a virtual community consultation meeting took place. At the meeting there were approximately five individuals in attendance, including City staff and

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the applicant. Comments, questions and concerns raised by members of the public included: noise impact arising out of the proposed vehicle washing establishment use; and measures to reduce chemical runoff from the vehicle washing establishment.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Consideration section of the report. The application proposes a new vehicle washing establishment in conjunction with the existing permitted gas station and related uses on lands designated *Neighbourhoods* in the Official Plan. Staff are of the opinion the proposed land uses are appropriate for the site and will serve the needs of the surrounding community, subject to addressing the balance of the comments of this Report.

Density, Height, Massing

This application seeks to permit the construction of a one-storey retail building, four gas pumps with a canopy above and two electric vehicle charging stations. A one-storey vehicle washing establishment is also proposed. The proposed one-storey retail building is 6.25 metres in height and is situated generally in the north east corner of the site. The proposed vehicle washing establishment building is 5.9 metres in height and is situated generally in the south west corner of the site. The proposed vehicle washing building's height is less than the retail building to ensure it transitions to the detached dwelling forms located south and west of the subject lands. The proposed buildings will also be

screened by appropriate landscaping and fencing as provided for by the Official Plan policies to mitigate visual impact. The massing of the proposed buildings and structures are appropriate for the site and will be secured in the amending Zoning By-law.

Public Realm

This application has been reviewed against the Official Plan policies and Design Guidelines described in the Policy and Regulation Consideration section of the Report. Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan through meeting soil volume criteria for new trees, and providing continuous sidewalks around the site to ensure appropriate pedestrian connectivity and safety.

Servicing

Engineering Review staff has reviewed the combined Functional Servicing and Stormwater Management report and are satisfied that the existing municipal infrastructure can adequately service the proposed development, specifically in regards to the capacity to deal with the waste water produced by the proposed vehicle washing establishment.

Access, Vehicular and Bicycle Parking and Loading

The proposal includes a total of 11 vehicular parking spaces next to the retail store, two of which are accessible and four are equipped to charge electric vehicles. The proposal includes a total of three bike parking spaces next to the retail store and one Type "C" loading space next to Steeles Avenue East.

Primary accesses to the site will be from Steeles Avenue East and McCowan Road.

To ensure loading trucks can circulate the site safely, there is a separation between the proposed vehicle washing establishment and the proposed retail store. This would result in the proposed vehicle washing establishment being located in the south west corner of the site.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The site was identified as one with archaeological potential and a Stage 1-2 Archaeological Assessment report was submitted. Heritage Planning staff reviewed the report and concurs with the determination made in the assessment that there are no

further archaeological concerns on the site.

Tree Preservation

An Arborist Report and a Tree Protection Plan were submitted that identifies a total of 41 trees on and in proximity to the site of varying size and quality. There are eight by-law protected privately owned trees that are proposed to be removed, one by-law protected privately owned tree to be injured, and one by-law protected City-owned tree to be injured. Seven by-law protected trees will be retained and not impacted by the proposed construction. The remaining trees will be potentially damaged or removed by construction activity.

The applicant will need to submit an application requesting permission to injure the trees on site. In accordance with Urban Forestry requirements, three replacement trees must be planted for each tree removal, should the tree removal application be approved. Staff will require the planting of 24 new trees to replace the eight private trees proposed for removal as part of the Site Plan Control application process.

The submitted landscape and soil volume plan identifies 15 new trees and a total soil volume of 751.2 cubic metres. The submission of an acceptable soil volume and replanting plan will be required for approval at the Site Plan Control application stage and staff will continue to work with the applicant to meet this requirement.

Noise and Air Emission Impact

The subject site is within proximity to residential dwellings to the south and west. A Noise Impact Study was submitted with the application. The report recommends noise barrier walls in conjunction with restricted hours of operation be implemented for the proposed vehicle washing establishment. Staff concurs with the recommendations of the Report, and will be secured in the Site Plan Control application stage.

An Air Quality Assessment was also submitted with the application. The Air Quality Assessment concludes that the proposed uses are compatible with the sensitive residential land uses in proximity and that the only odours on site are those typical of an urban environment and generated by traffic.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS version in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 of the TGS includes performance measures for cycling infrastructure which this application provides through the bike parking. Electric vehicle parking is also a Tier 1 performance measure which this application exceeds the minimum amount required. Additionally, the application meets the performance measure for the minimum amount of soil volume.

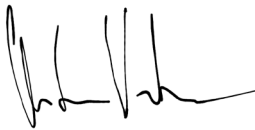
CONCLUSION

The proposal is consistent with PPS (2024) and the Official Plan. The proposal continues to provide service commercial uses that would support daily life for the surrounding community, while ensuring minimal adverse impacts on nearby residences in regards the siting of the proposed uses. Staff recommends City Council approve the Zoning By-law Amendment application.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan

Attachment 1: Application Data Sheet

Municipal Address: 5445 STEELES AVE Date Received: March 14, 2025
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Application Number: 25 129423 ESC 31 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law Amendment application to permit the redevelopment of an existing gas station with a drive through restaurant and addition of a vehicle washing establishment use. The proposal if approved will permit a vehicle washing establishment, a one-storey retail store, four gas pumps with canopy above, three new underground storage tanks and two electric vehicle charging stations.

Applicant	Agent	Architect	Owner
STEPHEN WONG			SHELL CANADA PRODUCTS LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: NA

Zoning: CL 0.9 (x125) Heritage Designation: N

Height Limit (m): 17 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,562 Frontage (m): 44 Depth (m): 61

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	117.45	0	325	325
Residential GFA (sq m):	0	0	0	0
Non-Residential GFA (sq m):	117.45	0	325	325
Total GFA (sq m):	117.45	0	68,095	325
Height - Storeys:	1	0	1	1
Height - Metres:		0	6.25	6.25

Lot Coverage Ratio (%): 9 Floor Space Index: 0.09

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:	0	0
Retail GFA:	325	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:				
Condominium:	0	0	0	0
Other:	0	0		
Total Units:	0	0	0	0

Total Residential Units by Size

Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0
Proposed:	0	0	0	0
Total Units:	0	0	0	0

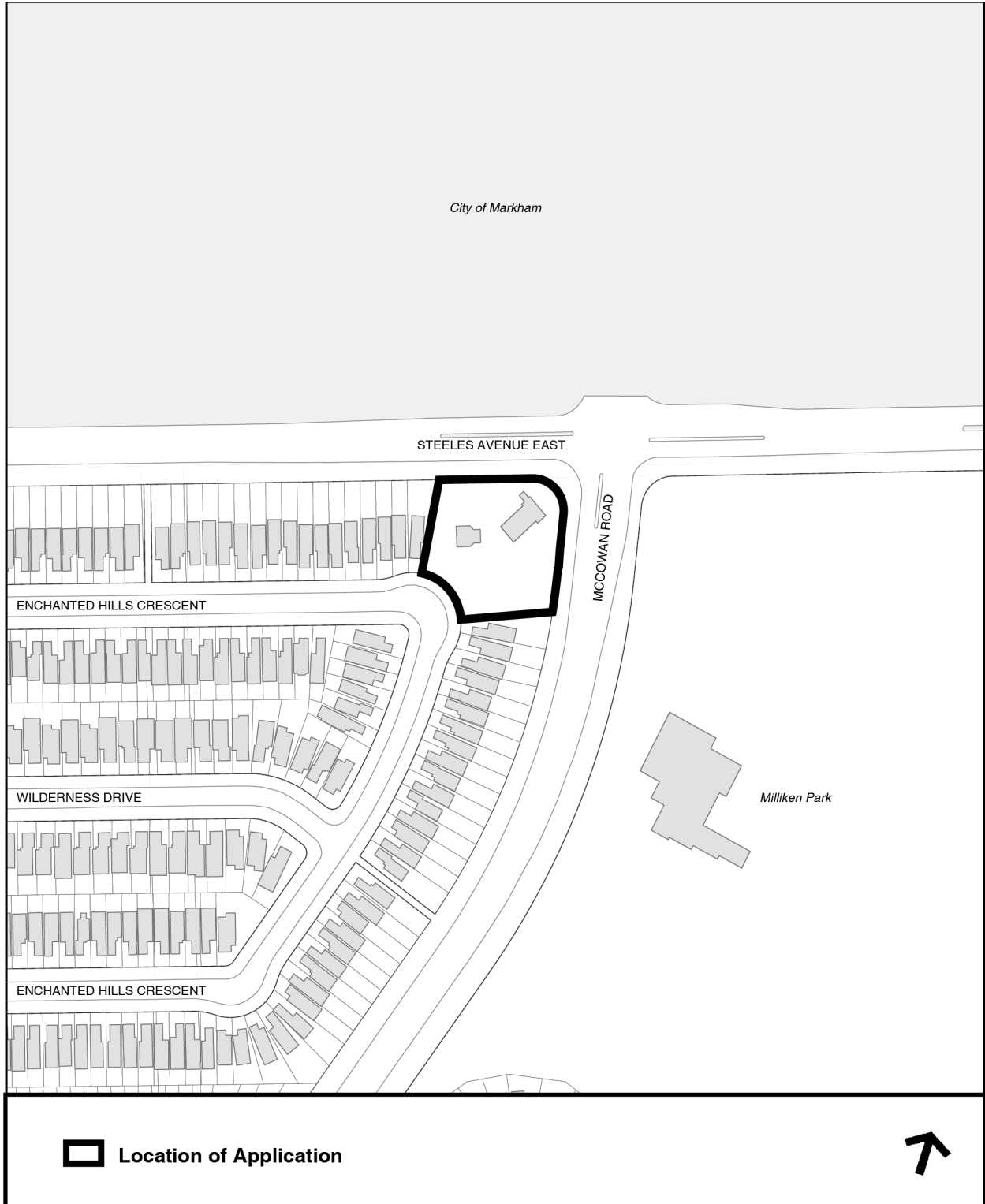
Parking and Loading

Parking Spaces: 11 Bicycle Parking Spaces: 3 Loading Docks: 1

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 19

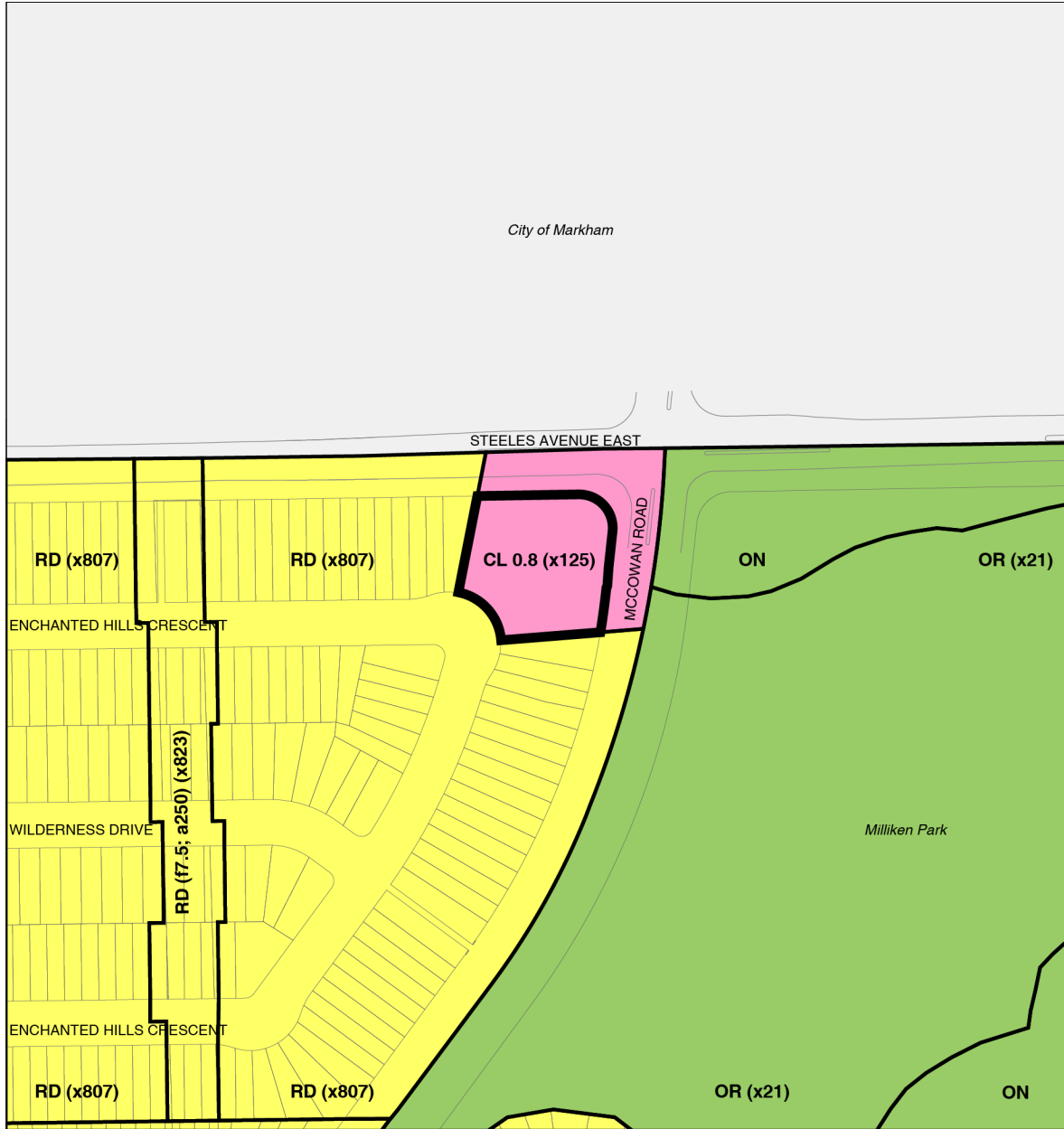
5445 Steeles Avenue East

File # 25 129423 ESC 23 0Z

-  Location of Application
-  Neighbourhoods
-  Natural Areas
-  Parks


 Not to Scale
 Extracted: 03/17/2025

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

5445 Steeles Avenue East

File # 25 129423 ESC 23 0Z

-  Location of Application
-  RD Residential Detached
-  RT Residential Townhouse
-  CL Commercial Local
-  ON Open Space Natural
-  OR Open Space Recreation


 Not to Scale
 Extracted: 03/17/2025

Attachment 5: Draft Zoning By-law Amendment
(Attached separately as a PDF)

