

# PLANNING AND DEVELOPMENT

## Hotline

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### Vaughan

**SHUR-GAIN LANDS DEVELOPMENT PROPOSAL.** [Council/Public Hearings, Sept. 22, Item 6] **Ninety-Five Investments Ltd.** have applied for an Official Plan amendment (from Rural) for a variety of uses in a 520 acre parcel comprising "over half of the original concession block bounded by Major Mackenzie Drive, Jane Street, Teston Road and Keele Street". The 200 hectare farm operation, located northeast of Canada's Wonderland and the Toronto-Maple airfield, is Shur-Gain's livestock feed research operation, with 7% of the lands in woodlot use. The proposal, whose major components include 2 neighbourhoods with 704 and 732 residential lots, 2 elementary and 1 (separate) high school sites, 40.8 acres of parks, 43.2 acres of valley lands (West Don River), 25 acres of mixed commercial (Jane and Major Mackenzie), 17.8 acres of industrial commercial, 25.9 acres industrial (west side of Keele), and 83.3 acres of roads, is termed "a considerable expansion of the [planned pop. 14,500] Maple Community". The Maple water district (Pressure District #7) lacks capacity for the 5,744 population development, and a further water supply study (a recent York Region study excluded the proposal) is needed. Sewer studies will also be required, and a recent agricultural study doesn't address the concerns of the Foodland Guidelines (91.5% of the lands are in C.L.I. classes 1, 2, and 3). The proposal is being evaluated in the context of a review of the Maple Community Plan, "but given the number of outstanding matters, it is premature to recommend approval".

**CLARIFICATION OF OFFICE USES IN 2 INDUSTRIAL PARKS.** [Council/Public Hearings, Sept. 22, Item 2] The **Town of Vaughan** has initiated zoning by-law amendments affecting the Weston-400 and Vaughan-400 industrial parks to remove the 10,000 sq. ft. minimum for offices next to highways and 2,500 sq. ft. (average 5,000 sq. ft. unit size) on arterials. The current by-law wording is termed "an oversight". The Legal Department has been asked to produce a new definition of 'office building' to encourage true office buildings, rather than "individual offices in units of industrial buildings located throughout the industrial park".

### Etobicoke

**CHANGES TO MOTEL STRIP OFFICIAL PLAN AMENDMENT.** [Development Committee, Sept. 23, Clause 342] Planning staff have made a number of proposed changes to the Motel Strip OPA, based on public comments at a May 20 public meeting. The changes include redesignating properties fronting on Lake Shore Blvd. W. between Park Lawn and the north-south access road and lands adjacent to the north-south access road from Mixed Use to Commercial to give interim support to existing motels as well as a commercial 'focus' in the centre of the redevelopment area. All other properties, aside from Open Space, will be designated Mixed Use, making the Mixed Use Residential designation redundant. A revised land use schedule has also been prepared. A statement has been added to clarify that commercial uses near the waterfront shall not obstruct waterfront views or access. Development densities will not be increased, given the current provisions for density transfer. A revision will relax the prior 230 ft. frontage minimum for redevelopment sites, to recognize difficulties in property consolidation. The internal road may be shifted slightly north to permit limited low scale development at the water's edge, though the road's location "will function as a scenic drive". A statement has been added about public parking for waterfront pedestrian access. Parkland dedication (0.5-1.0 ha per 300 units, 2% for commercial development) will not be changed, the objective being 13.5 acres of Open Space land (3 acres Crown, 4 acres waterfront walkway, 5 acres internal park between Lake Shore Blvd. and waterfront). Some uses may intrude into the 50 ft. wide waterfront promenade as appropriate. No change will be made to the 15% of total units for social housing. A temporary use section has been added to cover interim activities during redevelopment. For clarification a statement has been revised to state that 2.0 times density or 165 units per hectare shall be the limit for entirely residential development.

**NO UNILATERAL MOVES BY PROVINCE AT LAKESHORE PSYCHIATRIC HOSPITAL.** [Development Committee, Sept. 23, Clause 341] **Ministry of Government Services** staff have assured "that they are still committed to a full consultative process, and that no decisions will be made without the City's input" in response to a **Ministry of Housing** announcement in August about a 30-unit funding allocation for the Jean Tweed Centre. Minister of Housing **Alvin Curling** has assured that City Council must approve the project. **The Ministry of Government Services** is presently completing details of the land transfer to the **Metro Toronto and Region Conservation Authority**, also discussions with **Humber College** about a possible study to rationalize land holdings west of Kipling.

## Richmond Hill

**HISTORIC BUILDING/NEIGHBOURHOOD PLAZA, BAYVIEW AVE.** [Council/Planning Act, Sept. 23, Item 3(A)] A proposal by **Constellation Developments Inc.** to preserve the historic Quantz House for offices and to build a neighbourhood commercial plaza on the adjoining lot to the south on the east side of Bayview, halfway between Highway 7 and 16th Ave., will be the subject of a further report. Both Official Plan and zoning amendments will be required to change designations from low density residential to General Commercial and Neighbourhood Commercial. The proposal is one of a clutch of recent commercial proposals on Bayview. [See 'Bayview-16th Ave. Area Clogged with Commercial Applications', Sept. 14 issue, p. 78.] The Quantz House would contain 3,000 sq. ft. of offices, while the plaza would have 10,000 sq. ft. of retail and 11,000 sq. ft. of offices. The specific concerns include insufficient parking (78 spaces proposed) and lack of coordination with property owners to the south.

**COMMERCIAL PLAZA, BAYVIEW AND MARAMAK.** [Council/Planning Act, Sept. 23, Item 3(C)] A rezoning application by **Imperial Oil Ltd.** to rezone a former service station site from Highway Commercial to Neighbourhood Commercial has received Planning staff support. The site, designated Neighbourhood Commercial in the Official Plan, is being sold. The revised application for the 0.56 acre site will have a 1-storey 751 m<sup>2</sup> shopping facility with 32 parking spaces. According to the report, "Various lot standard reductions would be required to accommodate the plaza proposed", including reductions of front yard (from 15.4 m to 13 m) and side yard (from 4.57 m to 3 m) setbacks separate the development from nearby residences.

**TOWNHOUSES PROPOSED FOR INDUSTRIAL AREA.** [Council/Planning Act, Sept. 23, Item 3(B)] **Vasari Holdings Ltd.** have applied for Official Plan and zoning amendments (from Industrial to Residential) to create 48 unit townhouses (at 8 units per block) on the south side of Crosby, east of Newkirk. The site is opposite community facilities (Centennial Pool, school, park), but the major problem is incompatible manufacturing and warehouse uses, including noise, to the west and south. The Planning report is critical of the small lot sizes. Next step is a public meeting.

## Brampton

**RETIREMENT HOME, RAY LAWSON BLVD.** [Planning Committee, Sept. 21, Item E1] **Old South Ltd.** has applied for Official Plan and zoning amendments for a 114 room (137 residents) retirement home on the north side of Ray Lawson Blvd., midway between McLaughlin South and Hurontario. The 5.913 acre site, next to both Fletchers Creek Valley and Fletchers Green District Park, is opposite the Timberlane Dr. intersection. The building plan is a half circle with 4 outward rays, and landscaping will include a putting green and garden plots. 58 parking spaces are proposed (89 spaces required). Next step is a public meeting.

**TOWNHOUSE CONDOS, CHINGUACOUSY AND FLOWERTOWN.** [Planning Committee, Sept. 21, Item E2] A numbered Ontario company (subdivision plan shows **Tanana Investments Ltd.**) has applied for a zoning amendment (from street to block townhousing) for 94 townhouse condos on the northeast (50 units) and southeast (44 units) corners of Chinguacousy and Flowertown extended. The 2-storey units will range from 1,200 to 1,600 sq. ft. in area. Parking will be 2 spaces per unit, plus 22 visitor unit. Next step is a public meeting.

**PARKING SPACE, GARAGE SIZES TO BE REGULATED.** [Planning Committee, Sept. 21, Item E7] Following a report from **Councillor Porteous**, Planning staff have recommended that lower density residential areas specify a parking size requirement, not a garage. The suggested 2.75 m by 6 m parking area size would accommodate a 10 ft. by 20 ft. single car garage. A small proposed commercial parking space [See article directly below] would not be applicable in residential areas. The problem occurs mainly with the by-law in the former Township of Chinguacousy.

**COMMERCIAL PARKING STALL SIZE TO BE REDUCED.** [Planning Committee, Sept. 21, Item E8] A review of existing commercial parking stall dimensions has shown that Brampton has the largest of all surveyed (Brampton 2.75 m x 6 m, 6 m aisle; East York 2.4 m x 6.9 m, 6 m aisle; Mississauga 2.6 m x 5.2 m, 7 m aisle, Scarborough 2.7 m x 5.7 m, 6 m aisle, North York 2.7 m x 6 m, 5.5 m aisle). The proposed downsizing is 2.7 m x 5.4 m with a wider 6.6 m aisle.

**INDUSTRIAL CONDO, ADVANCE BLVD.** [Planning Committee, Sept. 21, Item E14] Approval has been recommended for **Turk & Turk's** 62 unit, 158,030 sq. ft. condo development in 2 building on an 8.428 acre site, where Advance Blvd. turns north toward Steeles E. The site is also subject to a rezoning to permit commercial as well as industrial uses. 120 parking spaces (out of total 351 spaces) will be inside the quadrangle created by the buildings.

**COMMERCIAL PROPOSAL REFUSED, AIRPORT RD. AND COVENTRY.** [Planning Committee, Sept. 21, Item E15] **CGC Universal Properties'** Official Plan and zoning amendment applications to permit a 2-storey 13,933.5 sq. ft. banquet hall with second floor radio station as part of a warehouse addition (37,223.25 sq. ft.) and 2 new warehouses (47,492 sq. ft.) have been recommended for refusal. 208 parking spaces would be added to the existing 63 spaces. According to the Planning report, the applicant had failed to show that commercial rather than industrial use was more suitable "from a public perspective".

## Mississauga

**EAST CREDIT DEVELOPMENT CORPORATION NEIGHBOURHOOD.** [Community Planning & Dev't Committee, Sept. 21, Item 7] Approval of a zoning by-law amendment by **East Credit Development Corp.** for a 228.96 acre neighbourhood between Creditview and Second Line W., north of Eglinton W. has been recommended for approval, subject to subdivision approval. Proposed uses include 1,027 detached dwellings at various lot frontages, 14 row and 251 street row dwellings, also 136 apartment units. Nonresidential components include a neighbourhood centre, service station church, 3 schools, parks and greenbelt lands. Projected population is 4,611, and the plan conforms to the East Credit Secondary Plan. The density (124.8 uph) is slightly higher than permitted by the Secondary Plan (114 uph) but is regarded as an acceptable minor deviation. Consultant is **The Planning Management Group.**

**MAJOR PARKLAND, CENTRAL ERIN MILLS DISTRICT.** [Community Planning & Dev't Committee, Sept. 21, Item 1] The **Erin Mills Corporation** will deed an entire 42.9 acre woodlot parcel to the City, 6.8 acres to be greenbelt and 36 acres to be "credited towards the major parkland component of the development levy". The parkland is on the east side of Erin Mills Parkway, north of Eglinton East. 12.9 acres will be credited against future residential development in the Central Erin Mills District.

**LANDUCON INDUSTRIAL CONDO.** [Community Planning & Dev't Committee, Sept. 21, Item 5] Approval has been recommended for **Landucon Developments Ltd.**'s 68-unit industrial condo on the east side of Timberlea (east of Highway 403), just south of Matheson East. The 3.01 acre site will have 220 parking spaces.

**STANFIELD/GANTON COMMERCIAL CENTRE, WEST SIDE OF DIXIE RD.** [Community Planning & Dev't Committee, Sept. 21, Item 6] A supplementary report has recommended in favour of Official Plan and zoning amendments (from R4 to DC-Special Section) for a 2.4 acre site on the west side of Dixie Rd., just south of Rathburn. The 19,400 sq. ft. convenience commercial centre, including offices "and all types of restaurants", will complement the Rockwood Mall district commercial centre on the opposite side of Dixie. Amendments had been approved by City Council in March, but a further report on specific uses arose from questions raised by the site plan (the site is between an apartment building and a church) and site access.

**GARDI HOMES INC. REZONING, McLAUGHLIN RD.** [Community Planning & Dev't Committee, Sept. 21, Item 9] Approval has been recommended for a rezoning (from Agricultural) of 20.39 acres on the east side of McLaughlin, north of Eglinton West, for 66 detached and 41 street townhouses. An existing dwelling will be retained, and the block on the north side of Fairwind Dr. will be reserved for a senior public school.

**AREA RESIDENTS WANT MINIMUM LOT SIZE TRIPLED.** [Community Planning & Dev't Committee, Sept. 21, Item 10] Support has been given to the Gordon Woods Community (Isabella-Gordon-Harborn-Parker) petition to increase the minimum lot area from 12,487 sq. ft. to 37,675 sq. ft. (also minimum 100 ft. frontage) "in order to preserve the existing character of the neighbourhood" in Cooksville, just west of Mississauga Hospital, between The Queensway and the QEW. The zoning change will be from R1-Section 1087 to R1-Special Section. The change "would reduce the possibility of additional lots being created". The area now has 37 lots, ranging from 8,600 sq. ft. to 81,800 sq. ft.

## Burlington

**APPLEWOOD SQUARE REZONING REFUSED.** [Planning & Dev't Committee, Sept. 22, Item PD-128/87] Planning staff have recommended against **Paletta International Corp.**'s application to rezone the south half of a parcel at the southwest corner of Fairview and Appleby Line from MA5 to MA6. An existing industrial plaza, the site has 2 multi-unit buildings under construction. The proposal, to increase the permitted commercial and restaurant uses and delete a number of industrial uses is deemed "not within the intent of the Official Plan or the zoning by-law for the subject site", also incompatible with adjacent land uses. The south end of the site is intended to be a buffer between residential uses to the south and "the broader industrial and service commercial, (i.e. high intensity) uses at the north end of the site", which has a McDonald's restaurant following a 1985 rezoning. "While Appleview Square may have the appearance of a commercial plaza, the Official Plan and zoning by-law did not intend it to be used as such". Business and professional uses will be added to the existing MA5 zoning.

**CASEY'S GREENHOUSES SITE TO BE PROCESSED.** [Planning & Dev't Committee, Sept. 22, Item PD-389-87] Planning staff have recommended full processing of **Stabar Developments Inc.**'s rezoning application for the Casey's Greenhouses site on the south side of Fairview, just west of Wlaker's Line. City Council had authorized partial processing of the application to remove the 'T' from the T-MA2 zoning in April to await completion of a traffic study. The application is for an OPA and rezoning from T-MA2 to CH commercial. In addition to appealing to the OMB, the applicant has withdrawn the Highway Commercial rezoning and submitted an application to remove the 'T' and added some commercial uses to the MA2 zone. In view of the OMB referral, "staff believe it is preferable to have a planning position approved by Council on these applications...in the event a hearing is scheduled".

**NEW ZONE FOR GASOLINE DISPENSING/CONVENIENCE STORES.** [Planning & Dev't Committee, Sept. 22, Item PD-394-87] AS a result of 3 applications, Planning staff have prepared guidelines for gas station conversions and text for a new CA6 Zone for gas bar/convenience stores. Maximum floor area will be 278.8 m<sup>2</sup>, with conversions or new uses permitted on lots satisfying CA1 zone requirements.

## Markham

**REVISED HERON HOMES PROPOSAL, FRED VARLEY DR. AND FONTHILL BLVD.** [Planning Committee, Sept. 15, Item 4A] **Heron Homes (Woodbine) Ltd.** has revised a plan of subdivision removing the commercial component on the Fred Varley frontage in favour of 14 3-storey town house condo units on a new local street. According to an Information Report, an existing watercourse will now be left open, rather than piped. A public hearing on Oct. 20 will consider the Official Plan amendment (from Hazard Land to Flood Damage Centre) as well as the change in zoning. [See 'Heron Homes Subdivision', Sept. 14 issue, p. 73.]

**INDUSTRIAL-COMMERCIAL SUBDIVISION, CLAYTON DRIVE.** [Planning Committee, Sept. 15, Item 4B] Approval has been recommended for a subdivision application with a deferral on the rezoning application by **Eastpine Holdings Inc.** on both sides of an extension of Clayton Dr. north side of Victory Ave., just west of Kennedy Rd. The subdivision plan by **F. Schaeffer Planning Group Ltd.** shows blocks for industrial-commercial, 3 blocks reserved for industrial-commercial, and a road access to land east of the subdivision. The removal of the Holding provision from the M.C 40% zoning will be considered once a subdivision agreement has been signed with the Town. The blocks vary in area from 0.4033 ha to 0.7682 ha.

**INCREASED RETAIL, OUTDOOR STORAGE, MULTI-TENANT INDUSTRIAL BUILDING, HIGHWAY 48.** [Planning Committee, Sept. 15, Item 5D] **Krashnik Investments Ltd.** (architect Martin Tse) has applied for zoning and site plan control amendments to build a 3782.8 m<sup>2</sup> multi-tenant industrial building "as part of a phased [5 buildings, 3 phases] industrial development" on the west side of Highway 48, south of 17th Ave. The application also requests that retail sales be permitted in 40%, instead of 10% of the floor area of an existing building and open storage be permitted for **Eastmark Lumber**. The Planning report states that the 40% accessory retail would be inappropriate and should be refused as a "dangerous precedent" along major thoroughfares. The open storage would be acceptable at the rear of the property abutting the **CN Rail** tracks, which may require onsite relocation of the lumber firm. 305 parking spaces are proposed, a surplus of 57 spaces. The site details will be considered following a public hearing on the rezoning of the 5.1 ha property.

**2 MULTI-TENANT INDUSTRIAL BUILDINGS OFF HIGHWAY 404.** [Planning Committee, Sept. 15, Item 6E] Site plan approval has been recommended for 2 multi-tenant industrial buildings on Shield Ct., north of 14th Ave. The 2 buildings by **404 Corporate Centre Inc.** will have 9718 m<sup>2</sup> of floor area and share 246 parking spaces, 3 more than required. The west building will have "a long two storey facade to Highway No. 404", while the building abutting Shields will be 1-storey. Site area is 2.40 ha.

**MULTI-TENANT INDUSTRIAL BUILDING, WHITEHALL DR.** [Planning Committee, Sept. 15, Item 6B] Site plan approval has been recommended for **Bruce N. Huntley Contracting Ltd.**'s 2-storey, 6531 m<sup>2</sup> multi-tenant industrial building on a 1.2 ha site in the Town Centre Business Park. 164 parking spaces will be provided. According to the site plan, part of the building's front facade will follow a curve in Whitehall Dr. The site is east of a recently approved multi-tenant industrial building by the same applicant.

## North York

**PROFESSIONAL BUILDING REFUSED, 310 SHEPPARD AVE. WEST.** [Planning Advisory Committee, Sept. 16, Item 15] A rezoning application by **P. Jordanou** and **G. Carydis** to build a 2-storey, 7008 sq. ft. office building at the northwest corner of Sheppard West and Bentwood has been recommended for refusal, based on City Council's determination that the property be excluded from the Sheppard Avenue Commercial Area. The site is the only such property at a major inclusion not included in the commercial area (a Planning report had recommended inclusion), according to the minutes of the June 10 PAC meeting. Several similar rezonings on Sheppard East and West were favourably recommended on the Sept. 15 agenda (Items 6, 19 through 22).

**APARTMENT BUILDING INAPPROPRIATE AT BAYVIEW AND POST ROAD.** [Planning Advisory Committee, Sept. 16, Item 16] Planning staff have recommended refusal of **Jaguar Development Corp.**'s proposed 5-storey, 41-unit (91 underground parking spaces) apartment building (1.5 f.s.i. on table land portion of site, 1.15 f.s.i. overall) at the southeast corner of Bayview and Post Road, next to the Ontario Community Centre for the Deaf. The 2.67 acre site is presently occupied by a detached dwelling. The District 4-5 Plan provides that areas developed "at densities substantially below the general maximum of eight units per net residential acre" should not increase in density. 3 single detached lots of 38,000 sq. ft. each would be "possible and supportable within the intent of the District Plan". The Planning report indicates that any site specific amendment "should only take place in the context of a review of the appropriateness of the official plan policies for the entire area".

**OFFICE SIZE LIMIT TO BE DELETED IN INDUSTRIAL AREAS.** [Planning Advisory Committee, Sept. 16, Item 12] OPA #161, the Office Policy, will be modified "to remove the 40,000 square foot limit on the size of office buildings on industrial arterial frontage properties", according to a Planning report. Instead, office buildings may achieve 1.0 f.s.i in areas designated Mixed Industrial and Industrial (where abutting an arterial). The 40,000 sq. ft. limit was easily avoidable by severances.

## Durham Region

**CONSULTANT RECOMMENDED FOR TAUNTON-STEELES STUDY.** [Planning Committee, Sept. 15, Report 87-150] Consultant **Totten Sims Hubicki Associates** has been recommended to prepare the Taunton Rd.-Steeles Ave. road alignment selection study. Documentation will be provided for a full environmental assessment hearing. On July 15, [available from Metro Toronto Transportation Committee, Sept. 14, Item 15], **Durham Regional Council** had determined that "the Region's priorities for construction of roads crossing the Metropolitan Toronto/Durham Region boundary are: i) Steeles Avenue/Taunton Road connection; ii) Finch Avenue/Rossland Road connection; and iii) Lawrence Avenue/Bayly Street connection". Supplementary Provincial funding is sought for the design of Steeles/Taunton, also funding for a joint study (Scarborough-Pickering-Metro-Durham Region) on the Finch/Rossland connection. A 'Cross Boundary Connections Task Report' prepared by the IBI Group in June identified the **Ontario Land Corporation** as one of the key elements in the overall growth pattern.

## Ajax

**COMMERCIAL DEVELOPMENT AT GO STATION SITE.** [Committee of the Whole, Sept. 14, Item 3C] **Terracorp Properties Inc.** has a purchase agreement with **GO Transit** for 3.85 acres in the southwest corner of the Highway 401 - Westney Rd. interchange next to the future Ajax GO station. The rezoning from M2-General Industrial to commercial, will create 42,000 sq. ft. of transit related development (4 restaurants, 2 retail complexes, 1 office-commercial building). The development, called 'Transit Square' will provide 270 parking spaces, the balance of the required 324 space requirement to be made available from the 800 space GO parking lot during evenings and weekends, according to the applicant. To facilitate winter construction for a fall 1988 opening, the sequencing of zoning by-law and site plan approval will be altered.

**CONDO DEVELOPMENT, HARWOOD AND LAKE DRIVEWAY.** [Committee of the Whole, Sept. 14, Item 3A] **Ryan and Associates'** development review proposal for the northwest corner of Harwood and Lake Driveway will contain 201 condo units on the 5.76 acre site. The complex will include 32 town houses in 3 blocks, and 3 apartment buildings (55, 54, and 60 units) with heights ranging from 6 to 9 storeys. 40% of the site will be landscaped. Despite local objections about effects on property values and quality of life, the proposal satisfies the A1 Community and Block J Development Plans (latter has no legal status) regarding density (35 uph, maximum 20% town houses), though full conformity with zoning may require height reductions. Detailed site plans are awaited.

## Whitby

**HOUSING REVIEW, FIRST HALF OF 1987.** [Council, Sept. 14, Item 178-87] Housing starts in 1987 should surpass the 1986 record year, with a projected year-end total of 1,225 (450 single, 200 semi/link/town, 340 apartment), compared to 1,081 in 1986. The first half figures are 634 starts in 1987, compared to 548 in 1986. Condos are being built in Whitby for the first time since the mid 1970's. 341 lots were registered in subdivisions in the first half of 1987, "almost sufficient to replace the registered lots for which building permits were issued (372)". 1,546 lots in 8 subdivisions were approved during the same period, creating a total 3,923 lots (3,438 single/semi/link, 485 town), 794 of which have been registered but not built and 3,129 approved but not registered, "a supply that could accomodate five years of residential construction", according to the Planning report.

**EXPANSION, K-MART SHOPPING CENTRE.** [Council, Sept. 14, Item 199-87] Rezoning ("to the typical "C-1" - Shopping Centre Commercial Zone category") and site plan approvals have been recommended for **Devesc Group Properties's** 9,000 sq. ft. retail expansion next to the **Brewers' Retail** at the north end of the plaza on the southwest corner of Dundas West and Kendalwood. Permitted uses (dry cleaner, hairdresser, bank, office, auto service) plus clinics will be allowed throughout the 15.82 acre site. The plaza has a long and complicated development history, largely due to conflicts between the Town and Regional Official Plans, according to the Planning report. The application will allow "the full range of permitted uses within the 'Sub-Central Area' designation, similar to the Thickson Road South Shopping Centres", resulting from Ministerial approval of amendments to both Official Plans. The by-law amendment will include a maximum gross leasable floor area of 180,000 sq. ft., 18,335 sq. ft. more than the total including the proposed expansion.

**MONARCH CONSTRUCTION PHASE 1 SUBDIVISION AGREEMENT.** [Council, Sept. 14, Item 9-87] The Town Administrator has recommended execution of a 157-lot (out of total 325 lots) phase 1 subdivision by **Monarch Construction Ltd.** in the northwest corner of D'Hillier and Dundas West. The 4.073 acre parkland dedication is slightly under 5%, the balance to be provided in the form of "a parking area and soccer pitch in D'Hillier Park, adjacent to the proposed park". About 8 lots will be affected by the outcome of a methane migration study.

**SITE PLAN APPROVAL, INDUSTRIAL BUILDING, McEWEN DR.** [Council, Sept. 14, Item 175-87] Site plan approval has been recommended for **Roger J. Smith's** 73,820 sq. ft. industrial building on the south side of McEwen Dr., east of Thickson. The report calls for brick to replace horizontal metal siding. Installation of high voltage electrical switch gear will be coordinated by developer **J.D.S. Investments Ltd.**

# Oakville

**LAWRENCE McNALLY SUBDIVISION RECOMMENDED.** [Council/Planning & Dev't, Sept. 24, Item 1] A 27-lot, 3 block subdivision, which will extend Deer Run Ave. to Winston Churchill Blvd. has been recommended for approval. The application, which conforms to the Official Plan and the Parkway Belt West Plan, was deferred in 1984 for environmental reasons. The subdivision has been revised, based on an April 1987 study by the IBI Group. The residential subdivision will abut an industrial area in Mississauga.

**MODIFICATIONS TO SMALL LOT ZONE.** [Council/Planning & Dev't, Sept. 24, Item 2] The R6 zone will be revised to modify floor area, side yard, and limitations on external appearance of development. Finished basements will be excluded from floor area calculations, while an extra 20 m<sup>2</sup> of floor area will be permitted, when the lot is more than 30% larger than minimum size. Side yards will be standardized at 1.5 m, while the limit on identical exteriors will be reduced from 33% to 20% of a development. Over 600 units have been built on R6 lots since 1984. [See 'Further Study for Small Lots', June 22 issue, p. 61.]

**HOTEL NEXT TO COUNTRY SQUIRE RESTAURANT.** [Council/Planning & Dev't, Sept. 24, Item 3] A rezoning from C7 to C3A (arterial commercial) will permit a 250-room hotel, plus restaurant and meeting rooms, next to the Country Squire Restaurant in the northeast quadrant of the QEW-Dorval interchange. The 9-storey hotel (1 times density, a 186 m<sup>2</sup> per bedroom lot area requirement will be dropped) will be operated by Delta Hotels Ltd., and the existing 220 parking spaces will be retained.

**OFFICIAL PLAN AMENDMENT FOR RETROFITTING APARTMENT BUILDINGS.** [Council/Planning & Dev't, Sept. 24, Item 4] A total 30 units may be added to Oakville's housing stock, following an Official Plan amendment which would permit retrofitted apartments in medium and high density residential categories. No external appear changes, including landscaping, will be permitted, parking must be provided onsite, and site plan control will apply. Oakville has about 130 apartment buildings, 25% of which could have a unit added.

**GRANNY FLATS TO BE PERMITTED.** [Council/Planning & Dev't, Sept. 24, Item 5] An Official Plan amendment will permit granny flats (detached unit in yard of existing detached unit) for seniors and disabled. Unit size range will be from 37-85 m<sup>2</sup>, and a parking space will be provided only if prospective occupant has a car. Temporary use (3 year) rezonings will be required.

-84-

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