

THE TORONTO PLANNING & DEVELOPMENT REPORT

Providing Coverage of Planning & Development Activity
in the City of Toronto

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TORONTO

Reports

West Don Lands Consultant Studies Status Report. A City Planning report recommends that "The Ontario Realty Corporation [ORC] be encouraged to expedite the release of the consultants studies prepared to facilitate redevelopment of the [35 ha] West Don Lands; and further that the **Ontario Realty Corporation [ORC]** and the **Ministry of the Environment** be encouraged to expeditiously determine the appropriate management for contaminated ground water within the West Don Lands." Delays stem in part from ORC personnel changes. The results of the consultants studies will be subject of a City interdepartmental report within the current term of Council. [PLANNING & TRANSPORTATION COMMITTEE, JUNE 12, ITEM 6]

Board of Health Noise Report. The **Board of Health** adopted the recommendations of the March 2000 *Health Effects of Noise* report by the **Medical Officer of Health** on May 1. The report has been forwarded to the **Greater Toronto Airport Authority Noise Management Committee**. The **Greater Toronto Services Board** has been asked to form a joint committee with **Brampton, Mississauga and Toronto** "to assist in the development of an accord to monitor a review of noise issues associated with the Toronto Airport." The **Federal Government** is asked "to review the **CSA** standards with respect to the manufacturing of tools and equipment that produce noise." An interdepartmental approach will integrate best practices from other municipalities with Toronto's noise reduction strategies. Another interdepartmental report will be prepared on "timelines for the development of the noise by-law highlighting opportunities for public participation." Leaf blowers and other garden equipment will be included in noise control analysis and strategies. The **Medical Officer of Health** will report on "a process of seeking epidemiological data on the effects of noise." [PLANNING & TRANSPORTATION COMMITTEE, JUNE 12, ITEM 5]

NOTE: The Toronto Cycling Committee made a presentation on the City of Toronto 1999 Cycling Study: Final Report on Quantitative Research Results [ITEM 11]. An "ethnic, cultural and linguistic outreach" survey was carried out by Decima Research Inc. The Toronto Cycling Committee has also requested consideration of a Car Free Sunday during Bike Week 2001 [ITEM 13].

TORONTO COMMUNITY COUNCIL

Public Meetings

Grand Adex Holding Symbol Removal, Southeast Quadrant of Front Street West and Spadina Avenue. ZBA approval has been recommended for the **Grand Adex Corporation** proposal to amend the *Railway Lands Central Zoning By-law* by removing the Holding symbol from the west half of Block 21 for

development of two residential towers on a retail/recreation podium. The Holding provision requires an environmental report confirming site suitability and mitigation measures for residential development due to Rail Corridor proximity, also site plan approval. **GO Transit** anticipates a 250 per cent increase in passenger rail operations. [JUNE 20, ITEM 2]

Further Report on Champion Revised Mixed Use Development on South Side of Dundas Street West Between Bay Street and Elizabeth Street and Southeast Corner of Elizabeth Street and Foster Place, North of City Hall. OPA/ZBA approval has been recommended for the **Champion Fine International Investments** (applicant/agent **Urban Strategies Inc.**) application that reduces the currently approved floor area by 15,000 m² with related height reductions, changes development distribution across the site, and modifies the 'lot' definition. The proposal includes 5.75 times residential and 0.78 times non-residential development on the combined 10,172 m² sites.

In addition to recommending approval of the November 1999 final report, a Community Planning, South District final report recommends that the Planning Act Section 37 agreement protect for a **PATH System** underground pedestrian connection and \$150,000 staged payment to the **Child Care Capital Reserve** for day care use in the Yonge Street/Front Street West/Bathurst Street/College Street precinct. The Section 37 agreement also requires provision of 30 per cent low-end-of-market residential units. The southeast corner of Elizabeth Street and Foster Place will become open space with a \$440,000 parkland improvement contribution. The development includes 20,000 m² from the historically designated **Toronto Hydro** transformer building on Bay Street. [JUNE 20, ITEM 3]

Deputations

Third Party Ground Sign Opposed at 259 Lake Shore Boulevard East. A Community Planning, South District report recommends against the **Lux & Zwingerberger Ltd.** (agent **Carson Woods Architects Ltd.**) proposed 19.5 metre high illuminated third party ground sign, actually two ground signs forming a 'vee', each 62.47 m². Maximum permitted height is 9.0 metres, while maximum permitted sign area is 25 m². The sign would compromise driving safety on the Gardiner Expressway. [JUNE 20, ITEM 7]

Reports

Copernicus Lodge Long-Term Care Addition to Seniors Building, Southwest Quadrant of Roncesvalles Avenue and Marion Street. An OPA/ZBA application by **Copernicus Lodge** (architect **Montgomery Sisam Associates Inc.**) proposes a five-to-six-storey, 192-bed, long-term care addition resulting in an 11-storey building on 7,571 m² abutting the **TTC Roncesvalles** streetcar car barns to the south. Resulting density is 3.88 times. Parking component is 51 indoor spaces. The fifth floor may be used for community office, daycare or palliative care, if added long-term care funding is unavailable. Six houses at 163-173 Marion Street will be demolished. Current split zoning is MCR T2.5 C1.0 R2.0 and R4Z1.0. [JUNE 20, ITEM 21]

Rogers Office Additions, 1 Mount Pleasant Road and 575-577 Jarvis Street. An OPA/ZBA application by **Rogers Communications/Rogers Wireless Inc.** proposes north and south additions to the former **Confederation Life Insurance Co.** complex by transferring 36,535 m² heritage designation residual floor area from 321 Bloor Street East to 1 Mount Pleasant Road. The north Huntley Street addition is 12,340 m² divided between an 11-storey 10,674 m² office tower and 1,666 m² for six townhouses and three apartments at 4.2 times density. The south Isabella Street addition is a stepped 12-storey 13,821 m² office tower expansion with 702 m² street-related retail on Jarvis Street and Isabella Street at 7.25 times density. A proposed underground parking garage will accommodate 150 parking spaces, a net 110-space increase due to development of a surface parking lot. Planning issues include building and streetscape massing, neighbourhood compatibility, traffic impact, *Planning Act* Section 37 public benefits and 1 per cent of construction cost for public art. Two buildings to be demolished for the Isabella Street addition include a 1900 historically listed house and a service station. [JUNE 20, ITEM 22]

Further Report on Residential Development at 275 Wallace Avenue. Completion of the railway crash barrier design for the February 2000-approved **G. Bettencourt Design Ltd.** OPA/ZBA/subdivision application for 60 semi-detached and four detached residences requires changes to two landscaping conditions. A formerly proposed landscape berm has been deleted. [JUNE 20, ITEM 43]

City Parkland Used for Limiting Distance Calculation at 915 King Street West. An Economic Development, Culture and Tourism report recommends that the Commissioner issue a letter "that the City of Toronto has no objection to the owner utilizing approximately 519 m² within the abutting City-owned parkland for the purposes of calculating the limiting distance from the respective owner's west building wall as required by the Ontario Building Code." The development project involves a building restoration and rear addition. [JUNE 20, ITEM 45]

Leslie Street Planning Study. A preliminary report on the Planning study of the residential-industrial area in transition bounded by Queen Street East, rear property lines between Woodfield Avenue and Connaught Avenue, Eastern Avenue and Leslie Street has identified land use conflicts between residences and auto-related activities. The conflicts include illegal parking, industry-based environmental problems and property maintenance. Options identified for the north side of Eastern Avenue include retention of Mixed Industrial-Residential Area designation and I2 D2 zoning, retention of Mixed Industrial-Residential Area designation while rezoning from I2 D2 to R for live/work and redesignation to Low Density Mixed Commercial-Residential Area. The area lies within the Lake Shore Boulevard and South Riverdale Community Improvement area. The study was requested last December by local ward **Councillor Sandra Bussin.** [JUNE 20, ITEM 23]

Midtown Front Yard Parking Legalization Sought. A letter from local ward **Councillor Ila Bossons** seeks legalization of front yard parking in Midtown on the basis that no permissions would be given where lane access is available. Proposed permit cost is \$400 per year, twice the price in other wards. [JUNE 20, ITEM 62]

Sign Variance Applications. The following applications for variances from Chapter 297, signs of the former City of Toronto Municipal Code have been recommended for approval: 310 Gerrard Street East - **Yonge Street**

Mission, illuminated fascia *Double Take Used Clothing* identification sign [ITEM 24]; 691 Yonge Street - **Kue Real Estate Investment Co. Ltd.**, three *Spring Rolls* fascia signs, illuminated encroaching canopy sign [ITEM 25]; 1 Blue Jay Way - **Canadian National Inc.**, signage structure replacement lettering for *Renaissance Hotel* at **SkyDome** [ITEM 26]; 388 King Street West at northwest corner of Blue Jay Way - **Allied Canadian Corp.**, maintain second floor encroaching illuminated fascia and first floor encroaching illuminated awning *toronto.com* signs [ITEM 27]; 475 Yonge Street between Alexander Street and Wood Street - **Steven Barick/Yonge Hotels Ltd.**, maintain six illuminated fascia *Courtyard Marriott* identification signs [ITEM 28]. [JUNE 20, ITEMS 24-28]

Historic Designations. The following buildings have been recommended for historic designations under Part IV of the *Ontario Heritage Act*: **Don Jail Governor's House**, 558 Gerrard Street East [ITEM 71]; **Don Jail**, 550 Gerrard Street East [ITEM 72]; **Chester D. Massey House**, 519 Jarvis Street [ITEM 73]; **Mary Perram House**, 4 Wellesley Place [ITEM 74]; **Rupert Simpson House**, 2 Wellesley Place [ITEM 75]; **Alexander Davidson House**, 264 St. Clair Avenue West. [JUNE 20, ITEM S71-76]

ETOBICOKE COMMUNITY COUNCIL

Public Meetings

IKEA Rezoning, 1475-1505 The Queensway. Approval has been recommended for the **IKEA Properties Ltd.** ZBA application from I.C1 Class 1 Industrial to CL Limited Commercial for a furniture store with 1,836 parking spaces. IKEA is not prepared to modify building siting and street access but has agreed to consider design modifications such as a building canopy, new public sidewalks and walkways including a covered walkway from The Queensway to the south main entrance, **TTC** shelter relocation close to covered pedestrian walkway, upgraded streetscape on The Queensway, architectural treatment of parking deck south edge, a 1 per cent public art contribution totalling \$500,000 as well as screening of loading area, a 40 per cent glazing of The Queensway building facade and a more detailed building articulation. Community Council approved the OPA application on May 24. [JUNE 21, ITEM 2]

Reports

Wal-Mart Complex Proposed for 165 North Queen Street in Northwest Quadrant of Highway 427 and The Queensway. An OPA/ZBA application by **Irwin Toy Ltd.** (First Professional Management Inc., consultant **Bousfield, Dale-Harris, Cutler & Smith**) proposes a **Wal-Mart** store plus "a variety of retail/restaurant uses" on 8.83 ha, where the **Committee of Adjustment** granted a variance for two public garages last November, according to the Community Planning, West District preliminary report. The proposed eight-building complex will total 25,015 m² served by 668 parking spaces. Current Sherway Secondary Plan designation is Mixed Use with a site-specific Special Retail permission that does not permit large formal retail. Current zoning is I.C2 Class 2 Industrial and two industrial buildings will be demolished. [JUNE 21, ITEM 20]

Zanini Townhouse Proposal, East End of Dalesford Road in Northeast Quadrant of Gardiner Expressway and Grand Avenue. A ZBA application by **Zanini Developments Inc.** proposes 29 freehold,

four-storey townhouses on a 0.71 ha former industrial site. Access is by private road to Dalesford Road. Current designation is High Density Residential with I.C1 Industrial Class 1 zoning. Proposed rezoning is R4G Group Area Fourth Density Residential. An east rear wall is proposed five metres from Mimico Creek top-of-bank, while the **Toronto and Region Conservation Authority** minimum setback requirement is 10 metres. The application is subject to the *Draft Infill Townhouse Design Guidelines*. [JUNE 21, ITEM 21]

Plaza Hours of Operation Agreement, 265 Wincott Drive Rezoning. A City Solicitor report seeking Council instructions on ZBA conditions includes a draft agreement "notwithstanding that the long term enforceability of an agreement to restrict the hours of operation in the proposed commercial plaza may be questionable." The applicant has consented to a voluntary agreement limiting hours of operation to 18 hours per day. Council approved a ZBA for the small plaza on a former service station site last November. [JUNE 21, ITEM 15]

By-law Protecting Unregulated Ravines. A City Solicitor report recommends that an interdepartmental team report to the next Community Council meeting on "the administration, implementation, cost and enforcement of the by-law" for "interim protection of the unregulated ravines in the former City of Etobicoke until such time as a City-wide by-law is developed" as requested by **Councillor Mario Giansante**. A draft *Filling and Grading By-law* is appended to the report. The request was triggered by **North Drive and Area Ratepayers Association** concerns about a site plan application at 76 North Drive abutting the Silver Creek Ravine. [JUNE 21, ITEM 14]

Oxford Hills Semi-Detached Housing Proposal, Southeast Corner of Milton Street and Oxford Street, South of QEW. An OPA/ZB application by **Oxford Hills Development (Manitoba) Ltd.** proposes eight semi-detached residences equally divided between freehold and condominium units replacing two detached houses on a 0.12 ha site. The proposal is abutted on the east by the applicant's proposed 25-unit development on an industrial site. [JUNE 21, ITEM 19]

Recent Applications. Recent OPA and/or ZBA applications include a ZBA to lift a Holding provision for two apartment buildings at 2095 Lake Shore Boulevard West (Seahorse Motel) by a numbered Ontario company and a ZBA to lift a Holding symbol (and site plan) at 2077 Lake Shore Boulevard for two residential condominium buildings totalling 262 units, a commercial building and a hotel by **2077 Lakeshore Boulevard West Ltd.**

Site plan applications include an ATM bank machine at 627 Dixon Road by **Shell Canada Products Ltd.**, service/maintenance building and scale house for an existing waste recycling operation at 15 Tidemore Avenue by **U-Pak Disposal Ltd.**, a surface parking lot at 175-195 Galaxy Boulevard by **MDS Inc.** and a 2,886 m² supermarket plus 589.9 m² future expansion and two retail buildings by **PPG Canada Inc.** in the northeast quadrant of Lake Shore Boulevard West and Brown's Line. [JUNE 21, ITEM 18]

NORTH YORK COMMUNITY COUNCIL

Public Meetings

Four Residential Condominium Towers in Southeast Quadrant of Bayview Avenue and Sheppard Avenue East Abutting Highway 401. OPA/ZBA/subdivision approval has been recommended for the **NY Towers Inc.** (subdivision designed by **Vladimir Kremer Inc.**) proposed 1,164 d.u. (1,091 apartments, six guest suites, 67 townhouses) in two south Phase 1 and 2, 28-storey towers and two north Phase 3 and 4, 18-storey towers, both on two-storey podiums, plus a three-storey 'Liberty Club' recreation building and an expanded Rean Park. The development parcel consists of 30 detached residential lots at 2-47 Sheppard Square, 1-5 Rean Drive and portions of 17-19 Barberry Place plus City-owned Sheppard Square and Sheppard Square Parkette in the **Southeast Bayview Node** Context Plan area.

Redesignation is to Mixed Use at 3.0 fsi "exclusive of exemptions," according to the Community Planning, North District final report. Rezoning is from R4 and RM4 and O1 to RM6(102) and O1 permitting apartments, exemption of 2,910 m² private recreational amenity space (through a *Planning Act* Section 37 agreement) and 13.7 metre above and below grade setback from Highway 401. An exemption is also sought for the 7,148 m² 'Liberty Club'. Traffic noise impact report was prepared by **Gastmeier Chapnik Ltd.** The **OMB** is asked to modify OPA 392 (Sheppard East Subway Corridor Secondary Plan) to redesignate Sheppard Square Park from Local Open Space to Mixed Use at 3.0 fsi. [JUNE 21, ITEM 36]

Four Apartment Towers and Park Recommended on Southeast Quadrant of Yonge Street and Finch Avenue East. ZBA approval has been recommended for two numbered Ontario companies' proposed four-tower and (Finch Avenue East) townhouse-form complex totalling 824 d.u. (25 per cent affordable, 914 parking spaces) plus a public park along Yonge Street. The C1(4) exception will be replaced by RM6 (100) exception zoning. A *Planning Act* Section 37 agreement includes a 7,331.15 m² parkland density transfer (beyond required 5 per cent) plus 385.85 m² parkland density sold to the applicant, 2,353 m² for Finch Avenue East widening, 1,236 m² for bicycle storage and 90 m² grade level retail on Finch Avenue East incentives. No underground walkway is proposed to the Finch Avenue TTC subway station. Building heights are 16, 18, 19 and 26 storeys. A site plan agreement for a previously approved development will be released, once the site plan agreement for the current proposal is signed. [JUNE 21, ITEM 35]

Bethesda United Church Detached Residential Proposal, 69 Larkfield Drive. R4-exception/subdivision approval has been recommended for the **Bethesda United Church** proposed eight detached houses, including a cul-de-sac off Rippleton Road on 0.8 ha. Surveyor is **Donald E. Roberts, OLS.** The subdivision agreement will include housing design guidelines. Two other residential lots were created by **Committee of Adjustment** severance approval in January 1999. [JUNE 21, ITEM 32]

Deputations

Baghai Townhouses Opposed at 2425-2427 Bayview Avenue. OPA/ZBA/site plan refusal has been recommended for the **Baghai Developments Ltd.** proposed 16 condominium townhouses replacing two detached houses on 0.5 ha. Current designation is RD1 permitting detached and semi-detached housing with R1 zoning.

Reasons for refusal include ownership patterns, limited redevelopment potential due to shallow lots, no indication of land assembly and local area residents' preference for Bayview Avenue "special low density form and character," according to the Community Planning, North District final report. [JUNE 21, ITEM 34]

Reports

Ledbury Apartment Building Proposal at 500 Eilerslie Avenue and 47-51 Farrell Avenue. An OPA/ZBA application by **Ledbury Investments Ltd.** (designer **Axiis Architects Inc.**) proposes a five-storey, 70-unit building (40 one-bedroom, 30 two-bedroom, 146 parking spaces) facing Bathurst Street on a 4,546 m² site that includes frontage at the southeast corner of Bathurst Street and Farrell Avenue. Proposed redesignation is from Residential Density 1 to Residential Density 5. Two detached dwellings are proposed on 814 m² facing Eilerslie Avenue. Current split zoning is R4 and R6, both permitting detached dwellings. [JUNE 21, ITEM 27]

Yeshiva Gedolah Student Residence Maintenance, 567 Lawrence Avenue West and 70-74 Fairholme Avenue. A ZBA application by **Yeshiva Gedolah of Toronto** proposes legalization of a non-conforming student residence at 74 Fairholme Avenue. The 72 Fairholme Avenue house is being used as a school employee residence. The applicant plead guilty to a by-law infringement charge in February. [JUNE 21, ITEM 28]

Yonge Centre Development Charges Fund Allocation to Spring Garden Avenue Watermain. An Engineering Services report recommends that Council allocate \$150,000 from the **Yonge Centre Development Charges Fund** for a 300 mm watermain under Spring Garden Road between Doris Avenue and Kenneth Avenue. The upgrading is related to **The Spring Garden Group's** 1998 OMB-approved development in the southwest quadrant of Spring Garden Avenue and Kenneth Avenue. [JUNE 21, ITEM 23]

Revised Driveway Entrance Policies. A joint Transportation Services, District 3/Community Planning, North District report recommends revised driveway entrance requirements. Detached and duplex dwellings with up to 18.3 metre frontages are limited to one three metre-wide driveway with garage/carport width not to exceed six metres. Lot frontages between 18.3 metres and 20.7 metres are allowed two driveways with driveway entrance widths between three metres and six metres, the combined width of both driveways not to exceed 7.5 metres. Lot frontages larger than 20.7 metres are limited to two driveways with driveway entrance widths between three metres and six metres, the combined width of both driveways not to exceed nine metres. Semi-detached dwellings are limited to one driveway with entrance between three metres and the garage/carport width but not exceeding five metres. Maximum driveway entrance width to a rear garage/carport is three metres. [JUNE 21, ITEM 19]

YORK COMMUNITY COUNCIL

Public Meetings

Commercial/Residential Conversion, Northwest Corner of Rogers Road and Boon Avenue. ZBA approval has been recommended for the **G. and L. Vescio** (agent **G.S. Designers**) application to legalize 42 m² retail store or office and 49 m² hair salon uses on the main level plus two one-bedroom apartments in a

R2-zoned house. Approval is conditional on Works and Emergency Services prior approval of three boulevard parking spaces to supplement the single onsite parking space. [JUNE 20, ITEM 5]

Reports

Harmonization of By-laws Respecting the Keeping of Lands in a Clean Condition. A Municipal Licensing and Standards (Urban Development Services) report recommends receipt, review and comment by all Community Councils of a "harmonized by-law respecting the keeping of lands in a clean condition." The by-law would set standards for yard and vacant lot maintenance. **NOTE: This report appears on all Community Council agendas.** [JUNE 20, ITEM 17]

Recent Applications. A site plan application by **B.G. Schickedanz Central Inc.** (designer **Talwood Architect Inc.**) proposes 77 condominium townhouses at 1400 Weston Road. [JUNE 20, ITEM 10]

EAST YORK COMMUNITY COUNCIL

Reports

Parkland Encroachment Policy and Procedures. An Economic Development, Culture and Tourism report recommends endorsement of attached policies and procedures for parkland encroachment for forwarding to the July 12 **Economic Development and Parks Committee** meeting, also a \$300 fee for applications to the proposed interdepartmental **Encroachment Review Committee**. The Uniform Parks By-law will be amended to permit the City to remove unauthorized encroachments and recover costs. Encroachments include physical structures, gardens, flora removal, pesticide applications and runoff from private abutters onto City-owned or managed property. The report will be forwarded to the **Toronto and Region Conservation Authority** for information. **NOTE: This Item appears on all Community Council agendas.** [JUNE 20, ITEM 11]

Second Pylon Sign Opposed at 62-66 Overlea Boulevard. A Community Planning, East District report recommends refusal of a site plan application to permit a second pylon site at the corner of Thorncliffe Park Drive on the **Overlea Plaza** property. The current **Burger King** pylon sign received Council approval in 1998. [JUNE 20, ITEM 3]

Recent Applications. **Recycling Specials Inc.** and **KLM Planning Partners Inc.** (owner **Esander Twenty Inc.**) seek site plan approval for recycling plant expansion at 20 Esandar Drive. The **Toronto District School Board** (applicant **G. Bruce Stratton Architects**) has applied for site plan approval for eight added portable classrooms at 80 Thorncliffe Park Drive. [JUNE 20, ITEM 6]

SCARBOROUGH COMMUNITY COUNCIL

Public Meetings

ENA Hotel and Restaurant, North Side of Estate Drive at Southwest Quadrant of Highway 401 and Markham Road. OPA/ZBA approval has been recommended for the ENA Hospitality Corp. proposed 950-bed hotel and freestanding 585 m² restaurant served by 157 parking spaces (one space deficiency) on 0.98 ha close to a future Scarborough LRT station. A site plan application has been submitted separately. [JUNE 20, ITEM 30]

Petro Canada Townhouses, Northeast Quadrant of Kingston Road and Bellamy Road South. OPA/ZBA approval has been recommended for the Petro Canada proposal for 32 freehold townhouses as per the Kingston Road Study Vision for the Future report on a combined former service station site and an abutting detached residential lot. Redesignation is from Neighbourhood Commercial to Medium Density Residential with Multiple-Family Residential zoning. A site plan application has been submitted separately. The 0.47 ha site is located in an area subject to low water pressure. [JUNE 20, ITEM 28]

Apartment Units Added in 960 Markham Road Building. OPA/ZBA approval has been recommended for the Bahadur Premji proposal to replace an at-grade daycare facility with seven bachelor and three one-bedroom apartments. The 15-storey building currently contains 171 d.u. on the 1.15 ha site. Conditions of approval include a 158 m² children's play area. The 382 m² increased density falls below the 750 m² threshold for Section 37 requirements. The Community Planning, East District report advises against imposing *Planning Act* Section 37 requirements "to every small project or to every project involving minor density increases." [JUNE 20, ITEM 31]

Auto Sales and Service in Rear of 2139 Lawrence Avenue East. OPA/ZBA approval has been recommended for the R.J.W. Inc. (formerly Pajelle Investments Ltd.) application to permit auto sales and service in 1,400 m² at the rear of an existing building. The 0.51 ha lot is occupied by a 2,440 m² one-storey building. [JUNE 20, ITEM 29]

Reports

Bozian Office Building/Auto Dealership and Restaurant Proposal, 5060 Sheppard Avenue East. An OPA/ZBA application by Bozian Holdings (consultant Macaulay Shiomi Howson Ltd.) proposes a 5,373 m² auto dealership and 325 m² restaurant on the Sheppard Avenue East frontage and a 929 m² undetermined use building totalling 45,05 m² at the rear of an el-shaped 13,501 m² parcel next to a TTC bus garage west of Markham Road. Parking component is 58 indoor and 135 outdoor parking spaces. A 1998 ZBA currently permits a range of Mixed Employment uses. Scarborough Council refused a ZBA for a four-storey office building with a ground and basement level auto dealership in 1991. [JUNE 20, ITEM 11]

Imperial Oil Service Station with Convenience Store, Southeast Corner of Finch Avenue East and Markham Road. A ZBA application by Imperial Oil Ltd. (consultant Evans Planning) seeks redevelopment of a gas bar into a service station and convenience store on a 0.28 ha site. An abutting office building will also be demolished for the project. The proposed 243.5 m² buildings will be served by 11 parking spaces. [JUNE 20, ITEM 12]

Rear Lot Residential Proposal on Bluenose Crescent from 3986-3988 and 3992 Ellesmere Road.

A ZBA application by Whirl Construction Ltd., Waikit Lui Louise et al, J. and M. MacCallum and C. Zundel (agent Frank Perclasepe) proposes four residential lots comprised of a Bluenose Crescent subdivision undeveloped block and portions of rear yards of three Ellesmere Road residences. [JUNE 20, ITEM 10]

Trusthouse Townhouses Opposed Next to Scarborough LRT Station, North Side of Ellesmere Road, East of Kennedy Road.

OPA/ZBA refusal has been recommended for the Trusthouse 88 Inc. (designer Viljoen Architect Inc.) proposal for 50 townhouses on 1.18 ha "on the basis that they are contrary to the principles and general intent of the industrial, office, residential, employment and transit policies of the Official Plan," also that the location is inappropriate for townhouses and is undesirable land use planning, according to the Community Planning, East District preliminary report. The parcel includes a 1,000 m² area containing 31 oak and elm trees. Current designation is General Industrial Uses with High Performance Standards subject to Business District policies with M Industrial zoning. The City sold the 1.18 ha parcel to the applicant in February. [JUNE 20, ITEM 9]

The reader is cautioned that, unless otherwise noted, staff recommendations reported on in this planning and development newsletter may not represent the actions taken by a Committee of Council or subsequently by Council itself. To confirm Council actions, please contact the municipality's Clerk's Office.

The Toronto Planning & Development Report is published by:

Hemson Consulting Ltd.
30 St. Patrick Street
Suite 1000
Toronto, Ontario
M5T 3A3

Telephone: (416) 593-5090
Facsimile: (416) 595-7144
e-mail: hemson@hemson.com
Website: www.hemson.com