
HEMSON Planning & Development Report

Municipal planning decisions in the Toronto area

NOV. 17, 1995

METRO

TASK FORCE PROPOSED ON PEARSON INTERNATIONAL AIRPORT RAPID TRANSIT ACCESS.

SUBJECT: PEARSON
RAPID
TRANSIT

Planning report recommends creation of a task force on providing rapid transit access from downtown Toronto to Pearson International Airport. Advice would be sought from City of Toronto, City of York, and Etobicoke Councils as well as the Metro Toronto Board of Trade and hotel and hospitality sectors. Draft terms of reference are also recommended for "a study of the transportation and business perspectives for the connection." Greater Toronto Airports Authority staff have requested that a cost-shared \$150,000 study not begin until mid-1996. A progress report on the study terms of reference will be submitted next April. [PLANNING & TRANSPORTATION COMMITTEE, NOV. 29, ITEM 10]

GREENWOOD RACETRACK TASK FORCE RECOMMENDED.

SUBJECT: GREENWOOD
RACETRACK

At the suggestion of local ward Councillor Paul Christie, a Planning report recommends that Council authorize creation of a task force for the Greenwood Racetrack development and that the task force report its findings prior to any City of Toronto OPA/ZBA changes for the site. [PLANNING & TRANSPORTATION COMMITTEE, NOV. 29, ITEM 8]

NO FUNDING FOR SCARBOROUGH GOLDEN MILE EMPLOYMENT DISTRICT STUDY.

SUBJECT: GOLDEN MILE
EMPLOYMENT
DISTRICT STUDY

Moral support and staff participation will be provided to the Scarborough study of Eglinton Avenue between Pharmacy Avenue and Birchmount Road, but the requested \$42,000 toward the \$100,000 study budget will not be forthcoming from Metro. The study area is the subject of several major business, retail, and residential development proposals. The Provincial government has also turned down Scarborough's request for financial participation. [PLANNING & TRANSPORTATION COMMITTEE, NOV. 29, ITEM 11]

TTC OCTOBER RIDERSHIP DOWN.

SUBJECT: TTC
RIDERSHIP

TTC ridership in October was down 2.9% from October 1994 and down 5.5% for the 1995 budgeted period. The October decline from the previous year was the first registered since May. Metropass sales were off 6.7% from 1994, 11.6% below the budgeted amount. Most of the decline in monthly Metropasses is attributed to the fare increases that went into effect on October 1. Overall year-to-date ridership is up slightly (0.1%) compared to the comparable period in 1994, though 1.8% below budget. Total 1995 ridership is now estimated at 386 million, the budget having been based on 395 million rides. [PLANNING & TRANSPORTATION COMMITTEE, NOV. 29, ITEM 32]

ETOBICOKE

INDUSTRIAL MODIFICATIONS PROPOSED FOR ZONING CODE.

SUBJECT: ZONING CODE
MODIFICATIONS

Amendments to the Official Plan as well as to the Zoning Code "to bring the industrial provisions of the Zoning Code into conformity with the new Official Plan" may result from discussions with industrial landowners in the former Lakeshore municipalities. The discussions are recommended to precede a proposed public meeting on amendments. Recommended

changes include: introduction of use “categories”; consolidation of industrial provisions of the former Lakeshore municipalities (Town of New Toronto, Town of Mimico, Village of Long Branch, Township of Etobicoke); introduction of a City-wide Permitted Uses section; continuance of industrial restrictions in the Long Branch industrial triangle; simplifying development standards; incorporating “a separate set of development standards specifically for the industrial lands in the former Lakeshore municipalities”; and identifying topics (specific sites, live/work, ancillary retail) needing further study and subsequent amendments. [PLANNING & DEV'T COMMITTEE, NOV. 21, CLAUSE 232]

NEW TORONTO EMPLOYMENT AREA DEVELOPMENT CONCEPT. The range of stakeholder responses

SUBJECT: NEW TORONTO
EMPLOYMENT
AREA
DEVELOPMENT
CONCEPT

regarding the relationship between residential and non-residential development and the employment target (500 jobs) in the unofficial Development Concept for the New Toronto Employment Area (bounded by the CN tracks, Kipling Avenue, Birmingham Street, and Islington Avenue) may mean a further look at implementation. Most of the vacant developable sites (Arrowhead, Canadian General Tower) have been referred to the OMB and, “given the differences of opinion for the use of this area, conceivably every application for Official Plan and Zoning amendment could be referred to the Ontario Municipal Board....The apparently irresolvable dispute between the two interests in the Study area may require up-front changes to the Official Plan and Zoning Code to implement the endorsed Development Concept on an overall basis, and to provide for disputes to be consolidated at the Ontario Municipal Board.” The Planning report recommends holding a public hearing on the Development Concept and that staff bring forward implementation measures. Planning staff are also looking at the City of Toronto inner industrial area pilot areas where land use controls are being relaxed as a possible alternative approach.

[PLANNING & DEV'T COMMITTEE, NOV. 21, CLAUSE 231]

NORTH YORK

CITY ARCHIVES RELOCATION SITE PLAN APPLICATION, BEECROFT ROAD SOUTH AT ELLERSLIE AVENUE. Partial site plan approval has been recommended for an application by the City of North York to use the former Dempsey Store as an archive. An addition will house an elevator, and the building will be incorporated in a park setting. The partial approval will enable issuance of the foundation permit for the building relocation. [PLANNING COMMITTEE, NOV. 22, ITEM 8]

USE: INSTITUTIONAL
APPLICANT: CITY OF
NORTH YORK
TYPE: SITE PLAN

Partial site plan approval has been recommended for an application by the City of North York to use the former Dempsey Store as an archive. An addition will house an elevator, and the building will be incorporated in a park setting. The partial approval will enable issuance of the foundation permit for the building relocation. [PLANNING COMMITTEE, NOV. 22, ITEM 8]

PLEASANTVIEW ARENA ADDITION SITE PLAN APPLICATION, 545 VAN HORNE AVENUE. The City of North York has proposed a one-storey 1,433 m² addition on the east side of the Pleasantview Arena plus “an outdoor waterplay area and skating pad along the west face of the building,” according to the Planning report. Approval is recommended for the addition that will provide a new entrance to the building as well as housing for four bocce courts, meeting rooms, and other supporting facilities. Designer is Moriyama & Teshima Architects. [PLANNING COMMITTEE, NOV. 22, ITEM 6]

USE: INSTITUTIONAL
APPLICANT: CITY OF
NORTH YORK
TYPE: SITE PLAN

The City of North York has proposed a one-storey 1,433 m² addition on the east side of the Pleasantview Arena plus “an outdoor waterplay area and skating pad along the west face of the building,” according to the Planning report. Approval is recommended for the addition that will provide a new entrance to the building as well as housing for four bocce courts, meeting rooms, and other supporting facilities. Designer is Moriyama & Teshima Architects. [PLANNING COMMITTEE, NOV. 22, ITEM 6]

PUBLIC MEETING RECOMMENDED FOR SUBDIVISION AMENDMENT PERMITTING TOWNHOUSE DEVELOPMENT, EAST OF TORRESDALE AVENUE, NORTH OF ANTIBES DRIVE.

USE: RESIDENTIAL
TYPE: SUBDIVISION

An existing subdivision agreement is proposed for amendment to permit 51 condo townhouses. Since such agreement amendments are not subject to appeal, the applicant has also submitted an application for draft subdivision approval (appealable to the OMB). The current subdivision agreement prohibits permanent structures on the block proposed for townhouse development. The applicant maintains that development on the restricted block would be within the overall permitted area density because fewer units than permitted were built elsewhere in the subdivision. The local community regards the parcel as open space that is tied to approval of the building at 300 Antibes Drive (any approval would necessitate an offsetting variance). [PLANNING COMMITTEE, NOV. 22, ITEM 5]

SEMI-DETACHED HOUSE REFUSED, 111 DOWNSVIEW AVENUE.

USE: RESIDENTIAL
APPLICANT: NUNZIO/ROSA
SILAVRI
TYPE: ZBA

Refusal has been recommended for Nunzio and Rosa Silavri's ZBA application for a semi-detached dwelling on a lot abutting Highway 401. Earlier in November Planning staff were directed to report on semi-detached permissions in Residential Density One as per OPA 377, the designation which applies to the Silavri application. Current R4 zoning is limited to single detached residential in a stable single family area. [PLANNING COMMITTEE, NOV. 22, ITEM 4]

SCARBOROUGH

LAFARGE MIXED USE PROPOSAL REVISED, STEELES AVENUE BETWEEN KENNEDY AVENUE

USE: MIXED
APPLICANT: LAFARGE
CANADA INC.
TYPE: OPA

AND MIDLAND AVENUE. Revised market and transportation studies as well as revised drawings must be submitted by Lafarge Canada Inc. for their mixed use development proposal. The current proposal deletes a hotel and increases cinema space from 627 m² to 3,939 m². The proposal also includes a significant retail condo component. Deletion of a four-storey parking deck has led to a 2 ha addition to the 4 ha site for surface parking purposes. A staff report will be submitted by February 1996 on "possible approaches" to added commercial in the Milliken Employment District north of Passmore Avenue. [PLANNING & BUILDINGS COMMITTEE, NOV. 30, ITEM 1]

TWO BUILDING ADDITIONS TO CENTENNIAL COLLEGE CAMPUS, 411 PROGRESS COURT.

USE: INSTITUTIONAL
TYPE: SITE PLAN

Site plan approval has been recommended for a three-storey 5,030 m² Career Planning Centre (to be operated with the Scarborough Board of Education) and a two-storey 2,835 m² Student Centre, the latter an addition to an existing gym. Designer is Nowski Partners Architects. [PLANNING & BUILDINGS COMMITTEE, NOV. 30, ITEM 7]

PUBLIC SAFETY OFFICIAL PLAN AMENDMENT.

SUBJECT: PUBLIC SAFETY
OPA

Notices (Committee on January 11, Council on January 24) will be advertised and forwarded to community organizations on an OPA on public safety and development. The text, based on 22 replies from 85 agencies and individuals canvassed, addresses development review, safety design guidelines, lighting and visibility, sight lines, movement predictors and entrapment spots, isolation, and territorial re-enforcement. [PLANNING & BUILDINGS COMMITTEE, NOV. 30, ITEM 10]

PHASE 1 REPORT ON FORMER SCARBOROUGH TRANSPORTATION CORRIDOR. Lands in the former Scarborough Transportation Corridor between Morningide Avenue and Highway 2A would be retained south of Highway 2A, with staff to meet with the community to determine the width and length of the protected r-o-w. The report also recommends that staff continue the EA process to provide a "special access route to the regional facilities, industries and recreational attractions at East Point." Metro Toronto is being requested to co-operate in achieving the regionally significant route. [PLANNING & BUILDINGS COMMITTEE, NOV. 30, ITEM 11]

SUBJECT:	SCARBOROUGH TRANSPORTATION CORRIDOR
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MIXED USE BUILDING ON WEST EDGE OF CITY CENTRE TERMED PREMATURE. A preliminary evaluation report recommends against further processing of an OPA/ZBA application by Walshire Properties Ltd. (agent Atkins Architect) for an 11-storey building with 2,041 m² industrial, 661 second-floor offices, and 194 d.u. above, on a 0.8 ha site at 1340 Ellesmere Road (northwest corner of Ellesmere Road and Brimley Road). The site is currently occupied by a dated industrial building. The report expresses concern about triggering land speculation nearby in contravention of an Official Plan policy, as well as leapfrog development. The proposal also has access and siting problems. Land acquisition for consolidation purposes is regarded as prerequisite to further processing of the application to achieve a better gateway to the City Centre. [PLANNING & BUILDINGS COMMITTEE, NOV. 16, ITEM 4]

USE:	MIXED
APPLICANT:	WALSHIRE PROPERTIES LTD.
TYPE:	OPA/ZBA

NOISE LAW BROADENED. Changes to the Noise By-law list prohibitions by time and place as well as general prohibitions. [PLANNING & BUILDINGS COMMITTEE, NOV. 16, ITEM 8]

HALTON REGION

BURLINGTON

NOTE: The November 28 Public hearings Committee meeting was cancelled. The next regularly scheduled committee meeting was December 6.

OAKVILLE

STATUS REPORT ON SHELL CANADA SUBDIVISION. According to a status report on Shell Canada Ltd.'s ZBA/subdivision application for 132.2 ha on the former Shell Research Centre south of Rebecca Street, east of Burloak Drive, the mixed use development will include 2,285 d.u. (511 detached, 461 multi-attached, 1,213 apartments). Other uses include neighbourhood and convenience commercial blocks, public and separate elementary schools, church, local park, and a Halton Region water treatment plant. The subdivision is currently being revised by the applicant. Three major infrastructure components that must be in place and operating prior to development include completion of the Rebecca Street bridge over Twelve Mile Creek, grade separation of the Burloak Drive-CN rail crossing, and the realignment and widening of Burloak Drive north of Rebecca Street. [PLANNING & DEV'T COUNCIL, NOV. 14, ITEM 1]

USE:	RESIDENTIAL
APPLICANT:	SHELL CANADA LTD.
TYPE:	ZBA/ SUBDIVISION

BAYSHIRE REZONING AND SUBDIVISION RECOMMENDED, EAST OF GRAND BOULEVARD,

USE:	RESIDENTIAL
TYPE:	ZBA/ SUBDIVISION

NORTH OF UPPER MIDDLE ROAD. ZBA/subdivision approval has been recommended for the Bayshire Investments Ltd. proposal for 57 detached residential lots and two private woodlot blocks on 4.9 ha. The site was previously approved for 47 detached lots. Consultant is Bousfield Dale-Harris Cutler & Smith Inc. [PLANNING & DEV'T COUNCIL, OCT. 30, ITEM 6]

THE PARSONAGE SUBDIVISION, 55 HOLYROOD AVENUE.

USE:	RESIDENTIAL
TYPE:	SUBDIVISION

Subdivision approval has been recommended for a numbered Ontario company proposal for 21 lots (24 lots applied for) plus two publicly-owned water lots on 2.3 ha on Lake Ontario south of St. Jude's Cemetery. Parkland contribution will take the form of a 2,033 m² waterfront park. A tree inventory was prepared by Salmona Partnership Inc. The development site is the original location of St. Jude's Church, though the site was sold by the church for a residential estate one hundred years ago. The original 1853 main floor with 1890s second floor addition heritage building will be relocated and restored within the subdivision. [PLANNING & DEV'T COUNCIL, OCT. 30, ITEM 7]

GLEN ORCHARD HOMES, WEST OAK TRAILS.

USE:	RESIDENTIAL
APPLICANT:	GLEN ORCHARD HOMES
TYPE:	OPA/ZBA

OPA/ZBA approval has been recommended for the Glen Orchard Homes application to permit 60 townhouses at the southeast corner of West Oak Trails Boulevard and Oakpoint Road. Other recommendations include approval of a ZBA for 12 stacked townhouses on the west side of Oakpoint Road south of West Oak Trails Boulevard, as well as a recommendation that the development be considered for public rear lanes should Council approve a public lanes policy. The site on the east side of Oakpoint Road is 1.3 ha, while the 0.3 ha site west of Oakpoint Road is part of a Mixed Commercial Residential block. [PLANNING & DEV'T COUNCIL, OCT. 30, ITEM 9]

HOSPICE REZONING RECOMMENDED FOR 430 WINSTON CHURCHILL BOULEVARD.

USE:	INSTITUTIONAL
APPLICANT:	IAN ANDERSON HOUSE FOUNDATION
TYPE:	ZBA

ZBA approval has been recommended for the Ian Anderson House Foundation application for a maximum six residents. The palliative care facility will be for cancer patients. Ten parking spaces, including six visitor spaces, will be provided. The 0.6 ha site lies within the Special Complementary Use Area designation of the Oakville-Mississauga Parkway Belt mini-belt south of Deer Run Avenue. The City of Mississauga has registered concern with the proximity of the hospice to heavy industry and truck traffic. [PLANNING & DEV'T COUNCIL, OCT. 30, ITEM 5]

PEEL REGION**MISSISSAUGA****GROWTH FORECASTS REVISED.**

SUBJECT:	GROWTH FORECASTS
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Revised City growth forecasts reflecting land use changes in Churchill Meadows and the OMB decision on Meadowvale Village show a population increase (over the previous forecast made earlier in 1995) of 200 to 66,900 in 2011, a 200 reduction to 69,900 in 2021, and a 100 population increase to 721,800 in 2031. The comparable employment forecast changes are a 1,000 job increase (over the previous forecast made earlier in 1995) to 407,200 in 2011, 1,000 job increase to 431,300 in 2021, and an 800 job increase to 444,200 in 2031. The growth model is based on the model Lisgar designed for the City by Hemson Consulting Ltd. [PLANNING & DEV'T COMMITTEE, NOV. 13, ITEM 3]

SUPPLEMENTARY REPORT ON SERVICE STATION ACCESSORY USES AND CLOSED SITES. A

SUBJECT: OPA POLICIES
FOR SERVICE
STATIONS

Planning report recommends holding a public meeting on the supplementary report on accessory uses for service stations and closed sites. Recommended changes to the Official Plan Highway Commercial policies include: deleting the market feasibility study requirement for convenience kiosks up to 130 m²; permitting take-out restaurants and doughnut shops subject to conditions; permitting car washes (currently prohibited) in residential districts unless prohibited by secondary plans subject to conditions; permitting secondary plans to designate car washes in residential districts adjacent to residences; limiting service stations in residential areas to 300 m² gfa while permitting secondary plans to designate sites where larger service stations may be permitted; including conditions and locations of auto-oriented restaurants; encouraging one service station per intersection; and encouraging service stations to locate on both sides of the same street. Zoning By-law amendments would identify parking requirements for kiosks with and without take-out facilities as well as for take-out restaurants and doughnut shops. Other policy recommendations call for a general reduction in overall Highway Commercial sites, that closed service station sites be redesignated in secondary plans, and that the *Design Guidelines for Gas Stations* be revised [ITEM 2]. A related report [ITEM 5] prepared for public meeting purposes is a ZBA by Imperial Oil Ltd. for a gas bar with a drive-through window convenience store and bank machine at the northeast corner of Burnhamthorpe Road and Dixie Road. [PLANNING & DEV'T COMMITTEE, NOV. 13, ITEMS 2, 5]

EMPLOYMENT COMMERCIAL CENTRE AND REDUCED MISCELLANEOUS USE GFA IN PRESTIGE INDUSTRIAL AREA, SOUTHEAST QUADRANT OF DERRY ROAD WEST AND MISSISSAUGA ROAD.

USE: COMMERCIAL
APPLICANT: MARKBOROUGH
PROPERTIES
LTD.
TYPE: OPA/ZBA

Markborough Properties Ltd. has applied for OPA/ZBA approval to permit an Employment Commercial Centre and reduce gfa for miscellaneous uses in the prestige industrial area. The two applications contemplate a 9,430 m² centre, while the reduced 21,320 m² miscellaneous floor area is proposed for transfer from the abutting Financial Drive prestige industrial area to the proposed commercial development. The draft City Official Plan limits gla to 1,300 m² in employment commercial centres. Recommendations include a redesignation to Neighbourhood Commercial-Special Site (draft Official Plan is not yet in effect), rezoning from M1-Section 1616 to M1-Special Section, and that the RCL1 prestige industrial site zoning be amended to reduce miscellaneous uses from 20% to 5% of gfa. [PLANNING & DEV'T COMMITTEE, NOV. 13, ITEM 4]

PUBLIC MEETING ON LAMAJE RESIDENTIAL DEVELOPMENT, EAST SIDE OF NINTH LINE, NORTH OF BRITTANIA ROAD.

USE: RESIDENTIAL
APPLICANT: LAMAJE
DEVELOPMENTS
LTD.
TYPE: ZBA/
SUBDIVISION

Lamaje Developments Ltd. (consultant Walker, Nott, Dragicevic Associates Ltd.) has applied for ZBA/subdivision approval for 104 detached and a combination of 73 detached, semi-detached, and/or townhouses on 10.5 ha. The application includes a 0.5 ha overflow channel greenbelt block, a 0.4 ha park, and a 0.1 ha school block. Area residents have requested temporary Ninth Line access to reduce congestion on Lisgar Drive. [PLANNING & DEV'T COMMITTEE, NOV. 13, ITEM 7]

PUBLIC MEETING ON LANEK/CALUMENT RESIDENTIAL PROPOSAL, 4198 MISSISSAUGA ROAD.

USE: RESIDENTIAL
TYPE: ZBA

Lanek Ltd. and Calument Investment Corp. (consultant John D. Rogers & Associates Ltd.) have applied for ZBA approval for 18 detached condo houses, preservation of greenbelt lands, and recognition of a golf course located in Mullett Creek on 3.4 ha between Mississauga Road and Folkway Drive, south of Highway 403. The residential lots will be accessed by a "proposed condominium road," according to the Planning report. Greenbelt lands will remain in private ownership. [PLANNING & DEV'T COMMITTEE, NOV. 13, ITEM 8]

ARENA ROW HOUSE PROPOSAL, NORTH OF DUNDAS STREET EAST, BETWEEN PALSTAN

USE: RESIDENTIAL
TYPE: ZBA

ROAD AND ARENA ROAD. Darena Holdings Ltd. (agent Team Three, Consultants) has applied for ZBA approval for 121 condo row houses on 2.1 ha. The applicant has applied for OPA/ZBA approval of an added 20 units under a separate application. [PLANNING & DEVT COMMITTEE, NOV. 13, ITEM 9]

BRAMPTON**REGIONAL AND CITY OFFICIAL PLAN APPROVALS ANTICIPATED SOON.**

SUBJECT: REGIONAL AND
CITY OFFICIAL
PLANS

According to a Management Team status report on planning priorities, the Peel Region Official Plan will possibly be approved as early as February 1996, while Ministerial approval of the 1993 Brampton Official Plan is expected in the first quarter of 1996. Ministerial approval of the Fletchers Creek Village, Bramalea Road South Gateway, and Eastgate Secondary Plans and the Parks and Recreation Master Plan Review are also expected in the first quarter of 1996. A review of development charges slated for completion in the first quarter of 1996 will be forestalled by a year or two by the Provincial review of planning legislation. Completion of the Gateway West Secondary Plan is expected in the second quarter of 1996. The Central Commercial Corridor Plan is now due for completion in the fourth quarter of 1996, delays being due to staff turnover and reductions. Approval of the Vales of Castlemore and Fletchers Meadow Secondary Plans also are expected in the fourth quarter of 1996. [PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM H1]

CANADIAN TIRE INDUSTRIAL REZONING, WEST SIDE OF GOREWAY DRIVE BETWEEN QUEEN STREET EAST AND INTERMODAL DRIVE.

USE: INDUSTRIAL
APPLICANT: CANADIAN TIRE
CORP. LTD.
TYPE: ZBA

Approval has been recommended for the Canadian Tire Corp. Ltd. ZBA to use a 10 ha parcel for Industrial and Open Space purposes. The changes conform to the Goreway Industrial South Secondary Plan. The rezoning is identical to that of an abutting parcel to the south owned by the applicant and will be used for the "extension of parking for truck tractors and trailers associated with the existing Canadian Tire warehouse operation," according to the Planning report. [PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM F1]

SERVICE USE EXPANSION PROPOSED FOR 1785 QUEEN STREET EAST.

USE: COMMERCIAL
TYPE: ZBA

A numbered Ontario company has applied to broaden the permitted service commercial uses, apparently in response to a similar permission granted to an abutting property to the west. Proposed added uses include a variety of restaurants, printing, garden centre, and convenience store, among others. The 1,615 m² strip plaza has 102 parking spaces on the 6,420 m² located east of Bramalea Road. ZBA approval is recommended subject to holding a public meeting. [PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM G2]

TOWNHOUSES PROPOSED AT SOUTHWEST CORNER OF CRESTHAVEN ROAD AND TORADA COURT.

USE: RESIDENTIAL
TYPE: OPA/ZBA

Brampton North Three Ltd. has applied for OPA/ZBA approval for 16 townhouses on a cul-de-sac where 10 detached houses are currently permitted. Two options have been recommended: ZBA approval subject to holding a public meeting, or a Holding zone until Council has determined whether the transportation system has sufficient capacity for the six added units. [PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM G3]

HIGHWAY COMMERCIAL, RETAIL WAREHOUSE PROPOSAL, SOUTHWEST CORNER OF HIGHWAY 7 AND GOREWAY DRIVE.

USE:	RETAIL WAREHOUSE
APPLICANT:	CANADIAN AUTO AUCTION GROUP
TYPE:	ZBA

A ZBA application by Canadian Auto Auction Group for the balance of the 27 ha lands left from a recent vehicle auction operation that is currently undergoing site plan application review proposes a variety of retail warehouse, community and recreation, auto dealership, garden, service, and banquet hall uses. A revised subdivision application to facilitate Council's prior approval was circulated by Peel Region earlier this year. ZBA to Service Commercial with a Holding category has been recommended subject to holding a public meeting.

[PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM G4]

PLAZA PROPOSED AT SOUTHWEST CORNER OF HIGHWAY 10 AND FISHERMAN DRIVE.

USE:	COMMERCIAL
APPLICANT:	CENTRAL PEEL HOLDINGS (1982) LTD.
TYPE:	OPA/ZBA

Central Peel Holdings (1982) Ltd. has applied for OPA/ZBA approval for a commercial plaza on a 1.4 ha site where light industrial and highway commercial uses are currently permitted. The ZBA proposal is to permit retail and medical office, as well as all C1 uses. Subject to holding a public meeting, proposed OPA redesignation is Highway and Service Commercial with food uses not to exceed 600 m². The ZBA will not permit adult entertainment and video outlets, pool halls, amusement arcades, and temporary open air markets. [PLANNING & BUILDING COMMITTEE, NOV. 20, ITEM G5]

YORK REGION**VAUGHAN****SERVICE COMMERCIAL REZONING RECOMMENDED FOR 2900 HIGHWAY 7.**

USE:	COMMERCIAL
TYPE:	ZBA

ZBA approval has been recommended for a numbered Ontario company application to rezone a 1.6 ha parcel to C7 Service Commercial. Proposed use is five drive-through restaurants with 253 parking spaces. The site, currently zoned M1 Restricted Industrial and located within the Vaughan Corporate Centre (OPA 300), is designated Service Commercial by OPA 308, and Prestige Area by OPA 450. A traffic study is required by the Ministry of Transportation. [COUNCIL/PUBLIC HEARINGS, NOV. 27, ITEM 1]

RESIDENTIAL REZONING/SUBDIVISION RECOMMENDED FOR SOUTHEAST CORNER OF HIGHWAY 27 AND MARTIN GROVE ROAD.

USE:	RESIDENTIAL
TYPE:	ZBA/ SUBDIVISION

ZBA/subdivision approval has been recommended for the Rologia Developments Inc. proposal for six detached and 28 semi-detached residential lots. A portion of the 2.2 ha parcel below top-of-bank will be donated to the Metro Toronto and Region Conservation Authority. [COUNCIL/PUBLIC HEARINGS, NOV. 27, ITEM 4]

PUBLIC GARAGE OPPOSED, 7040 ISLINGTON AVENUE.

USE:	COMMERCIAL
APPLICANT:	JOE FODERO
TYPE:	OPA/ZBA

Refusal has been recommended for Joe Fodero's OPA/ZBA application to permit a 294 m² public garage just north of Steeles Avenue opposite Friuli Court. Current designation is Rural, though OPAs 4 and 6 are regarded as outdated. Strip development at this gateway location should be avoided, and staff recommend submission of terms of reference for a land use and design guidelines study of the northwest quadrant of Steeles Avenue and Islington Avenue that will include the table land portion of Riverside Golf Course. [COUNCIL/PUBLIC HEARINGS, NOV. 27, ITEM 3]

RICHMOND HILL

YONGE-WELDRICK AREA SECONDARY PLAN MODIFICATIONS. The following modifications to OPA

SUBJECT: YONGE-WELDRICK
AREA SECONDARY
PLAN

130 have been recommended for approval and forwarding to the Ministry of Municipal Affairs: deletion of Sections 3.1.1 and 3.1.2 for replacement by a section requiring that soil studies in accordance with Provincial guidelines be prepared for any development site with a history of contamination; and deletion of Schedule 'B': Part Areas of Environmental Concern. The modifications result from a referral request by Brillinger Investments Ltd. and Tomlinson Pontiac Buick Ltd. [PLANNING & DEV'T COMMITTEE, NOV. 22, ITEM 2]

DURHAM REGION

OSHAWA

OSHAWA CENTRE DEVELOPMENT APPLICATION, 419 KING STREET WEST. An OPA/ZBA by

USE: MIXED
APPLICANT: CAMBRIDGE
SHOPPING
CENTRES LTD.
TYPE: OPA/ZBA

Cambridge Shopping Centres Ltd., on behalf of Cambridge Leasehold Ltd. and OMERS, is the "phased long-term development of the Oshawa Centre, Durham Region's largest, for additional retail and office uses as well as new residential uses and a hotel, generally to the year 2011," and also termed a "master plan," according to the Planning report. The proposal would permit 251,700 m² at 0.8 times fsi (currently 0.38 fsi). Proposed parking will increase from 5,892 to 7,422 spaces, while 8,082 spaces are required. The existing 89,962 m² retail will increase in two phases by additions of 30,080 m² by 2001 and 4,892 m². Office space will rise from 9,997 m² to 70,382 m² in two phases, while 17,976 m² residential will be added in phase 1 and a 7,060 m² hotel will be added in phase 2. Maximum total development is 220,352 m² in a range of possible configurations on the 31.6 ha site that occupies most of the block bounded by King Street West, Westmount Street (extended), Gibb Street, and Stevenson Road South. Current OP maximum floor area limit is 93,000 m² for Regional Shopping Centre (185,000 m² sought). Urban design study was prepared by Crang and Boake. Market study was prepared by Larry Smith and Associates with peer review by John Winter. Office space market analysis was prepared by Kircher Research Associates Ltd. with peer review by Hemson Consulting Ltd. The recommended OPA will increase the Oshawa Main Central Area from 400,000 m² to 600,000 m² plus a site-specific policy to limit retail to 125,000 m², and office to 60,000 m². [PLANNING & DEV'T COMMITTEE, NOV. 27, ITEM 153-95].

OSHAWA HARBOUR URBAN DESIGN STUDY ENDORSED. A Planning report titled *Southeast Planning*

SUBJECT: OSHAWA
HARBOUR
URBAN DESIGN
STUDY

Study Area No. 1, Phase 2 Component recommends endorsement of the Oshawa Harbour Urban Design Study prepared by Malone Given Parsons Ltd. and Hotson Bakker Architects as the "conceptual vision" for the harbour, with revisions limiting building height to 18 metres at the southeast corner of Simcoe Street South and Harbour Road and locating the public boat launch at its existing site. A synopsis of the consultant urban design study has been prepared by City staff. [PLANNING & DEV'T COMMITTEE, NOV. 27, ITEM 55-95].

PUBLIC HEARING ON NEW SIGN BY-LAW. A proposed Sign By-law will necessitate repeal of sections of the Zoning By-law to regulate signs. [PLANNING & DEV'T COMMITTEE, NOV. 27, ITEM 155-96].

PUBLIC HEARING ON C & K MORTGAGE SUBDIVISION, TOWNLINE ROAD SOUTH, SOUTH OF

USE:	RESIDENTIAL
APPLICANT:	C & K MORTGAGE SERVICES INC.
TYPE:	ZBA/ SUBDIVISION

SOUTHGATE DRIVE. C & K Mortgage Services Inc. (consultant AVD Planning and Development Consulting Ltd.) has applied for ZBA/subdivision approval for 38 semis and 42 townhouses on a 4.6 ha triangular site bounded on two sides by the Municipality of Clarington. The site was the subject of an application by Victoria Wood Development Corp. Inc. for a non-profit residential co-op where Council refusal was upheld by the OMB in 1990 due to lack of public and commercial facilities. [PLANNING & DEV'T COMMITTEE, NOV. 27, ITEM 147-95].

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.

Volume 13, Number 18

The Hemson Planning and Development Report
is published by:

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Toronto, Ontario
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