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# HEMSON Planning & Development Report

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Municipal planning decisions in the Toronto area

OCT. 17, 1997

## — METRO —

### **Etobicoke**

**QUEEN'S WALK SPECIAL RETAIL USE AMENDMENT, SOUTHWEST CORNER OF THE QUEENSWAY AND WEST MALL.** An Urban Development report recommends that Council endorse the **Queen's Walk Developments Ltd.** (consultant **Petrov Partnership Architects**) OPA/ZBA application for 6,967 m<sup>2</sup> Special Retail uses, and to authorize staff to support Council's position at the OMB. The site was deferred in the April 1997 OMB approval of the Sherway Centre Secondary Plan. The 1.6 ha site includes Etobicoke Creek valleylands and is bordered on both sides by **Ontario Hydro** transmission corridors. The revised application is for "large scale non-shopping centre uses." A conceptual plan shows five retail units totalling 4,851 m<sup>2</sup> in three buildings, with almost all 479 parking spaces provided in the Ontario Hydro corridors. The conceptual plan does not show possible use of the east part of the site for traffic and parking for a potential extension of the Bloor subway line. Conditions of site-specific OPA approval include a 23 metre public road r-o-w through the site. The recommended rezoning from Private Open Space to Regional Planned Commercial would permit 4,645 m<sup>2</sup> big box retail to correct an error in calculation. Minimum unit size is 465 m<sup>2</sup>. The valley portion of the site will be zoned Public Open Space. [PLANNING & DEV'T COMMITTEE, SEPT. 30, CLAUSE 211]

**INTERIM POLICY ON RENTAL-TO-CONDO CONVERSIONS.** An Urban Development report recommends that Council advise Metro Toronto that an interim policy be adopted supporting the holding of public meetings by Community Councils. The interim policy would apply when considering applications for rental housing conversions to condominium, until a policy is adopted by the new Toronto Council. Metro's interim policy supports area municipal OP policies restricting conversions and asks municipalities to continue to hold public meetings on applications. Etobicoke Official Plan policy prohibits conversions unless there is a Citywide vacancy rate above 2% or where Council is satisfied the vacancy rate in the Housing District for the specific type of development applied for is above 2%. According to latest CMHC figures, Etobicoke's apartment vacancy rate is 1.2% and townhouse vacancy rate is 0.9%. [PLANNING & DEV'T COMMITTEE, SEPT. 30, CLAUSE 207]

**HUMBER BAY SHORES DEVELOPMENT AREA CENTRAL SITE DESIGN COMPETITION.** An Urban Development report recommends that staff prepare terms of reference for the design competition for the Central Site of the Humber Bay Shores Development Area, once funding is finalized.

'Humber Bay Shores' won the renaming contest for the Motel Strip this past spring. The Central Site, located midway between Palace Pier Court and Park Lawn Road, was identified as "the most significant public area within the [Motel Strip Waterfront Public] Amenity Area" in the Amenity Area study. Phase 1 grading of the Central Site is currently underway. **Newport Development/Facilities Management Inc.**, who propose to develop 242 d.u. in two seventeen-storey buildings and 23 townhouses due east of the central park site, have verbally offered \$20,000 toward the design competition as part of the development's public art contribution. The **Etobicoke Public Art Advisory Committee** will be involved in the design competition. [PLANNING & DEV'T COMMITTEE, SEPT. 30, CLAUSE 208]

## — HALTON REGION —

**PHASE ONE SERVICING FOR NORTH HALTON RECOMMENDED WITHOUT PEEL REGION PARTICIPATION.** A joint Chief Administrative Officer/Corporate Services/Planning and Public Works report recommends the Halton 25 Corridor Servicing Option 3 as "the recommended alternative to implement the Halton Urban Structure Plan (HUSP), subject to the updating of the Water and Wastewater Servicing Master Plan," and that staff in consultation with area municipal staff be authorized to finalize the Financial and Implementation Plan for presentation to Council in May 1998. Staff will continue discussions with **Peel Region** on "mid-to-long term servicing connections." The report also recommends that the short-listed consortia for a full HUSP public-private partnership be advised that the initiative is terminated.

Five options were analyzed for the initial phase servicing of 5,000-6,200 residential units and 200 ha of employment lands in Milton and Halton Hills. Preferred Option 3 provides both water and wastewater service through "a lake-based system within Halton centred along Hwy 25." Infrastructure costs will be about \$96 million for initial North Halton growth, including \$70 million immediately, with \$37 million from Milton residential developer front-end financing. No added financial burden is imposed on existing ratepayers. The analysis concluded that connecting new urban areas in North Halton to the Peel Region system is as "extensive" as the infrastructure requirements for connections to the existing lake-based systems in South Halton, with "virtually no financial difference" between the Peel and Halton based options. Total capital and operating costs of the four options ranged between \$101 million and \$109 million. About two-thirds of the costs would involve infrastructure needed in Halton Region to connect to Peel Region services at the regional boundary. Since longer term wastewater servicing requires building the Halton Region lake-based system, the only viable long-term connection with Peel Region would be for water. Improvements to the well and stream-based system to augment the lake-based system could defer the need for major infrastructure. The Halton-only options are preferred in terms of local municipal control, partly due to a **Brampton Council** resolution in September that extension of water and wastewater service for employment lands in Milton/Halton Hills be excluded until after 2011.

**Mississauga Council** also expressed concerns about the economic impact of added Halton Region capacity through Peel Region services. [JOINT PLANNING & PUBLIC WORKS COMMITTEE/ADMINISTRATION COMMITTEE, OCT. 9, ITEM 1]

**HALTON ARCHAEOLOGICAL MASTER PLAN TERMS OF REFERENCE.** A Planning and Development Services report recommends preparation of terms of reference for an archaeological master plan identified in a Halton Regional Official Plan policy. The Master Plan will provide a brief overview of Halton Region's prehistory and history, before and after 1650 A.D., respectively, plus comprehensive mapping using GIS technology showing the range of archaeological potential. The Master Plan will provide "policy direction for the assessment and preservation of archaeological resources." Response to the draft terms of reference circulated in July has been favourable. The consultant study is expected to take six months. The archaeological plan will be used in reviewing development applications. A 1996 Provincial Policy Statement under the Planning Act permits development on sites with archaeological resources, provided the resources are either preserved onsite or removed. The latest Halton Region Heritage Study was prepared in 1981. [PLANNING & PUBLIC WORKS COMMITTEE, OCT. 8, ITEM 1.2]

## Oakville

**MATAM RESIDENTIAL DEVELOPMENT, NORTH OF UPPER MIDDLE ROAD, WEST OF FOURTH LINE, SOUTH OF HIGHWAY 5.** OPA/ZBA/subdivision approval has been recommended for the **Matam Holdings Inc.** proposal for 602 detached residential lots on 60.32 ha. Redesignations are to Residential Low Density 2, Natural Areas, plus a phasing boundary change. Rezoning includes a new R13 Zone "to address a lot and building design which is wider and shallower than the conventional Residential R11 and R12 lot." R13 Zone requirements include minimum 250 m<sup>2</sup> lot area, 11.0 metre lot frontage, 70% maximum floor area/lot area ratio, minimum 80% floor area, three metre front yard, seven metre rear yard, 1.2 metre and 0.6 metre side yards, and maximum two storey height. The Planning Services report also recommends staff review of the R11 and R12 Zones created by the Small Lot Committee.

The **Matam** development includes portions of two relocated creeks combined with open space linkages and "naturalized stormwater management facilities," plus portions of Proudfoot Trail and West Oak Trails Boulevard. A 21.18 ha parcel is reserved for future development. The value of 2.083 ha of the total 2.313 ha parkland requirement will be by payment-in-lieu. Background studies include functional servicing report (**Cosburn Patterson Mather**), planning justifications (**Patrick Sweet & Associates**), noise impact (**BA Consulting Group Ltd.**), financial impact (**Coopers & Lybrand Consulting**), and environmental assessment (**Golder Associates Ltd.**). Subdivision design is by **Patrick Sweet & Associates**. The subdivision is west of the **Luzar/St. Volodymyr** development application [see Item 6

below] and the St. Volodymyr Cultural Centre and Cemetery and east of the development application by **World Custom Homes**. [PLANNING & DEV'T COUNCIL, OCT. 6, ITEM 9A]

**WORLD CUSTOM HOMES DEVELOPMENT, NORTH OF UPPER MIDDLE ROAD, EAST OF THIRD LINE.** OPA/ZBA/subdivision approval has been recommended for the **World Custom Homes** (consultant **Bousfield, Dale-Harris, Cutler & Smith Inc.**) for 33 street townhouses and 74 semi-detached units. Redesignation is to Residential Medium Density 1, Residential Medium Density 2, and Natural Environmental Open Space. Rezoning is to R8, R11, and R12 with increased yard setbacks adjacent to the **TransCanada Pipeline**. The 5.096 ha site is being developed in conjunction with lands to the south and east in the West Oak Trails community. Tree analysis was prepared by **LGL Limited**, traffic impact study by **BA Consulting Group Ltd.**, archaeological assessment by **D.R. Poulton & Associates**, functional servicing report by **Cosburn Patterson Mather Consulting Engineers**, subwatershed impact study by **Cosburn Patterson Wardman Ltd.**, fiscal impact analysis by **Coopers & Lybrand Consulting**, and environmental site assessment by **Soil-Eng Limited**. [PLANNING & DEV'T COUNCIL, OCT. 6, ITEM 5]

**SMITHKLINE BEECHAM PHARMA OFFICE PROPOSAL, 2030 BRISTOL CIRCLE, WINSTON PARK INDUSTRIAL DISTRICT.** OPA/ZBA approval has been recommended for the **Smithkline Beecham Pharma Inc.** application "to permit business and professional offices without the requirement of being subordinate and related to an industrial use on the site," according to the Planning Services report. The site-specific M2 ZBA will permit 100% office usage. Office uses currently occupy 75% of the 9,321.45 m<sup>2</sup> building through three Committee of Adjustment variances. A preliminary site plan has been submitted showing locations of the added 137 parking spaces to meet the 398 space requirement for 100% office use on the 2.95 ha site. [PLANNING & DEV'T COUNCIL, SEPT. 22, ITEM 6]

## — PEEL REGION —

### Mississauga

**PUBLIC MEETING ON CANADA BRICK MIXED USE PROPOSAL, NORTHEAST QUADRANT OF BRITANNIA ROAD WEST AND ERIN MILLS PARKWAY.** **Canada Brick**, division of **Jannock Limited** (consultant **John D. Rogers & Associates Inc.**) has applied for an OPA to convert 90 ha of industrial land to mixed residential (948 detached and semi-detached, 951 townhouses, 420 apartments total population approximately 6,500), commercial (2.73 ha arterial commercial, 0.81 ha convenience commercial), open space, and school uses (8.9 ha including park campus, 3.56 ha greenbelt). The parcel has been used to quarry shale for brick manufacturing. The lands would be removed from the Meadowvale Business Park District and added to the Streetsville Planning District. Current designations

are Business Employment and Greenbelt. The OPA application is regarded as incomplete due to lack of supporting information and has not been circulated for department and agency comments, though a similar application, revised in November 1996 to remove a ZBA application, was circulated. Additional information required for circulation and review includes soil study, geotechnical report, tree survey, environmental rehabilitation study, and concept plan. The submitted concept plan is inaccurate regarding the Mullett Creek watershed and stormwater management facility. The applicant has submitted the following reports: planning rational (**John D. Rogers & Associates Inc.**), traffic analysis (**RGP Transtech Inc.**), economic analysis (**Clayton Research Associates Ltd.**), functional servicing (**Proctor & Redfern Ltd.**), noise control feasibility (**S.S. Wilson and Associates Ltd.**), and environmental overview (**George McKibbin, Environmental Planner and Ecologistics Limited**). The applicant appealed related sections of City Plan to the OMB in July. [PLANNING & DEV'T COMMITTEE, OCT. 6, ITEM 13]

**MALTON AREA RETAIL AND SERVICE COMMERCIAL STRATEGY.** A retail and service strategy for the extreme northeast corner of the City (Brampton boundary, Finch Avenue/Highway 427-Etobicoke boundary, Derry Road East, Airport Road) was prepared by the Planning and Building Dept. Policy Planning Division and finds few opportunities for DSTM, food, and convenience type merchandise as well as restaurant and service commercial uses. The residual analysis finds no support for added Regional or District Commerce Centres or Neighbourhood Commercial Centres due to insufficient residuals for major and junior department stores and supermarkets, respectively. The small supermarket residual should be addressed through expansions. Additional Convenience Commercial Centres should be discouraged in favour of using vacant built space or infilling. Restaurants and service commercial should be encouraged in existing vacant space. Negative residuals for other supporting retail and service uses call for locations in vacant space for revitalization of existing centres. The review time frames reflect district plan policies five-year review (2001), City Plan (2011), and Peel Regional Plan (2021), the latter as an horizon year for the study period. Secondary Plan policies must be reviewed and updated in accord with the City Plan. The strategy will "provide guidelines for the evaluation of commercial development applications in the Malton area, and for the review of the Malton Secondary Plan," according to the Planning and Building report. [PLANNING & DEV'T COMMITTEE, OCT. 6, ITEM 7]

## — YORK REGION —

### Vaughan

**HARLEQUIN ENTERPRISES/WILSON CENTURY THEATRES PHASE ONE PROPOSAL, SOUTHWEST QUADRANT OF HIGHWAY 7 AND WESTON ROAD, NORTHWEST OF HIGHWAY 400-HIGHWAY 407 INTERCHANGE.** A Planning and Development report recommends approval in principle of preliminary urban design guidelines prepared by **Stone Kohn McQuire Vogt**

**Architects**, also that Council receive the site plan information and deal with the details of the application on the basis of a technical report in December. **Harlequin Enterprises Ltd. and Wilson Century Theatres Ltd.** will ultimately seek site plan approval for 67,000 m<sup>2</sup> of mixed uses, including eating establishment, retail warehouse, entertainment complex, office, retail, and hotel development on 33 ha. Council approved in principle a first phase 46,450 m<sup>2</sup> ZBA on 14.5 ha subject to resolution of servicing, transportation, and urban design issues in June 1996, followed by OMB approval of 18,580 m<sup>2</sup> including 11,600 m<sup>2</sup> for places of entertainment and amusement in July 1997. The current site plan application is for 11,600 m<sup>2</sup> with 1,957 parking spaces (1,276 spaces required) on 14,450 m<sup>2</sup>. "The theme of the [theatre] development is that of a spaceship with laser lighting and a circular parking configuration resembling runway aisles" with lunar "rock and boulder" landscaping, according to the Planning and Development report. The theatre complex includes an IMAX theatre and eighteen conventional theatres. Virtual reality amusements will be provided in the mezzanine level with food concessions in the lower level.

Removal of a Holding provision is subject to Council approvals of an urban design plan, site access and traffic study, and development agreement. A traffic study by the **BA Consulting Group Ltd.** indicates the first 200,000 ft<sup>2</sup> can proceed with Highway 7-Weston Road intersection improvements. **York Region** has given Phase 1 conditional approval, supporting the proposed loop road and preferring the Highway 7 underpass option. **MTO** does not support the loop road connection to Highway 7, however. City staff have asked Region staff to comment on the timing of the underpass in the context of the proposed development phasing in view of congestion at the Highway 7-Weston Road intersection.

The planning report suggests that the preliminary *400/7 Retail & Entertainment Centre-Design Guidelines* booklet should be revised to give architectural theme details, landscape strip widths and details, less signage at main entrances, architectural and landscaping themes as the overall basis for individual site plan approvals, and relocated screened loading areas away from highway and arterial frontages. The Parks Department has raised a variety of concerns including environmentally sensitive areas, woodlot retention, highway landscape buffers, and integration of landscaping with pedestrian walkways plus creation of streetscape guidelines and a master landscape plan. The staff report also lists Conceptual Servicing Report and Servicing Agreement requirements. [COMMITTEE OF THE WHOLE, OCT. 6, ITEM 42]

**INSTITUTIONAL (PLACES OF WORSHIP) POLICY REPORT.** A Planning and Development report recommends a public hearing on "Alternative 1 to standardize the zoning requirements for all places of worship throughout the City and to consider the necessary changes to [Zoning] By-law 1-88 in order to bring it into conformity with the policies of OPA No. 400." The report also recommends that Council direct staff to consider the second alternative, "a comprehensive review of the zoning standards applicable to all institutional uses to be included in the Planning Department's 1998 work plan." On September 8, the Committee of the Whole requested that staff provide "a zoning category for

institutional uses to be included in Zoning By-law 1-88 within 30 days" following consideration of a development application for a place of worship in a residential area. [COMMITTEE OF THE WHOLE, OCT. 6, ITEM 43]

## — DURHAM REGION —

**NORTHEAST SCARBOROUGH ROAD PLAN REVIEW OFFICIAL PLAN AMENDMENT OPPOSED.** A Planning report concludes that "a satisfactory solution to the transportation issues in north-east Scarborough has not been reached" regarding Durham Region's interest in a connection between Highways 407 and 401. Ministerial approval of Scarborough OPA 990 would be premature "without resolving the ultimate disposition of the road." The **Ministry of Transportation** also regards the amendment as premature pending completion of studies to determine the preferred north-south link alignment. The staff report also refers to "contradictory information provided by the City of Scarborough regarding their intentions for the Morningside Heights area." In May, Scarborough had advised that OPA 990 would delete future road expansions and acknowledge the existing road pattern as the "ultimate local road network in the North-east Scarborough area" in Rouge Park. The north-south connection was not addressed, because the alignment would be outside Rouge Park. Yet, a staff report to a Scarborough committee, also in May, refers to early development of housing in the Morningside Heights area abutting to the west as "effectively nullify[ing] any potential for a major new north-south arterial through the area."

The Durham report concludes that the **Minister of Municipal Affairs and Housing** be advised that the amendment does not support Durham Region's Official Plan "growth and transportation system objectives." Approval of Scarborough OPA 990 would "prejudice" the Region's objectives for the Markham-Scarborough link that crosses a small portion of Rouge Park. A 1990 Provincial policy prohibits new roads in Rouge Park south of Steeles Avenue. [PLANNING COMMITTEE, SEPT. 30, ITEM 97-P-111]

## Ajax

**PUBLIC MEETING ON COUGS DEVELOPMENT REGIONAL NODE/ADULT LIFESTYLE PROPOSAL, EAST SIDE OF AUDLEY ROAD, SOUTH OF TRANS-NORTHERN PIPELINE.** Cougs Investments Ltd. has applied for a Durham Region Official Plan amendment and an Ajax OPA/ZBA approval "to create a new District Plan designation and Zoning By-law category to recognize an Executive Lifestyle community on the northeast side of the existing Deer Creek Golf Course," according to a Planning and Development report. The Ajax OPA/ZBA application includes draft text that would create a new adult Lifestyle Residential designation and zone. The current Ajax designation is Open Space, and Town staff are studying the adult lifestyle/golf course concept as a higher density

precedent than currently permitted in the town's limited rural open space area. Deferral is recommended pending resolution of outstanding issues.

The 14 ha block is within the applicant's 122 ha holdings on the north side of Taunton Road between Salem Road and Audley Road. The application includes a 370 m<sup>2</sup> community centre for association members. Access will be by a private street off of Fifth Concession Road. The site includes Deer Creek and Fawnbrook golf courses. Services would be municipal water and communal sewage system, the latter operated by the condo corporation and golf course. The Durham Region OPA application by consultant **Walker, Nott, Dragicevic Ltd.** is for Regional Node designation for the adult lifestyle community and a 500-seat banquet facility plus both golf courses. A 27-lot country residential subdivision received approval in 1995. Site plan approval for a golf academy, currently under construction, and reconfigured and expanded golf courses was granted in November 1996. The banquet facility is a permitted golf course facility use. **Bird & Hale Ltd.** incorporated the findings of the Region-initiated Environmental Cumulative Impact Study on the site. Private communal servicing system analysis was prepared by **C & M Environmental Technologies Inc.** A traffic impact study will be prepared by **Cole Sherman Consulting Engineers** in response to local resident concerns. Market analysis by **Clayton Research Associates Ltd.** indicates growing demand for adult lifestyle communities, as the baby boom generation ages. [STANDING COMMITTEE OF THE WHOLE, SEPT. 22, ITEM 2.a]

*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.*

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