



Development Services Commission
**PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, November 5, 2024		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	Arbutus Real Estate Ltd. c/o Andrea Carson Barker (the "Owner")		
Agent:	Gladki Planning Associates Inc. c/o Andrew Davidge		
Proposal:	To permit creative industrial uses and food and beverage production, processing and warehousing uses, with accessory office and retail, and ancillary restaurant uses (the "Proposed Development")		
Location:	7441 to 7455 Victoria Park Avenue and 200 to 248 Steelcase Road East (the "Subject Lands")		
File Number:	PLAN 24 187368	Ward:	8
Prepared By:	Barton Leung, Extension 2376 Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on August 29, 2024, and deemed the Application complete on September 27, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on November 26, 2024.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for November 5, 2024
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the 1.91 ha (4.71 ac) Subject Lands at the northeast corner of Victoria Park Avenue and Steelcase Road East. Figure 2 shows that the Subject Lands are currently occupied by three buildings used for a mix of industrial uses and warehousing. Figure 3 shows the surrounding land uses.

The Proposed Development would utilize the three existing buildings for creative industrial uses related to the design and on-site manufacturing and/or processing of creative works, and food and beverage production, processing and warehousing uses, supported by accessory office, retail, and ancillary restaurant uses

Table 1: the Proposed Development (Figure 4)	
Gross Floor Area:	<p>Total: 7,855 m² (84,550 ft²)</p> <ul style="list-style-type: none"> • Creative industrial uses and food and beverage production, processing and warehousing uses: 6,677 m² (71,870 ft²) • Accessory office and retail use: 878 m² (9,451 ft²) • Ancillary restaurant use: 300 m² (3,229 ft²)
Vehicular Parking Spaces:	124 (116 existing parking spaces and 8 new accessible parking spaces)
Bicycle Parking Spaces:	22 (new)
Loading Spaces:	20 (existing)
Vehicular Accesses:	Two access points on both Victoria Park Avenue and Steelcase Road East and one access point on Denison Street

The following table summarizes the Official Plan Information:

Table 2: Official Plan Information	
Current Designation	“General Employment”, 2014 Official Plan
Permitted Uses:	Manufacturing, processing, and warehousing with accessory outdoor storage; retail and/or service that is accessory to the primary manufacturing, processing or warehousing use; office use that is accessory to a primary manufacturing, processing or warehousing use; and trade school.

Table 2: Official Plan Information	
	Ancillary uses within an industrial building that are limited to restaurant, service, commercial school and office uses other than medical offices are also provided for under the “General Employment” designation, subject to review of a site-specific development application for zoning approval.

The Application includes the expansion of the permitted uses on Subject Lands – All existing site features will be maintained (buildings, paved and landscaped areas, and parking and loading spaces) – as summarized in Table 3

Table 3: Zoning By-law Information (Figure 3)	
Current Zone:	“General Employment (EMP-GE)”, Comprehensive Zoning By-law 2024-19
Permissions:	Industrial use, business office use, and retail stores that do not exceed the lesser of 500 m ² of gross floor area (“GFA”) or a maximum of 15% of the GFA of the principal use.
Proposal:	<p>The Owner’s draft Zoning By-law Amendment (“ZBLA”) proposes to add the following to the list of permitted uses:</p> <ul style="list-style-type: none"> • Creative industrial ^{see Note 1} • Food and beverage production, processing and warehousing ^{see Note 2} • Restaurant ^{see Note 3} <p>Additionally, the draft ZBLA seeks to incorporate site-specific development standards including, but not limited to, minimum lot frontage, landscape requirements, and parking rates.</p>

NOTE 1: Creative industrial uses will be the primary uses on the site and will include those directly related to design and on-site manufacturing and/or processing of creative works, including artistic fabrication and production, digital fabrication, apparel design and manufacturing, furniture design and fabrication, ceramics fabrication and jewelry production, trade school for art production, and the storage and warehousing of art.

NOTE 2: Food and beverage production, processing and warehousing uses include coffee roaster, brewery, bakery, wine production/warehousing, and other artisanal food and beverage uses provided the use is directly related with onsite manufacturing and/or processing and is not a retail store.

NOTE 3: Restaurants that do not exceed 100 m² per premise.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC.

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework.

- b) Review of the Proposed Development will include, but not be limited to, the following:**
 - i) Review of the submitted Planning Justification Report and Draft ZBLA prepared by Gladki Planning Associates.
 - ii) Examination of whether the mix of uses proposed are appropriate.
 - iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iv) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Functional Servicing Report, Stormwater Management Brief, and Transportation Impact Study.
 - v) Traffic impacts and ensuring an adequate supply of parking spaces for the proposed creative industrial uses, food and beverage production, processing and warehousing uses, and supporting office, retail, and restaurant uses.

- c) External Agency Review**
 - i) The Application must be reviewed by York Region, and any applicable requirements must be incorporated into the Proposed Development.

ACCOMPANYING FIGURES:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 1

Location Map



Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan



PROPOSED CONCEPT PLAN

- INDUSTRIAL USE WITH POTENTIAL ACCESSORY PROGRAM
- ANCILLARY RESTAURANT
- SOFTSCAPE (EXISTING)
- PEDESTRIAN ENTRY
- VEHICULAR ENTRY

