

SUBJECT: PRELIMINARY REPORT
Neamsby Investments Inc.
Applications for Official Plan and Zoning By-law
Amendments to permit a two-storey building for recreational
and athletic purposes at 1443 Denison Street (Ward 8)

File Nos. OP/ZA 17 148679

PREPARED BY: Sabrina Bordone, M.C.I.P., R.P.P., extension 8230
Senior Planner, Central District

REVIEWED BY: Scott Heaslip, M.C.I.P., R.P.P., extension 3140
Senior Project Co-ordinator, Central District

RECOMMENDATION:

- 1) That the report titled "PRELIMINARY REPORT, Neamsby Investments Inc., Applications for Official Plan and Zoning By-law Amendments to permit a two-storey building for recreational and athletic purposes at 1443 Denison Street (Ward 8), File Nos. OP/ZA 17 148679", be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

The purpose of this report is to provide preliminary information on the applications. This report contains general information in regards to applicable OP or other policies as well as other issues and the report should not be taken as Staff's opinion or recommendation on the applications.

Applications deemed complete

The applications for Official Plan and Zoning By-law Amendments were deemed complete by staff on June 26, 2017.

The Applicant has also submitted a Site Plan Approval for this development (File No. SC 17 148679). It is currently being reviewed by staff and external agencies. Staff will report to Development Services Committee (DSC) on the site plan application at a future date.

BACKGROUND:

Subject Property and Area Context

The subject lands are approximately 0.95 ha (2.35 ac) in area and are located on the south side of Denison Street, east of Birchmount Road (Figure 1). There is a small group of trees towards the rear of the property. The property is otherwise vacant.

Surrounding uses are as follows (Figure 3):

- To the north and west, are light industrial/manufacturing uses;
- To the east, is a place of worship (Toronto Ling Liang Church); and,
- To the south, low density residential.

PROCESS TO DATE:

- Applications for Official Plan and Zoning By-law Amendments deemed complete by staff on June 26, 2017.

Next Steps:

- The required Statutory Public Meeting is scheduled for October 24, 2017.
- Recommendation Report following the public meeting.
- Application for site plan approval at a future date.

Proposal is for a two-storey building for recreational and athletic purposes with table tennis as the main use

The Applicant is proposing to construct a two-storey, 6,509.14 m² (70,066 ft²), building for recreational and athletic purposes, with table tennis as the main use. The ground floor will be occupied by a main lobby and café. The basement level, which also occupies the majority of what would be ground floor level to provide adequate ceiling height, will be used for exercise and storage rooms, change rooms, two multi-purpose rooms and a large multi-purpose space (basketball court). The second floor will be used for an office area, change rooms and table tennis training area.

Vehicular access will be from Denison Street. Two driveways are proposed. One driveway will operate as a full moves access leading to the parking area. The second driveway will operate as an outbound only access as part of a drop-off. A total of 120 parking spaces (including 6 accessible parking spaces) are proposed. The parking spaces are located primarily to the west of the proposed building and in the rear yard. The adequacy of the proposed parking supply is currently being reviewed by Transportation Planning staff. A pedestrian connection is also proposed along the southerly property line, connecting to the existing public walkway on Upton Crescent.

Conceptual elevations of the proposed building are depicted in Figure 4 & 5.

Official Plan and Zoning***In-force Official Plan (1987 Revised)***

The subject lands are designated "Industrial-Business Park" by the in-force Official Plan (1987 Revised), as amended. This designation provides for uses including but not limited to offices, light industrial uses, hotels, banks and financial institutions, etc. This designation also provides for sports, health and recreational uses, subject to the review of a site specific development proposal and rezoning.

2014 Official Plan

The subject lands are designated "Business Park Employment" in the 2014 Official Plan (as partially approved on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017). This designation provides for offices, manufacturing, processing and warehousing uses with no accessory outdoor storage, hotels, etc. Ancillary uses such as retail, service, restaurant, commercial fitness centre, or financial institution are provided for in non-industrial buildings provided the combined gross floor area devoted to all ancillary uses is limited to a maximum of 15 percent of the total gross floor area of the building and access to the premises of all ancillary uses is integrated within the building.

The proposed facility, which would occupy 100% of the floor area of the building, does not conform with the policies of the 2014 Official Plan. The Employment policies of the 2014 Official Plan are subject to appeal and are not yet in force. An application to amend the 2014 Official Plan to permit the proposed recreational and athletic facility as a stand-alone use has been submitted to ensure that the zoning by-law amendment, if approved, will be in compliance with the 2014 Official Plan.

Zoning

The subject lands are zoned "Select Industrial and Limited Commercial" [M.C.(40%)] by By-law 108-81, as amended. This zone category permits a range of industrial uses and limited commercial uses such as banks and financial institutions, professional and business offices, commercial schools and hotels and motels.

A Zoning By-law Amendment is required to permit the proposed use(s) and associated development standards.

OPTIONS/ DISCUSSION:

The following is a brief summary of the concerns/issues or matters of importance raised to date. These matters, and others identified through the circulation and detailed review of the proposal, will be addressed, if necessary, in a final report to Committee:

- Staff are reviewing the Planning Justification Report, and associated addendum, prepared by Groundswell Urban Planners Inc., and submitted with the applications.
- Staff are reviewing the proposal in terms of its compatibility within its existing context and surrounding uses.
- As discussed above, Transportation Planning staff are reviewing the proposed supply of parking.
- Site plan matters including but not limited to: built form, siting, massing, setbacks, compatibility, access, parking, loading, landscape buffers, etc., will be addressed in a Final Recommendation Report to Development Services Committee.
- Review of Technical Studies including Transportation Study, Tree Inventory and Preservation Plan, Environmental Noise Assessment, Site Servicing and Stormwater Management Report, Geotechnical Report and Environmental Site Assessment (Phase 1 and 2), are currently under review.

FINANCIAL CONSIDERATIONS AND TEMPLATE: (external link)

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The proposed development is to be evaluated in the context of growth management, environmental and strategic priorities of Council.

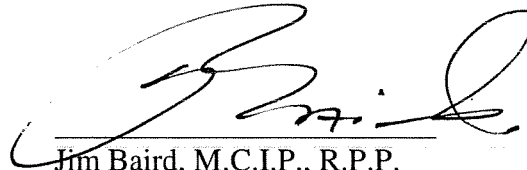
BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:



Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager



Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Area Context/Zoning
- Figure 3: Air Photo
- Figure 4: Conceptual Elevations (North & South)
- Figure 5: Conceptual Elevations (East & West)

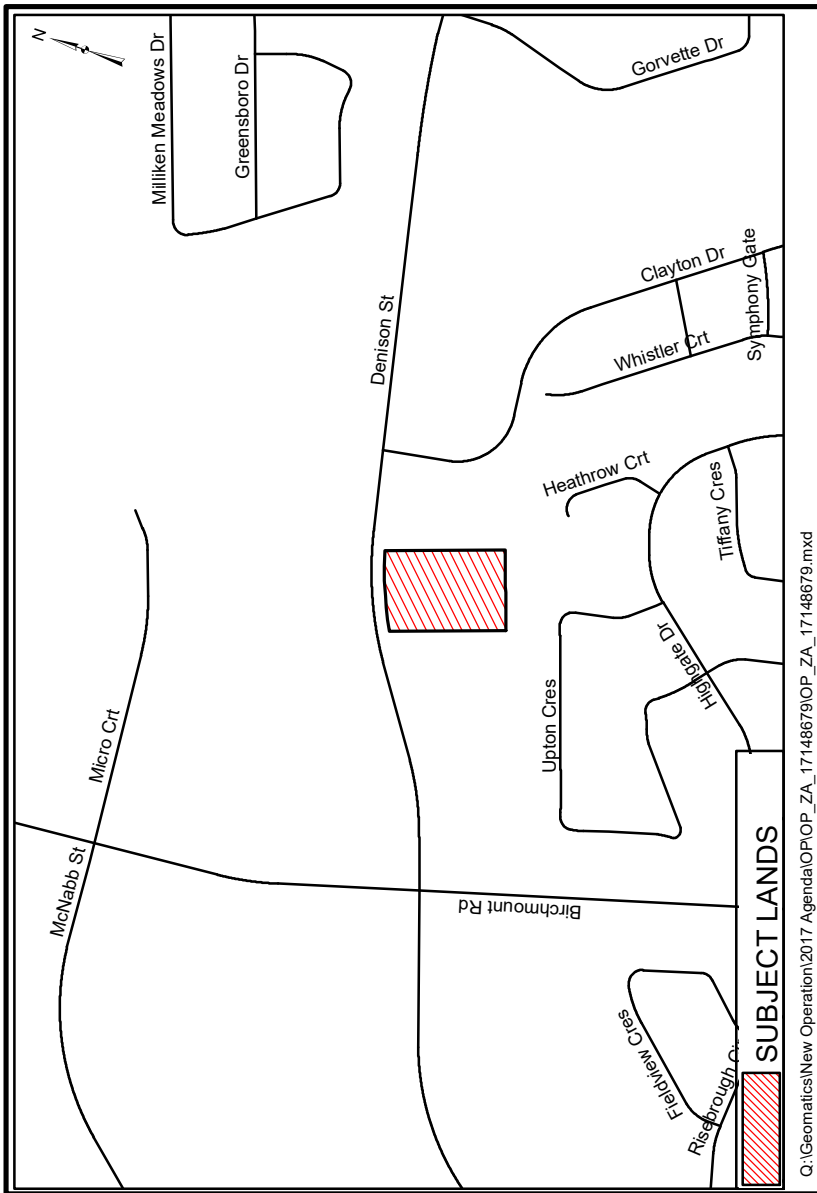
OWNER/APPLICANT:

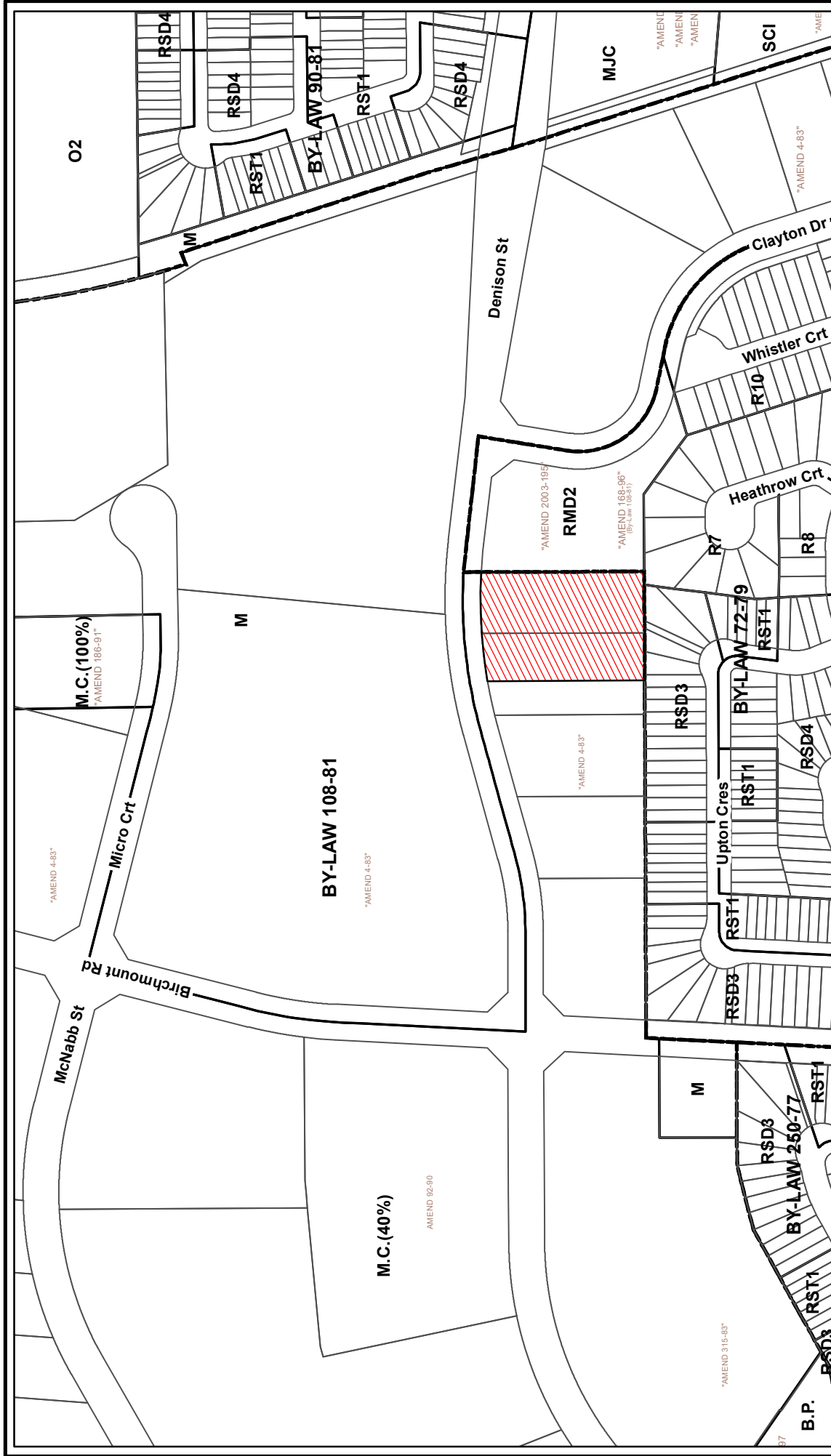
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File path: Amanda\File 17 148679\Documents\Preliminary Report





AREA CONTEXT / ZONING

APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

FILE No. OP/ZA/171458679 (SB)

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DEVELOPMENT SERVICES COMMISSION

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FIGURE No.2

 SUBJECT LANDS



AIR PHOTO (2016)

APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

 SUBJECT LANDS

FILE No. OP/ZA/171458679 (SB)

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DENISON STREET

PROPOSED
BUILDING
FOOTPRINT

SITE PLAN

APPLICANT: NEAMSBY INVESTMENTS INC.
1443 DENISON STREET

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 SUBJECT LANDS

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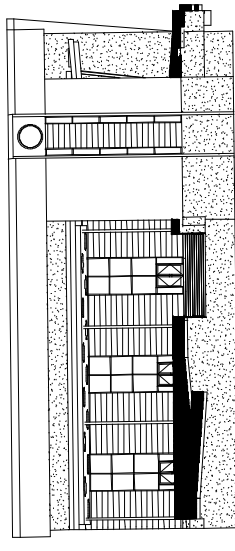


DEVELOPMENT SERVICES COMMISSION

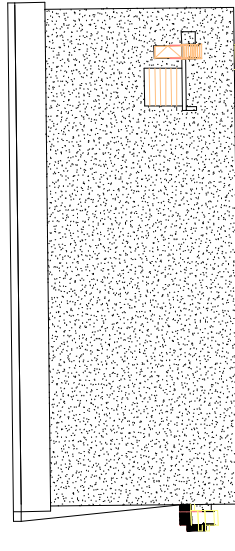
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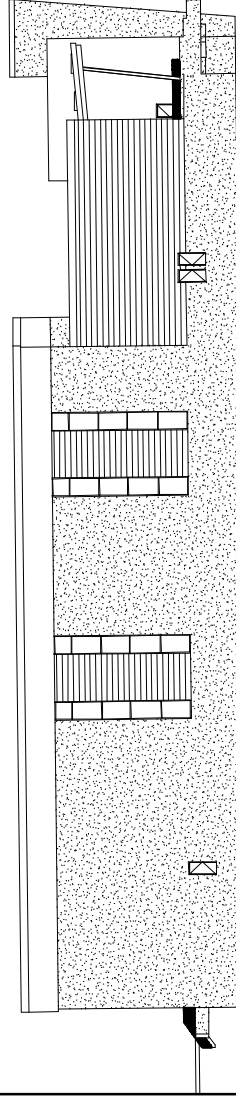
FIGURE No.4



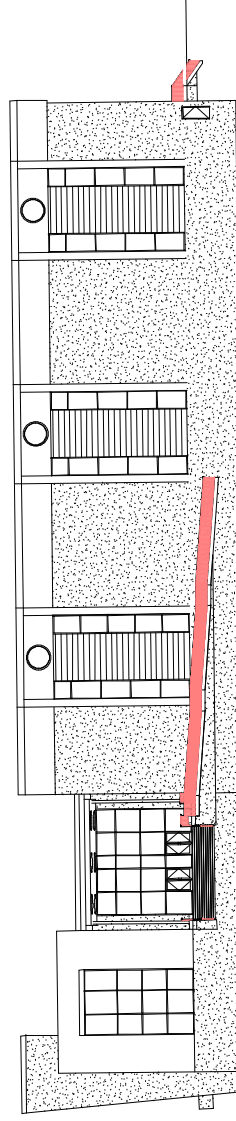
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PRELIMINARY ELEVATIONS

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MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No.5