



Report to: Development Services Committee

Report Date: September 13, 2011

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**SUBJECT:** PRELIMINARY REPORT  
E. Manson Investments Ltd., Crestglade Investments, and  
Zureit Holdings Ltd.  
Zoning By-law Amendment application to permit commercial  
uses at 100 Steelcase Road East

File Number: ZA 10 132126

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

**REVIEWED BY:** Richard Kendall, M.C.I.P., R.P.P., ext. 6588  
Manager, Central District

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**RECOMMENDATION:**

- 1) That the report entitled "PRELIMINARY REPORT", E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd., Zoning By-law Amendment application to permit commercial uses at 100 Steelcase Road East, File Number ZA 10 132126", dated September 13, 2011 be received;
- 2) That a Public Meeting be held to consider the application submitted by E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd. to permit commercial uses at 100 Steelcase Road East.
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

Not applicable.

**PURPOSE:**

The purpose of this report is to provide preliminary information on a Zoning By-law Amendment application submitted by E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd. for 100 Steelcase Road (the "subject property"), and seek authorization to hold a statutory Public Meeting. This report contains general information regarding Official Plan and other applicable policies and issues and the report should not be taken as Staff's opinion or recommendation on the application.

**The application has been deemed complete**

The Zoning By-law Amendment application was submitted by Malone Given Parsons Ltd. on behalf of E. Manson Investments Ltd., Crestglade Investments, and Zureit Holdings Ltd. and was deemed complete on May 17, 2011.

## **BACKGROUND:**

### **Subject property and area context**

The subject property is situated on the north side of Steelcase Road, east of Woodbine Avenue (Figure 1). The property has an area of 1.675 ha (4.139 ac) and contains a two-storey, 8,286 m<sup>2</sup> (89,192 ft<sup>2</sup>), building with parking in both the front and rear yards (Figure 3).

Surrounding uses include:

- The Mayfair Racquet and Fitness Club to the west;
- A multi-unit industrial building to the east; and,
- Multi-unit industrial-commercial buildings to the north and south.

## **OPTIONS/ DISCUSSION:**

### **Property designated “General Industrial,” but is split zoned**

The east half of the property is zoned “Select Industrial” (M) by By-law 108-81, as amended, in accordance with the applicable “Industrial – General Industrial Area” Official Plan designation. The west half is zoned “Select Industrial with Limited Commercial” [M.C. (44%)], also by By-law 108-81, as amended. This zoning permits a range of limited commercial uses (banks and financial institutions, professional and business offices, commercial schools, etc.) in addition to industrial uses. A more complete range of commercial uses in industrial areas (including retail, restaurants and personal service uses), would correspond to the “Industrial-Business Corridor” designation and zoning, and is not being requested here.

The subject property is designated “Industrial – General Industrial Area” in the Town’s Official Plan (OP). This category permits industrial activities related to manufacturing, processing, repair and servicing, warehousing, and similar uses. The adjoining lands to the west, fronting onto Woodbine Avenue, are designated “Industrial – Business Corridor Area.” This category, which is primarily applied to corridors along major road frontages adjacent to industrial areas, permits a broader range of commercial uses.

The “General Industrial Area” OP designation generally corresponds to the “Select Industrial” (M) zoning on the east portion of the site. The “Select Industrial with Limited Commercial” [M.C. (44%)] zoning on the west portion of the site is more permissive of limited commercial uses than is normally contemplated by the OP designation. The applicant is requesting a consolidation of the M.C. zoning across the entire site.

The Official Plan contains policies allowing minor adjustments to the boundaries of the industrial categories provided the general intent of the Official Plan is maintained. In consideration of the circumstances, and the request to consolidate the M.C. zoning on the site, an amendment to the Official Plan is not required to facilitate the requested rezoning.

**Applicant requesting zoning to be consolidated under “Select Industrial and Limited Commercial” category**

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The entire ground floor of the building, 7,064 m<sup>2</sup> (76,038 ft<sup>2</sup>), is currently leased to industrial tenants and the west half of the second floor, 607 m<sup>2</sup> (6,533 ft<sup>2</sup>), is leased to a commercial tenant (a martial arts school). The remaining (easterly) 616 m<sup>2</sup> (6,630 ft<sup>2</sup>) of the second floor is vacant. The current zoning permits this vacant second floor area to be used for industrial purposes only.

The applicant has applied to amend the Zoning By-law to consolidate the zoning of the property under the “Select Industrial and Limited Commercial” category. This would allow the entire building, including the currently vacant second floor area, to be leased for office and other limited commercial uses in addition to industrial uses. No building additions or alterations are being proposed.

**Identified issues**

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

- 1) The existing downstream sanitary sewer is operating at close to full capacity. The amending Zoning By-law may therefore be required to exclude permission for hotel and motel uses, as these uses can generate higher flows into the sewers.
- 2) Parking availability to accommodate the proposed zoning change remains to be determined.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

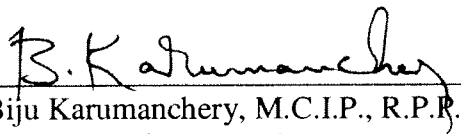
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

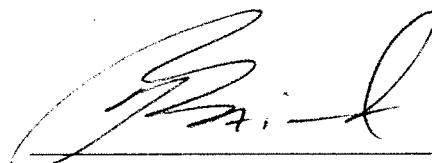
The proposal is consistent with the growth management strategic priority.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application has been circulated to various Town departments and external agencies and is currently under review.

**RECOMMENDED BY:**

  
Biju Karumanchery, 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: Aerial Photo

Figure 4: Site Plan

File path: Amanda\File 10 132126\Documents\Preliminary Report