

RE: REZONING REFERENCE NO. 153/87

2802 INGLETON AVENUE, 3960, 3970, 3978, 3978, 3992 REGENT STREET,
2839 MCDONALD AVENUE AND CLOSED PORTION OF REGENT STREET
ABUTTING 3958 AND 4008 MYRTLE STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1988 MARCH 15

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #153/87
(PROPOSED INDUSTRIAL BUILDING)

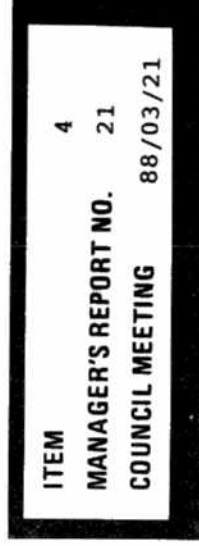
2802 INGLETON AVENUE, 3960, 3970, 3978, 3992 REGENT STREET, 2839
MCDONALD AVENUE AND CLOSED PORTION OF REGENT STREET ABUTTING 3958
AND 4008 MYRTLE STREET (REFER ATTACHED SKETCHES 1 & 2)

LOT 52, D.L. 69, PLAN 66003; LOT 51, D.L. 69, REF. PLAN 64186; LOT
4, BLOCK 18, D.L. 69, PLAN 1321; LOT 5 E1/2 AND LOT 5 W1/2, BLOCK
18, D.L. 69, PLAN 1321; PORTION OF LOT 2, D.L. 69, PLAN 75217

FROM: M5 LIGHT INDUSTRIAL DISTRICT AND R5 RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON M5 LIGHT
INDUSTRIAL DISTRICT AND M2 GENERAL INDUSTRIAL DISTRICT
GUIDELINES)

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 March 28 and to a Public Hearing on 1988 April 19 at 7:30 p.m. and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - d) The consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The approval of the Ministry of Transportation and Highways to the rezoning application.
 - h) The completion of the sale of Municipal lands and redundant road and lane allowances as outlined in Section 2.2 of this report.
 - i) The completion of the Road Closure covering the redundant portion of Regent Street and McDonald Street as outlined in Section 2.1 of this report.



SUMMARY:

A plan of development suitable for presentation to a Public Hearing has been submitted.

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REPORT

1.0 REZONING PURPOSE:

The purpose of the proposed bylaw is to permit the development of an industrial building to include warehousing, a limited manufacturing component, and associated office space.

2.0 BACKGROUND:

2.1 On 1987 November 16 Council authorized staff to work with the developer to prepare a plan of development suitable for presentation to a Public Hearing. The applicant has now submitted a plan and it is considered appropriate to forward the application to a Public Hearing. The plan is basically in keeping with the Myrtle Street Study area plan.

The proposed rezoning and land assembly which includes the closure, sale and consolidation of the remaining redundant portions of the Regent Street road allowance adjacent to the site, the east-west lane allowance, and the west half of the McDonald Avenue road allowance adjacent to the site will provide for an efficient utilization of land and optimize servicing and maintenance costs since the construction of Regent Street from the east will not be required.

2.2 The applicant will be required to compensate the Municipality for acquisition of the adjacent road allowances and the interior lane allowance proposed for consolidation in the land assembly at the Council approved bid price of \$6.25 per square foot. The total amount will be determined by survey.

2.3 It will be necessary for the applicant to provide for the removal of the existing overhead pole line which is currently situated within the former lane allowance, and for an underground connection to the consolidated property line on Ingleton Avenue.

3.0 GENERAL COMMENTS:

3.1 The applicant has requested rezoning in order to develop a light industrial complex that will accommodate his warehousing and distribution activities. He also wishes to incorporate a minor component of his business into the complex which involves the cutting and polishing of marble slabs and similar stone products. Since this specific activity is not permitted in the M5 District which covers the majority of his business operation, the site will be zoned to CD Comprehensive Development utilizing the M5 and M2 regulations as a guideline. The M5 regulations will cover the general use and technical standards (i.e. site coverage, setbacks, etc.) and the M2 regulations will specifically cover the cutting and polishing use component. All of this activity will be carried on indoors and located within the buildings where it will not become a nuisance.

3.2 Servicing requirements will include the upgrading of the adjacent portion of Ingleton Avenue to a full industrial standard as well as any underground works or other services required to serve the site.

3.3 Site Consolidation

The site is in the process of being consolidated and a further report on the sale will be brought forward after Second Reading of the rezoning.

3.4 A small corner truncation at the corner of Grandview Highway and Ingleton Avenue will be required to facilitate turning movements.

3.5 Any necessary easements are to be provided.

3.6 The Ministry of Transportation and Highways approval to the rezoning is required.

3.7 Vehicular access to the site will be limited to Ingleton Avenue.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site Area (approximately): 10,759 m² (150,815 sq. ft.)

Net Site Area (corner truncation): 10,754 m² (115,765 sq. ft.)

Site Coverage Permitted: 50%

Site Coverage Proposed: 49.97%

4.2 Space Breakdown:

Warehouse (lower level) 5798 m² (62,415 sq. ft.)
Processing Space (lower level) 314 m² (3,381 sq. ft.)
marble cutting and preparation 1767 m² (19,018 sq. ft.)
Warehouse (upper level) 1672 m² (18,000 sq. ft.)
Office and Showroom (upper level)

Total: Lower Floor 6112 m² (65,796 sq. ft.)
Upper Floor 3439 m² (37,018 sq. ft.)

Total Building Area 9551 m² (102,814 sq. ft.)

4.3 Parking:

Warehouse Area - 7565 m² (81,433 sq. ft.) 41 spaces
@ 1 space per 186 m²:

Manufacturing Space - 314 m² (3381 sq. ft.) 4 spaces
@ 1 space per 93 m²:

Office and Showroom Space - 1672 m²
(18,000 sq. ft.) @ 1 space per 46 m²: 36 spaces

Total Parking Required: 81 spaces

Total Parking Provided: 96 spaces

4.4 Loading Required (for 9551 m²): 5 bays

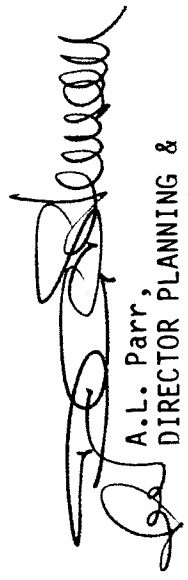
Loading Provided: 12 bays

4.5 Exterior Materials will include precast concrete and stucco.

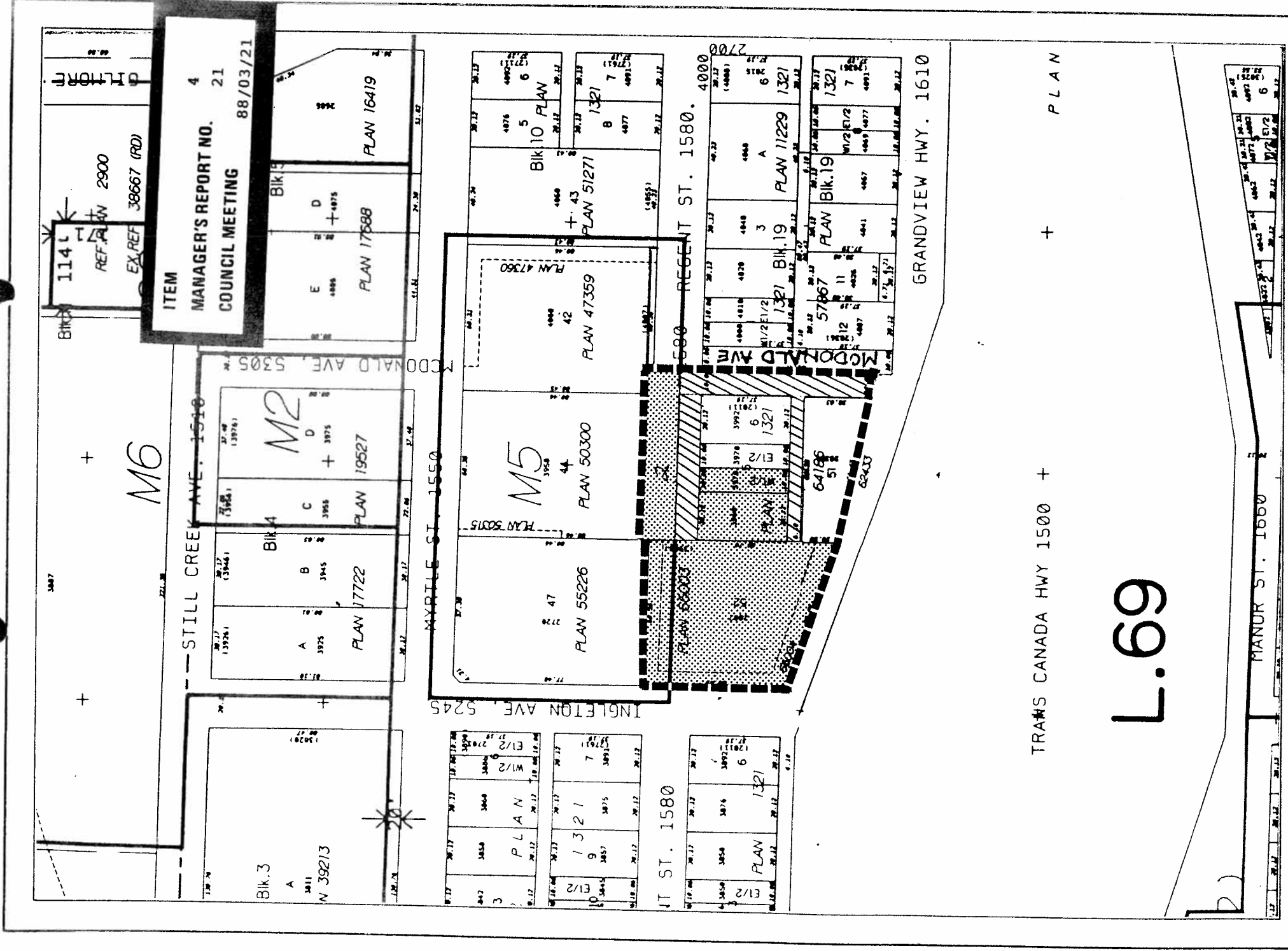
Apj
BR/JS

Attachments

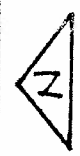
cc: Director Engineering
Municipal Solicitor
Municipal Clerk



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM
 MANAGER'S REPORT NO. 4
 COUNCIL MEETING 21
 88/03/21



Date: 1987 NOV.
 Scale: 1:2000
 Drawn By:

MUNICIPAL PROPERTIES 122
 REDUNDANT ROAD & LANE ALLOWANCES
 CONSOLIDATED PROJECT SITE
 SKETCH #2

