

Toronto STAFF REPORT

March 14, 2001

To: East Community Council

From: Director, Community Planning, East District

Subject: Final Report
Application to amend the Official Plan and Zoning By-law
2411 Lawrence Avenue East
Ontario Hydro Services Company Inc.
(Bridgenorth Equities Inc. as Proponent)
SC-P20000012 and SC-Z20000020
Ward 37

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a proposed nursing home/long term care facility of approximately 128 beds, as well as 319 dwelling units on a block of former Ontario Hydro lands at the south-east corner of Kennedy Road at Lawrence Avenue East, adjacent to the Lawrence Scarborough Rapid Transit Station.

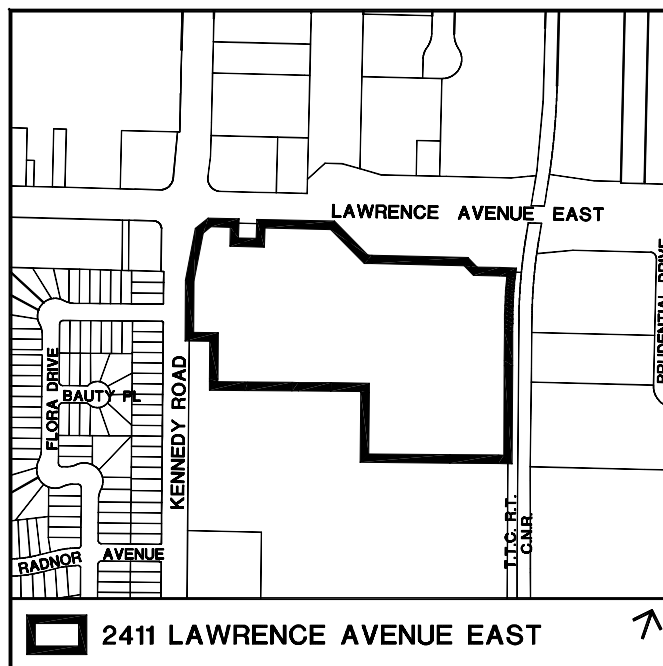
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4.
- (2) Amend the Zoning By-law for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.



- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the applicant is required to enter into Site Plan Agreements under Section 41 of the Planning Act for the nursing home/long term care facility and housing components of the development.

Background:

Proposal

The applications contain two distinct aspects. The first is a proposal for an approximately 9 764 square metre (105,100 square foot), three-storey nursing home/long term care facility containing a proposed 128 beds on approximately 1 hectare (2.4 acres) at the Lawrence/Kennedy corner of the site. The second involves 319 proposed condominium dwelling units on the remaining 6.4 hectares (15.6 acres) of the site. This includes 45 stacked units in a three-storey block along Lawrence Avenue, west of the Lawrence service loop road, and 58 “casita”-style stacked units in three three-storey blocks paralleling Lawrence Avenue to the south of the first block. The remainder of the development consists of 216 traditional townhouse units. The proposal also includes two public park blocks comprising almost 0.3 hectares (0.7 acres), one 0.06 hectare (0.16 acre) private open space block, a 440 metre (1,444 foot) long public road through the site linking Kennedy Road with the Lawrence service loop road, and 840 metres (2,756 feet) of internal condominium roadways.

Site History

As part of a 1996 review of its unused lands, which included corridor lands to the north extending to the Finch transmission right-of-way at McNicoll Avenue, Ontario Hydro determined the subject lands to be surplus to their needs. Some structures and transformer facilities were subsequently removed from the site and the property placed on the market.

In 1998, development applications were submitted for the western half of the subject site in order to accommodate a proposed relocation of the Alex Irvine auto dealership, currently situated to the east on Lawrence Avenue. Council approved a Preliminary Report by staff recommending processing the applications, subject to addressing the provision of a new public road over the lands to link Kennedy Road to the service loop road under Lawrence Avenue, as well as appropriate uses for the remainder of the site. Planning staff continued to work with the applicant and prospective purchasers of the easterly portion of the site in this regard, however Alex Irvine ultimately withdrew its proposal.

As a condition of consent approval in October 1999 to sever the subject parcel for sale, Ontario Hydro committed to entering into a road and servicing agreement with the City to facilitate completion of the new roadway over both the lands being severed and the retained lands not being sold

On September 19 and 20, 2000, Scarborough Community Council considered a Preliminary Report on the original application by the current applicant for 326 townhouse units and a four-storey 60-unit senior’s apartment building at the Kennedy/Lawrence corner of the site. Planning

staff were directed to convene a community information meeting, and process the applications for a Public Hearing in the first quarter of 2001, subject to the submission of reports addressing site environmental conditions, noise and vibration mitigation measures associated with the adjacent rail lines, traffic impact, servicing, and tree preservation. In particular, staff were directed seek both employment and residential intensification along both the Kennedy and Lawrence frontages of the site.

Since that time, the applications have been amended to provide for the current proposal for 319 dwelling units and a 128-bed nursing home/long term care facility.

Site and Surrounding Area

The approximately 7.4 hectare (18.2 acre) site is currently vacant, except for a number of trees. It is abutted by the Scarborough RT and GO Transit rail lines to the east, the Ontario Hydro Gattineau transmission right-of-way and transformer facilities to the south, an Ontario Hydro microwave tower on the Kennedy frontage, and a small Toronto Hydro substation on the Lawrence frontage.

The Gattineau transmission right-of-way connects the Cherrywood transformer centre in Pickering with the Leaside transformer station on Overlea Boulevard. The most northerly of four existing rows of towers on the right-of-way closest to the subject lands carry 115 kV of power, while the remaining three southerly rows of towers carry 230 kV of power each.

More distant land uses include the partially developed Arsandco high density residential development and the City's Arsandco Park on Prudential Drive to the east of the rail lines, Jack Goodlad Park south of the Gattineau line, a bingo hall and office building on Kennedy Road south of the proposed new road, single-family dwellings on the west side of Kennedy Road, and commercial/industrial uses to the north, including the Kennedy Road Business Area. The Property Management Committee has recently authorized Toronto Police Services to use the former City ambulance building on the north service road loop (2440 Lawrence Avenue) for a bail report-in facility.

Official Plan

The site is designated "General Industrial Uses with High Performance Standards", permitting all industrial, scientific, technical research and development, training and educational facilities, offices, recreational uses, manufacturing and warehousing uses other than Special Industrial Uses or Municipally Prohibited Uses having noxious characteristics. "High Performance Standards" may include special requirements for limitation of uses, siting, landscaping areas, parking, external building materials, signs, prohibition or screening of outside and open storage.

The site is also subject to the "Business District" policies under the General Policies of the Plan, wherein office uses are particularly encouraged. The Dorset Park Employment Secondary Plan, however, states that office uses in support of rapid transit stations are encouraged, in this case specifically on the north side of Lawrence Avenue at this location.

The General Policies of the Official Plan also promote a diversity of residential environments “to meet the needs of diverse age, income and social groups and lifestyles.” To meet expected continuing strong demand for housing for families, the Plan particularly encourages “new opportunities for medium density housing in appropriate locations, through local area studies and development proposals.” Further, “To promote orderly development and to achieve a diversity of residential environments, Scarborough’s residential areas have been organized into Neighbourhoods and Communities. Neighbourhoods comprise the smallest planning units, designed to accommodate local facilities such as schools, parks and neighbourhood shopping areas. These facilities will be designed and located to promote safe and convenient access for residents of the Neighbourhood.

Zoning By-law

The site is zoned either Industrial (M) or General Industrial (MG), permitting industrial uses, educational and training facilities, offices (excluding medical and dental offices), day nurseries, places of worship and recreational uses, to a maximum density of 0.50 times the site area, or approximately 36 850 square metres (397,000 square feet) of development in this case.

Site Plan Control

The site is subject to Site Plan Control, however an application in this regard has not been filed. The applicant advises a detailed site plan submission will be provided subsequent to an approval of the subject applications by Council and when a firm commitment is received from the Province toward funding of the proposed nursing home facility.

Reasons for Application

The current Official Plan and Zoning industrial designations of the site do not permit the proposed uses. Since the lands have been available for sale, Planning staff have not received any enquires regarding possible industrial, office or similar employment generating opportunities on the site, other than the Alex Irvine proposal. Similarly, the Arsandco lands to the east which have remained only partially developed for over a decade, as well as previous residential proposals on the easterly loop service road, adjacent to the Scarborough Fair high-rise mixed-use development , which never progressed beyond initial discussions, both suggest that the marketplace is still not supportive of further higher density residential development at this location.

The current applications propose instead a medium density ground-related form of family housing, as well as accommodation for the City’s elderly which will also generate employment and transit ridership. The applications suggest the housing component of the proposal would proceed as a condominium development.

Community Consultation

As directed by Scarborough Community Council, Planning staff arranged a community information meeting, with notice provided to properties within the statutory 120 metre (400 foot)

circulation radius, held on Monday, February 5, 2001 at Winston Churchill Collegiate Institute. Councillor Berardinetti also arranged for a broader circulation of the notice for the area between Kennedy Road and Birchmount Road, from the Ontario Hydro Gattineau corridor to Merryfield Drive north of Lawrence Avenue.

Approximately 30 residents attended the meeting. Concerns expressed, as reflected in Comment Sheets collected, include potential traffic impacts, tenure of the new housing and income level of the new residents, the need for tree preservation and retention of “green-spaces” within the development, and capacity of supporting services such as schools, parks, fire protection and policing. Some residents expressed desire for lower density single-family housing instead, while others advised that the proposed housing would be acceptable if a superior level of site and building design resulted, and if the community received a positive asset from the new development, particularly if ownership occupancy resulted. Support for inclusion of a nursing home component in the development was almost unanimous. There was essentially no support for retaining the industrial use permissions that currently apply to the site.

Planning staff concluded that the primary concern of the residents present at the meeting appears to be to ensure a high level of both design and quality of development, that does not create a liability for the neighbourhood, results. On this basis, staff asked if the residents and the proponent were prepared to continue discussions, on a working group basis, about various design issues as the overall proposal proceeded through the more detailed design phase of development. Five members of the community have come forward to participate. As of this writing, a meeting has not been held, although staff will endeavour to do so, in consultation with the Councillor, prior to the Public Hearing on the applications. Further meetings will follow when a Site Plan Control application is submitted.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards. Further comments are provided below.

Comments:

The following discussion focuses on the two primary land use planning considerations with the applications; those being the desirability and appropriateness of the proposed uses in the broader land use context of City development objectives, and specifically, the appropriateness of this site to accommodate the particular development being proposed.

The portion of the Dorset Park Employment District below Lawrence Avenue, largely dominated by the Ontario Hydro Gattineau transmission right-of-way and transformers, has never functioned as a traditional industrial or employment generating area. In this regard, the site has been identified in the recently released “Toronto Plan Directions Report – Toronto At The Crossroads: Shaping Our Future” as one element of approximately 800 hectares (2,000 acres) of large vacant sites across the City having substantial potential for reuse and redevelopment.

The Report notes that “Employment districts will continue to be very important in accommodating growth and supporting a competitive economy” but that they also have varying activity levels and prospects. “Their role, function and mix of activities will continue to evolve.” Conversely, the Report also notes that “employment districts may also provide opportunities to support the City’s population growth , and meet its housing needs – especially for ground-oriented housing.”

In the broader context of the Directions Report, the subject site can also be considered to constitute part of the City’s “Avenues” which are identified for further reurbanization and renewal. This site, with excellent accessibility to rapid transit, commercial and neighbourhood facilities, can be considered as having excellent opportunity and potential for redevelopment.

The Report also addresses a variety of housing needs; achieving a range of housing opportunities and tenures to accommodate singles, seniors and families, creation and protection of stable residential neighbourhoods in an increasingly urban context, and ensuring that necessary community infrastructure and support services are available to meet the daily needs of residents. Again, the Scarborough Official Plan already emphasizes the particular need to secure more medium density housing suitable for families.

The current proposal meets those objectives. While the original proposal was for 100 percent townhousing, Planning staff encouraged the applicant to look at including smaller units or flats, more suitable for singles and seniors. A range of unit sizes are now included in the proposal in the blocks closest to Lawrence Avenue, and the development will serve an array of housing needs. In keeping with Scarborough Community Council’s direction, the built form along Lawrence has been intensified to accommodate such smaller units.

Consistent with Scarborough Community Council’s original direction, the proposed nursing home/long term care facility would achieve a number of objectives. Needed housing accommodation and care facilities for the City’s elderly would be provided, which in turn will achieve greater employment potential than the original proposal. These employees will also generate enhanced transit ridership to better utilize the City’s infrastructure investments in the surface and rapid transit systems. The type of facility now being proposed, as well, also maintains potential to pursue enhanced streetscape and urban design opportunities at this prominent intersection of two major arterial roadways in eastern Toronto.

The site is also close to community services, including convenience commercial uses, a public library and community centre at McGregor Park, other parks, schools, and transit.

Extending from Kennedy Road to the RT line, the site provides for a reasonable gradation of density and built form between the higher density residential neighbourhood to the east and the low density neighbourhood across Kennedy Road to the west.

Given all of the above, Planning staff conclude that this site is both desirable and appropriate for the proposed uses in the broader context of numerous City development objectives.

The second major planning consideration involves the suitability of this site to accommodate the proposed development, at the density proposed. Numerous departments and agencies have been contacted for comment, and a variety of technical reports have been submitted by the proponent.

Servicing capacity for the site does not appear to be a concern, however sewer connections will have to be made across the rail lines and Arsandco Park, and a stormwater management facility implemented on the Hydro corridor adjacent to the park. The applicant will be responsible for negotiating the final approval of all affected parties and agencies and satisfying their requirements, prior to a Site Plan Control approval.

Similarly, road capacity does not appear to be an issue. The creation of the new public road through the development will provide a functional opportunity for the residents to access the property from all directions. While the Kennedy/Lawrence intersection is problematic during peak periods, the proposed development is not expected to worsen the situation significantly, particularly because the new roadway provides an alternative for residents to avoid the intersection altogether. The new road may actually provide some relief to current turning capacity issues at the intersection during peak periods for the general public, although monitoring public use of the roadway subsequent to development would be appropriate to determine whether various additional traffic control measures are warranted to maintain the amenity and safety of the new residents. Exact location and configuration for the roadway, while not yet fully determined, will be finalized through City review of a detailed Site Plan Control submission.

The proposed 0.286 hectare (0.663 acre) public park spaces represent approximately 4.2 percent of the residential site area. Parks and Recreation advise that under the Scarborough Official Plan parkland standard of 0.7 hectare per 1000 population and given the expected population generated by approximately 400 units considered at the time of comment, approximately 0.95 hectare of parkland is required, half of which should be dedicated with the balance as cash-in-lieu. (This amount is likely now high, given the various smaller and lower overall number of units now being proposed.) Parks and Recreation staff are recommending the application of the alternative parkland rate of up to 1 hectare per 300 units. At this time, Planning staff do not recommend this approach until a consistent City-wide policy on the application of the higher standard, currently under review, is established.

Parking for the dwelling units, excluding possible parking spaces on the new road, is proposed at a rate of 1.2 spaces per unit. Parking for the nursing home/long term care facility is proposed at a rate of one space per four beds. Particularly given the site's proximity to the RT station, the proposed parking provision is acceptable.

Both school Boards have expressed concerns about lack of school capacity, and the distance to area schools which will necessitate bussing. These are matters the Boards must address internally through their usual program and budget reviews.

Economic Development staff have expressed serious reservations about the lost employment and assessment generation potential if this currently permitted large industrial site is converted to residential use. The Department has, however, previously indicated on other proposals that a nursing home/long term care facility is an acceptable alternative to industrial employment. For the remainder of the site, Planning staff continue to feel, for the various reasons outlined in this report, that the proposed residential use is appropriate.

As instructed by Scarborough Community Council, the applicant has submitted studies to address noise and vibration impacts from the adjacent rail lines, and potential electro-magnetic interference (EMI) from the RT's power rails and the nearby Ontario Hydro transformers and high voltage lines. These reports have been circulated variously to the T.T.C., GO Transit, Ontario Hydro, Works and Emergency Services and the Medical Officer of Health. Their comments remain outstanding. From the experience of Planning staff, however, any concerns likely to arise will involve mitigative measures to be incorporated into the building designs together with appropriate warning clauses to new occupants, and/or increased building separations from the sources of impact. These are matters which, again, can be addressed in detail at the Site Plan Control stage. If building setbacks must be increased, a more intensive built-form is possible and acceptable elsewhere on the site. Given the large size of this property, however, Planning staff are confident that the proposed residential uses are appropriate and can be still be adequately accommodated in response to any impacts identified.

The applicant intends to submit an application for consent to sever the proposed nursing home/long term care facility block from the remainder of the development, in part to condominiumize the new housing. It would not be appropriate to implement new zoning or enter into any Site Plan Control agreements until both the conveyed and retained lands can be accurately described. The consent process, however, can be concluded prior to final Site Plan approval.

Should the subject applications be approved, it would be appropriate to remove the subject lands from the Dorset Park Employment District, and place them within the Secondary Plan and Zoning By-law of the Dorset Park Community. The size and context of the proposed development suggest that this will become a new neighbourhood in its own right similar to the Mondeo development at Birchmount Road and Ellesmere Road, the Blueblood development on McCowan Road south of Eglinton, and others.

Section 37 of the Planning Act

With respect to Section 37, the recent decisions of the Ontario Municipal Board and the Divisional Court have stated that the City can continue to use Section 37 based on existing practices and policies. They have indicated that the City should set out its Section 37 policies in the Official Plan, which Urban Development Services staff are working toward. Discussions are again underway with the development industry in an attempt to resolve outstanding differences. Although the Implementation Framework for the Use of Section 37, adopted by Council at its meeting of August 1-4, 2000, cannot be considered as applicable Official Plan policy, it does represent a Council direction to staff.

The proposed project constitutes the redevelopment of a brownfields site. In the Implementation Framework are provisions specifically addressing brownfields redevelopment. Such provisions state that "where brownfields are being redeveloped for non-industrial uses, a Section 37 agreement may be used to secure those facilities, services and matters which are considered necessary as part of good planning for the proposed community or redevelopment. In these cases the rate of exchange approach (determining the level of public benefits as a percentage of increased land value), ... will not be employed until new base density or height limits have been established." The reason for this approach is that where the City is contemplating a fundamental change in the underlying planning rationale for a sizeable brownfields area (as opposed to a

small, infill development), it is not appropriate to use the Section 37 exchange rate approach. Section 37 is used only as necessary to secure matters deemed appropriate for good community planning. Other types of agreements (e.g. subdivision or site plan agreements) might suffice.

In this brownfields project, discussions are ongoing with the applicant about matters that might be secured in a Section 37 agreement. To date, the need for a Section 37 agreement has not been identified. Further reporting prior to City Council's adoption of this report will be necessary if the use of Section 37 is determined to be beneficial.

Conclusions:

The subject proposal meets a variety of City objectives, as discussed at length in this report, and represents good and desirable land use planning for this large vacant site. Many details of the development remain to be worked out and certain agency comments remain outstanding, however Planning staff conclude that these are matters that can be adequately addressed through the Site Plan Control process. It will assist the proponent to proceed into the next phase of detailed design, and to deal with the Province for a possible allocation toward the proposed nursing home/long term care facility, if a positive decision on the proposed land uses is made at this time. Staff believe it appropriate to do so, subject to final implementation of the amending by-laws being withheld until finalization of a detailed site plan which adequately addresses all outstanding matters identified above.

Contact:

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Ted Tyndorf
Director, Community Planning, East District

List of Attachments: (attachments 1, 2 and 3 are on file)

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
Attachment 4: Draft Official Plan Amendment
Attachment 5: Draft Zoning By-law Amendment

Attachment 3

APPLICATION DATA SHEET

Rezoning:	Yes	Application Number:	SC-P20000012 SC-Z20000020
O.P.A.:	Yes	Application Date:	June 15, 2000
Subdivision:	No		
Municipal Address:	2411 Lawrence Avenue East		
Nearest Intersection:	Kennedy Road and Lawrence Avenue East		
Project Description:	319 dwelling units and a 128-bed nursing home/long term care facility		

Applicant:	Agent:	Architect:	Owner:
Burka Architects Inc. Suite 201, 4800 Dufferin St. Downsview ON M3H 5S9	(same)	(same)	Ontario Hydro Services Company Inc. Suite 300, 7676 Woodbine Ave. Markham ON L3R 2N2

PLANNING CONTROLS

Official Plan Designation:	General Industrial with High Performance Standards	Site Specific Provision:	None
Zoning:	Industrial (M) adjacent to Kennedy and Lawrence, and General Industrial (MG) on the interior	Historical Status:	Surplus former transformer station lands, now vacant
Height Limit (m):	N/A	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area:	7.37 hectares (18.2 acres)	Height:	Storeys:	3
Frontage:	370 metres ±		Metres:	
Depth:	275 metres ±			
Ground Floor GFA:			Indoor	Outdoor
Residential GFA:	To be determined	Parking Spaces:		424
Non-Residential GFA:	9 764 square metres	Loading Docks	N/A	N/A
Total GFA:	To be determined			
Total Proposed Density:	50 units per hectare (20.2 units per acre) for the residential portion of the site only			
Floor Space Index:	1.0 times lot area for the nursing home/long term care facility portion of the site only			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Tenure Type:	Condominium with rental occupancies	Above Grade	Below Grade
Rooms:	Unknown	Residential GFA:	Unknown
Bachelor:	Unknown	Retail GFA:	N/A
1 Bedroom:	Unknown	Office GFA:	N/A
2 Bedroom:	Unknown	Industrial GFA:	N/A
3 + Bedroom:	Unknown	Industrial/Other GFA:	9 764 square metres
Total Units:	319		

CONTACT

:	PLANNER NAME:	Rod Hines, Principal Planner
	TELEPHONE:	396-7020

DRAFT

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2001.
Enacted by Council: ~, 2001

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2001

**To adopt Amendment No. ~ of the Official Plan for the former
City of Scarborough.**

WHEREAS authority is given to Council by the Planning Act, R.S.O. 1990, c.P. 13,
as amended, to pass this By-law; and whereas Council has provided adequate information to the
public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. ~ to the Official Plan of the former City of Scarborough, consisting of
the attached text and map designated as Schedule "I" is hereby adopted.

ENACTED AND PASSED this ~ day of ~, A.D., 2001.

CASE OOTES,
Deputy Mayor

(Corporate Seal)

NOVINA WONG
City Clerk

**AMENDMENT NO. ~ TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**ONTARIO HYDRO SERVICES COMPANY INC.
SOUTH SIDE OF LAWRENCE AVENUE EAST
EAST OF KENNEDY ROAD AND WEST OF THE
LAWRENCE SCARBOROUGH RAPID TRANSIT STATION**

The following Text and Map, designated as Schedule "I", constitute Amendment No. ~ to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the Dorset Park Employment District).

The sections headed "Purpose and Location" and "Basis" are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The subject 7.4 hectare (18.2 acre) vacant property is located on the south side of Lawrence Avenue East, extending from Kennedy Road to the Lawrence Scarborough Rapid Transit Station. This amendment will remove the lands from the Dorset Park Employment District and incorporate them into the abutting Dorset Park Residential Community, allowing the lands to redevelop from industrial to residential and nursing home/long term care uses.

BASIS:

The subject lands are now surplus to the needs of Ontario Hydro, are represent an excellent opportunity for comprehensive reuse and intensification for residential purposes to meet the needs of Toronto residents.

This amendment provides for ground-related housing intensification taking full advantage of available municipal hard and soft services, including rapid transit, while maintaining compatibility with the existing residential neighbourhoods to the east and west. A variety of housing forms, largely suitable for families, together with public and private open spaces, will provide a transition in build form and density between the adjacent neighbourhoods. A new public roadway through the development between Kennedy Road and the Lawrence Avenue service loop road will provide additional flexibility for traffic movements through the area. The proposed nursing home/long term care facility will provide for needed institutionalized housing to meet the growing needs of Toronto's elderly.

OFFICIAL PLAN AMENDMENT:

1. The Dorset Park Employment District Secondary Plan is amended as follows:
 - A. The Land Use Plan Map for the Dorset Park Employment District, Figure 4.37, is amended by deleting the lands as identified on Schedule "I", known municipally as 2411 Lawrence avenue East, from the District.
2. The Dorset Park Community Secondary Plan is amended as follows:
 - A. The Land use Plan Map for the Dorset Park community, Figure 4.12, is amended by adding the lands as identified on Schedule "II" to the Dorset Park Community Secondary Plan.
 - B. The Official Plan designation on the lands located at 2411 Lawrence Avenue East, being the south side of Lawrence Avenue between Kennedy Road and the Lawrence Scarborough Rapid Transit Station, is amended by deleting the current **General Industrial Uses with High Performance Standards** designation, and replacing it with an **Institutional – Social Welfare** designation adjacent to Kennedy Road, and a **Medium Density Residential** designation on the remainder of the lands.

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2001
Enacted by Council: ~, 2001

CITY OF TORONTO

BY-LAW No. ~-2001

**To amend Scarborough Zoning By-Law No. 24982, as amended,
with respect to the Progress Employment District; and,
To amend Scarborough Zoning By-Law No. 9508, as amended,
with respect to the Dorset Park Community**

WHEREAS authority is given to Council by Section 34 [39] of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

Therefore, the Council of the City of Toronto enacts as follows:

1. Amendments to By-law Number 24982, the Employment Districts By-law:
 - 1.1 The Provisions of By-law Number 24982 shall not apply to the lands shown outlined on the attached Schedule “1”.
2. Amendments to By-law Number 9508, the Dorset Park Community Zoning By-law:
 - 2.1 CLAUSE IV, ZONES, is amended by adding the following zone after the word Institutional:

Institutional – Social Welfare I-SW
 - 2.2 CLAUSE VIII, Zone Provisions, is amended by adding the following zone and renumbering accordingly:

11. **Institutional – Social Welfare (I-SW) Zone**
 - (a) Uses Permitted
 - Nursing homes in which persons are cared for or lodged for hire where, in addition to sleeping accommodation and meals, personal care, nursing services, medical care and treatment are provided or made available

- Homes for the Aged
- Day nurseries

- 2.3 Schedule “A” is amended in regard to the land indicated on the attached Schedule “1” by adding thereto the land shown outlined together with the letters and numerals shown on the attached Schedule “1”:

M - 86 – 90 – 143 – 154 – 207 – 226
 I-SW - 143 – 150 – 208 – 225

- 2.4 Schedule “B”, **PERFORMANCE STANDARD CHART** is amended by adding the following Performance Standards:

MISCELLANEOUS

143. This By-law shall apply collectively to the lands notwithstanding their division into two or more parcels.

BUILDING SETBACK FROM STREET LINES

154. Minimum building setback of 3 m from all street lines for the main wall containing the principal front entrance to the dwelling, or minimum 4.5 m for all other flankage walls, except that in both cases, that portion of a main wall containing vehicular access to a private garage shall be set back a minimum of 6 m from the street line.

PARKING

207. **Parking spaces** shall be provided at the rate of :
- (a) Resident – 1.0 spaces per unit
 - (b) Visitor – 0.2 spaces per unit
208. Minimum 1 **parking space** per 4 beds in a nursing home/home for the aged.

INTENSITY OF USE

225. **Gross floor area** of all buildings, minus the **gross floor area** of basements, shall not exceed 1.0 times the area of the lot.
226. Maximum 319 **dwelling units**.

~, ~

ENACTED AND PASSED this ~ day of ~, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)