

North side of Passmore Avenue, west of State Crown Boulevard - Zoning Application - Preliminary Report

Date:	April 17, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Ward:	Ward 41 - Scarborough-Rouge River
Reference Number:	File No. 07 106450 ESC 41 OZ

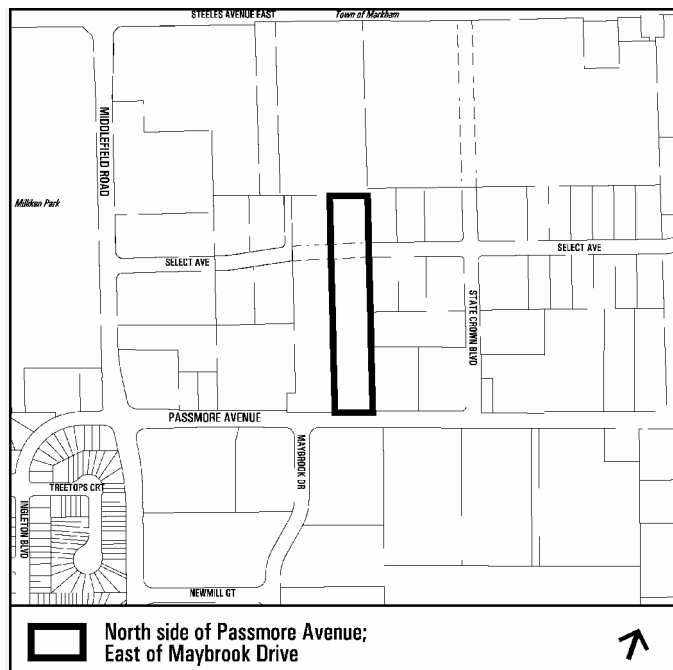
SUMMARY

The application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applicant proposes to rezone the subject lands to permit industrial uses and to fulfill a condition of draft plan approval. Review agencies will be required to comment on the draft plan approval conditions and staff will determine whether the draft plan should be finalized.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

If all the required information is provided in a timely manner and the issues identified resolved, a community consultation meeting on the proposal should be convened in the second quarter of 2007 and a Public Meeting should be targeted for the fourth quarter of 2007.



RECOMMENDATIONS

The City Planning Division recommends that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and,
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The lands were the subject of draft plan of subdivision 55T-87005. The subdivision received draft plan approval on February 8, 1988. Nine conditions need to be cleared before final approval is granted (See Attachment 4: Conditions of Approval).

Condition No. 9 of draft plan approval requires the lands to be rezoned prior to final approval. Condition No. 1 provides for the extension of Select Avenue.

ISSUE BACKGROUND

On February 2, 2007, a zoning by-law amendment application was filed on behalf of the owner (Asherton Developments Ltd) to permit a range of industrial and employment uses on the subject lands.

Proposal

This zoning by-law amendment seeks to rezone the subject lands from its current Agriculture Uses zone to Industrial, General Industrial and Vehicle Service Zone, consistent with the existing zoning of the abutting industrial lands to the east and west of the subject lands.

The subject site is one of the last remaining vacant parcels of land on Passmore Avenue that is not zoned for industrial uses consistent with surrounding lands.

The draft plan of subdivision approved in 1988, proposed three blocks of land. Blocks 1 and 2 will front on an extension of Select Avenue. Block 3 will front on Passmore Avenue. Select Avenue will ultimately extend west to Middlefield Road. (Attachment 1).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Site and Surrounding Area

The subject lands are located on the north side of Passmore Avenue, west of State Crown Boulevard. The site is approximately 2 hectares (5 acres) in area, having 59 metres (193 feet) frontage on Passmore Avenue, extending north with an average depth of 340 metres (1,117 ft.). The site is vacant, rectangular in shape and flat.

North: currently vacant, proposed industrial-commercial-retail development

South: industrial

East: industrial

West: vacant lands, industrial uses

Official Plan

The Toronto Official Plan designates the subject lands Employment Areas. The Employment Areas designation provides for offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Employment uses are permitted.

Zoning

The lands are zoned Agricultural Uses (AG) in the Tapscott Employment District (West) Zoning By-law. Employment uses are not permitted. A zoning amendment to industrial would bring the lands in conformity with the Official Plan and Council's previous approval of the draft plan of subdivision.

Site Plan Control

The subject lands are not subject to site plan control. However, staff will be recommending that Council enact a by-law that places the lands under site plan control. This allows appropriate urban design standards including access, building massing, and siting to be addressed in detail.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. A tree line exists along the entire east property boundary on the site. These trees are primarily mature maples. The applicant has retained the services of an arborist to carry out a tree assessment.

Heritage Preservation

The lands are subject to heritage review as they have the potential for archaeological resources. The applicant has retained the services of a qualified archaeologist to carry out an assessment of the lands which will be circulated.

Reasons for the Application

A zoning by-law amendment is required since industrial, service and employment uses are not permitted in the existing Agricultural Use (AG) Zone. A zoning amendment also allows for the establishment of appropriate performance standards to regulate matters including setbacks, height, landscaping, parking etc. This application would also fulfil Condition No. 9 of the conditions of draft plan approval.

COMMENTS

Issues to be Resolved

The following issues will require further analysis:

Appropriate Performance Standards

Through the zoning of the site, appropriate performance standards will be established to ensure the orderly development of the site.

Range of Uses

The applicant is seeking amendments to the zoning by-law to the Industrial (M), General Industrial (MG) and Vehicle Service (VS) Zone of the by-law. The following uses are proposed:

Industrial Zone (M)

- Day Nurseries
- Educational and Training Facility Uses
- Industrial Uses
- Offices, excluding Medical and Dental Offices
- Places of Worship
- Recreational Uses

General Industrial Zone (MG)

- Day Nurseries
- Educational and Training Facility Uses
- Industrial Uses
- Offices, excluding Medical and Dental Offices
- Open Storage

Places of Worship
Recreational Uses

Vehicle Service Zone (VS)

Open Storage ancillary to Vehicle Service garages, Vehicle Sales Operations,
Vehicle Service Stations and Vehicle Repair Garages
Vehicle Repair garages
Vehicle Sales Operations
Vehicle service garages
Vehicle Service Stations

Staff will review the requested uses as part of the review of the application.

Archaeological Study / Tree Assessment

The findings of the Archaeological Study and the Trees Assessment will need to be assessed.

Servicing

There are no sewer outlets on the extension of Select Avenue to service Block 1 and Block 2. Only the southerly 120 metres of the site (Block 3) is serviced from Passmore Avenue. The owner will be required to complete Select Avenue as a fully serviced roadway. The owner will also be required to make satisfactory arrangements with the Director, Technical Services for the supply of water, underground electrical and street lighting systems. Servicing issues will be reviewed to ensure the orderly development of the lands.

Site Plan Issues

Once building envelopes are established through the zoning of the site, appropriate massing and siting can be determined during the site plan process. Issues regarding traffic, landscaping, access and storm water management will also be evaluated in detail during the site plan approval process.

Other issues may be identified through the consultation process and the detailed review of the application. The application should proceed through the normal planning review process.

CONTACT

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SIGNATURE

Allen Appleby, Director

Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Plan of Subdivision

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 4: Conditions of Draft Plan Approval

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OUR FILE NO. 55T -87005 - Conditions approved on February 8, 1988.

The Metropolitan Commissioner's approval applies to the plan, drawing number P-55486, prepared by Fred Schaeffer, Ontario Land Surveyor, dated December 19, 1986, incorporating the revisions shown in red on the approved plan, and subject to the following conditions.

1. The road allowances and road widenings, as shown on the approved plan, shall be dedicated to the City.
2. Such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
3. The owner shall satisfy all the requirements, financial and otherwise, of the City, concerning the provision of roads, and installation of services and drainage.
4. The 0.3 metre reserves, shown as Block E, F and G on the plan, are to be deeded to the City without charge.
5. Building permits for development on Blocks A and B shall not be issued until Select Avenue is constructed with full municipal services, to the satisfaction of the City Commissioner of Works.
6. The owner shall apply storm water management techniques in the development of this subdivision to the satisfaction of the City Commissioner of Works.
7. Prior to registration of the plan and lot grading, the owner shall submit a tree inventory report identifying the location; type, size and quality of all trees along the east property limits, and indicate on the lot grading plan those trees which can be preserved, together with preservation methods, for the approval of the City Commissioner of Planning.
8. Prior to the signing of the final plan, the Metropolitan Commissioner of Planning is to be advised that the necessary restricted area by-law, zoning the subject land in accordance with the uses proposed on the draft plan, has been duly approved.
9. The final plan shall not be signed until the above conditions are satisfied or secured.