

North side of Passmore Avenue, west of State Crown Boulevard - Final Report

Date:	November 12, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. – 41 Scarborough-Rouge River
Reference Number:	File No. 07 106450 ESC 41 OZ

SUMMARY

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

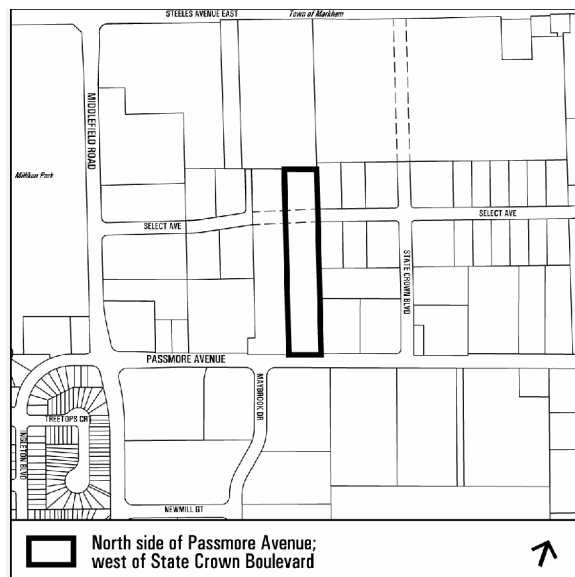
This application proposes to rezone the subject lands from agricultural to permit industrial uses and to fulfill a condition of draft plan approval. The proposed uses are consistent with the Employment Areas designation of the Official Plan, the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe. The provision of employment uses is appropriate at this location.

This report reviews and recommends approval of the application to amend the zoning by-law and include the subject property within the site plan control by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) substantially in accordance with the



- draft zoning by-law amendment attached as Attachment No. 3.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
 3. City Council amend Site Plan Control By-law 21319 for the Tapscott Employment District substantially in accordance with the draft site plan control by-law, attached as Attachment 4.
 4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft site plan control by-law as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The lands are subject to a draft plan of subdivision (55T-87005) to create three parcels and extend Select Avenue westward through the lands. The subdivision received draft plan approval on February 8, 1988, subject to fulfillment of conditions that need to be cleared before final approval is granted.

Condition No. 9 of the draft approval requires the lands to be rezoned prior to the final approval. Condition No. 1 provides for the extension of Select Avenue. This application was submitted in order to satisfy condition number 9.

ISSUE BACKGROUND

Proposal

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.

The zoning by-law amendment seeks to rezone the subject lands from its current Agricultural Uses zone to Industrial (M), General Industrial (MG), and Vehicle Service (VS) Zones, 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 the 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.

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, industrial-commercial-retail development (Landmark) under construction
South: Industrial
East: Industrial
West: Vacant lands, industrial uses

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. City Council's planning decisions are required by the Planning Act, to conform, or not conflict with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan for the Greater Golden Horseshoe.

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.

Policy 4.6.2 of the Official Plan limits the location of Places of Worship, Recreation Facilities, and Business and Trade Schools and Branches of Community Colleges or Universities to major streets as shown in the Official Plan. Uses inconsistent with the Official Plan are prohibited in the draft zoning by-law.

Zoning

The lands are zoned Agricultural Uses (AG) in the Employment Districts (Tapscott) 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.

Reasons for Application

A zoning by-law amendment is required as 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 satisfy Condition No. 9 of the conditions of draft plan approval.

Community Consultation

A community consultation meeting was scheduled with the local Councillor on Wednesday, June 6, 2007. No members of the public attended the community consultation meeting and no correspondence was received by staff.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Employment Areas are places of business and economic activity. Uses that support this function consist of 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.

The submitted application is a requirement of a draft plan of subdivision that was approved in 1988 to subdivide the lands and extend Select Avenue through the site to eventually form a continuous street parallel to Passmore Avenue. The proposed uses are consistent with the function of Employment Areas and therefore, no amendment to the Official Plan is required.

Appropriate Performance Standards

The applicant is proposing performance standards consistent with the zoning of adjacent lands. The draft zoning by-law will ensure that the proposed uses and development are consistent with adjacent properties.

Land Use / Draft Zoning By-law Amendment

The proposed use of the subject lands for employment is appropriate and consistent with the Official Plan (with specific exceptions), the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

The proposed Industrial (M), General Industrial (MG), and Vehicle Service (VS) zones are consistent with adjacent lands and the intent of the Tapscott Employment District.

Policy 4.6.2 of the Official Plan limits the location of Recreation Facilities, and Business and Trade Schools and Branches of Community Colleges or Universities to major streets

as shown in the Official Plan. These uses, although permitted in the existing general zoning categories contained within the zoning by-law, are inconsistent with the Official Plan and are prohibited in the draft zoning by-law amendment.

Policies 4.6.6 and 4.6.7 provide development criteria for Employment Areas, these policies will be applied upon submission of a site plan application for the subject lands.

Heritage Preservation

The applicant submitted an Archaeological Assessment of the subject lands as part of the application submission. According to the assessment, there was prior soil disturbance on the subject property and the probability of archaeological deposits being found is extremely low. Heritage Preservation Services reports that they have no objection to the rezoning application.

Tree Preservation

The applicant submitted an Arborist's Report and Tree Inventory Plan as part of the application submission. Urban Forestry has reviewed the submitted report and advised that a grading plan indicating which trees can be preserved and the description of appropriate preservation methods is still outstanding.

As part of the existing Draft Plan of Subdivision conditions, the applicant will be required to revise the Arborist Report and Tree Inventory Plan to the satisfaction of the Urban Forestry Division.

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 make satisfactory arrangements with the Director, Technical Services, for supply of water, sanitary and storm water sewers, underground electrical and street lighting systems along the proposed extension of Select Avenue.

The proposed zoning amendment includes a provision that requires the applicant to provide all required roads and services prior to the erection of any building or structure on the subject lands.

Site Plan

The subject lands are not located within a site plan control area. To ensure that development on the subject lands is well-designed, functional, and universally accessible, including the subject lands in the site plan control by-law is recommended. Accordingly, a by-law to designate these lands as a site plan control area is required to be passed by City Council. A draft site plan control by-law is included as Attachment No. 4. A site plan control application has not been filed.

Green Development Standards

City Council approved a set of recommendations that work towards the implementation of the Toronto Green Development Standards. The use of the term 'Green' is intended to

be associated with the concept of ‘sustainability’ or ‘sustainable development’. Consistency with the Toronto Green Development Standards will be determined upon submission of a site plan application.

Conclusions

This proposal for a zoning amendment to permit a range of uses consistent with the adjacent lands is appropriate at this location. The change in use from Agricultural (AG) to Industrial (M), General Industrial (MG), and Vehicle Service (VS) Zones is consistent with Official Plan and is consistent with the intent of the Tapscott Employment District.

It is recommended that City Council approve the draft zoning by-law amendment to the Tapscott Employment District Zoning By-law as shown on Attachment 3: Draft Zoning By-law.

CONTACT

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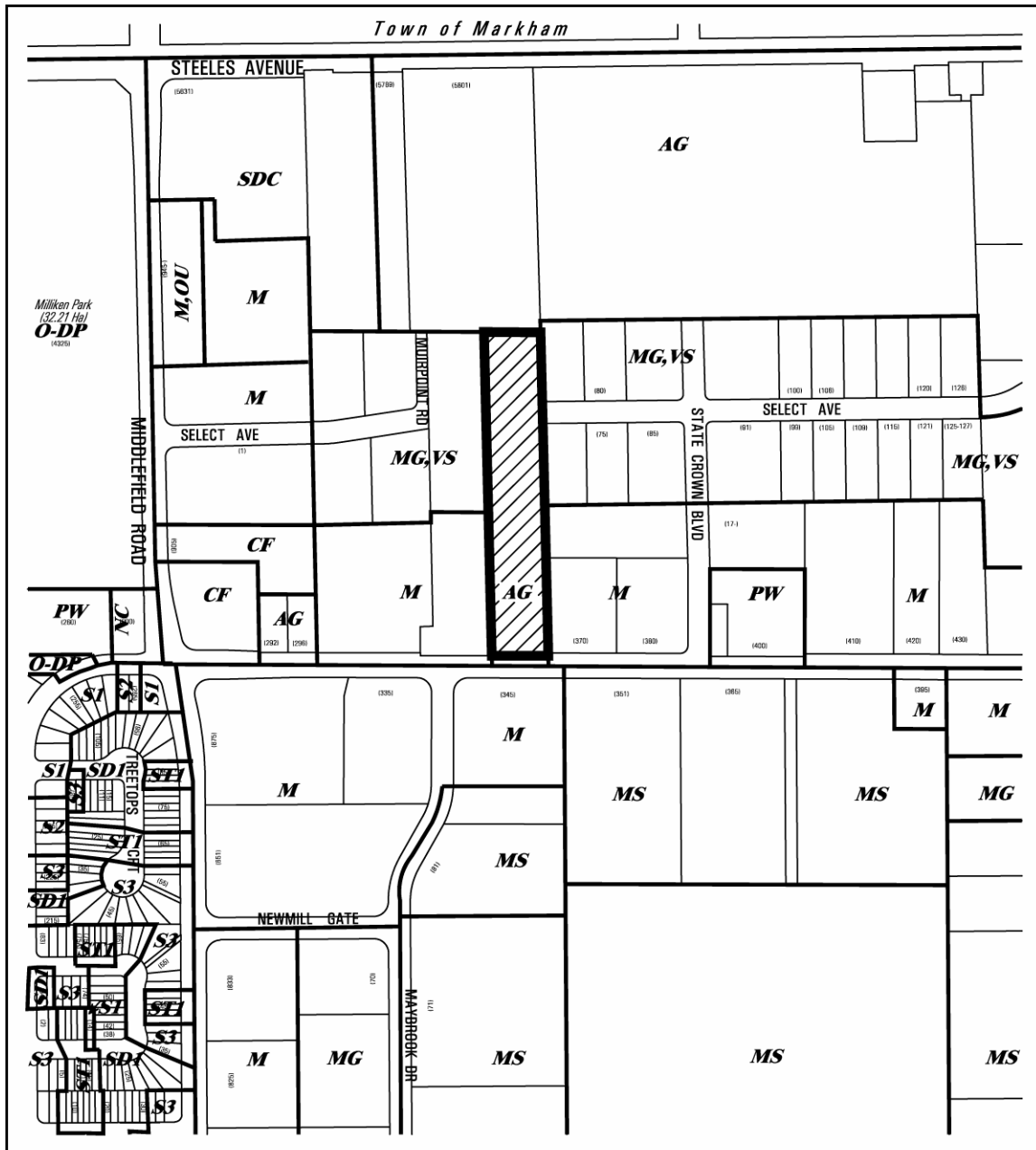
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

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

Attachment 1: Zoning



TORONTO City Planning Division
Zoning

North side of Passmore Avenue;
 west of State Crown Boulevard

File # 07-106450 OZ

- | | | | |
|---|-------------------------------------|--|---|
| M Industrial Zone | OU Office Uses Zone | S1,2,3 Single-Family Residential | Tapscott Employment District & Milliken Community Bylaws
Not to Scale
↑
11/01/07 |
| MG General Industrial Zone | NC Neighbourhood Commercial | SD1 Semi-Detached Residential | |
| MS Special Industrial Zone | CF Community Facilities Zone | ST1 Street Townhouse Residential | |
| SDC Special District Commercial Zone | PW Places Of Worship Zone | O-DP Major Open Space District Park | |
| VS Vehicle Service Zone | | AG Agricultural Zone | |

Attachment 2: Application Data Sheet

Application Type	Rezoning	Application Number:	07 106450 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	February 2, 2007

Municipal Address: 0 PASSMORE AVE N/S
 Location Description: CON 5 PT LT20 **GRID E4104
 Project Description: Rezoning as a condition of the draft plan approval.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC			EL CIUDAD INVESTMENTS LMITIED

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	AG-Agricultural	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	20230	Height:	Storeys:	
Frontage (m):	59.31		Metres:	
Depth (m):	340.36			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):			Parking Spaces:	
Total Non-Residential GFA (sq. m):			Loading Docks	
Total GFA (sq. m):				
Lot Coverage Ratio (%):				
Floor Space Index:				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Above Grade	Below Grade
Rooms:	Residential GFA (sq. m):	
Bachelor:	Retail GFA (sq. m):	
1 Bedroom:	Office GFA (sq. m):	
2 Bedroom:	Industrial GFA (sq. m):	
3 + Bedroom:	Institutional/Other GFA (sq. m):	
Total Units:		

CONTACT:	PLANNER NAME:	Christopher Dunn, Community Planner
	TELEPHONE:	416 396-5004

Attachment 3: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~2007

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, With respect to the lands municipally known as, 0 Passmore Ave N/S

WHEREAS authority is given to Council by Section 34 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*;

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

- 1. SCHEDULE “A” of the Employment Districts Zoning By-law No. 24982 (Tapscott) is amended by deleting the current zoning for the lands north of Passmore Avenue and west of State Crown Boulevard, and substituting new zoning on the subject lands as shown on Schedule ‘1’ attached hereto and forming part of this By-law, together with the following letters and numerals:

MG, VS-357-913-991-1054-1640-2300-2301-2302-2303-2304

233

M-357-913-991-1054-1640

233

- 2. Schedule “C” of the Employment Districts Zoning By-law No. 24982 (Tapscott), as amended, **Exceptions List**, is amended by adding the following Exception No. 233 to the subject lands as shown on Schedule ‘1’:

233. The following uses are prohibited:

Education and Training Facilities
Recreational Uses

ENACTED AND PASSED this ~ day of ~, A.D. 20~.
DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Schedule '1'



Zoning By-Law Amendment

Passmore Avenue (west of State Crown Blvd)

File # 07-106450 0Z

 Area Affected By This By-Law

Tapscott Emp. Bylaw
Not to Scale
11/01/07

Attachment 4: Site Plan Control By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~2007

To amend By-law No. 21319 as amended, of the former City of Scarborough, to Designate a Site Plan control Area with respect to the lands municipally known as 0 Passmore Avenue.

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and Section 114 of the *City of Toronto Act, 2006*, S.O. 2006, c. 11, Sched. A, to designate the whole or part of the area covered by an Official Plan as a Site Plan Control Area;

WHEREAS By-law No. 21319 designated certain lands for Site Plan Control

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

1. By-law No. 21319, as amended, is further amended by designating the lands outlined by a heavy black line on Schedule '1' of this By-law as a Site Plan Control Area.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Site Plan Control Amendment

Passmore Avenue (west of State Crown Blvd)

File # 07-106450 OZ

 Area Affected By This By-Law

Tapscott Emp. Bylaw
Not to Scale
11/01/07

