

2025 Midland Avenue – Rezoning Application – Preliminary Report

Date:	January 15, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	09 196300 ESC 37 OZ

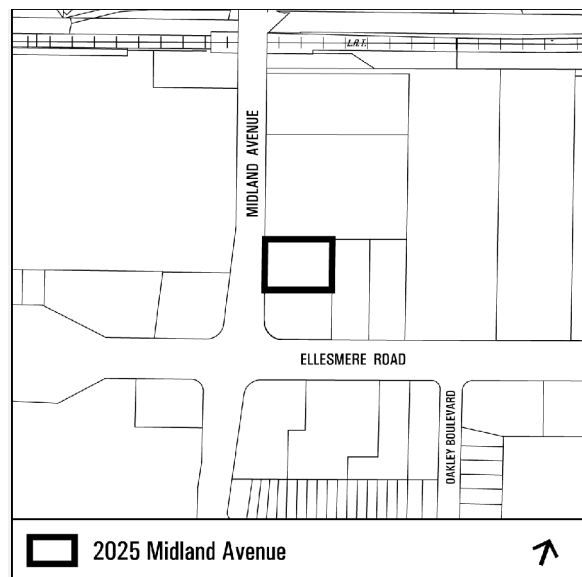
SUMMARY

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 a zoning by-law amendment to permit a four-storey medical/office building with associated commercial uses at 2025 Midland Avenue. Specifically, the applicant seeks to increase the range of employment uses and to add small scale stores and services on the first floor of the medical/office building. Current zoning uses permitted on the site would be maintained.

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.

The application should proceed through the normal planning process, including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved.



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.
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 existing two-storey dwelling, located on the subject property at 2025 Midland Avenue, was previously converted and used for commercial/office purposes for many years. The building, known as the “Malcolm Dwelling”, is listed on the City of Toronto’s Inventory of Heritage Properties. Heritage Preservation Services (HPS) has advised that the property’s heritage integrity has been compromised to such an extent that it no longer meets the requirements for designation under Part IV of the Ontario Heritage Act. On September 15, 2009, HPS responded to the registered owner’s Notice of Intention to Demolish a Listed Building and required photographic documentation of the property prior to demolition. This requirement has been satisfied.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is to demolish the existing dwelling and detached garage and construct a four-storey, 2,710 square metre medical/office building which will include a pharmacy, walk-in clinic, medical laboratory and a small coffee shop on the ground floor. Medical offices will be located on the second to fourth floors.

The proposed density of development is approximately 0.97 FSI (floor space index).

An all-moves vehicular access is proposed from Midland Avenue. A total of 80 parking spaces are proposed, including 24 surface parking spaces and with the balance contained

within one level of underground parking. Loading activity is proposed at the east end of the building on the ground floor.

Several entrances into the building are proposed. The north (main) building entrance provides direct access to the common lobby area with elevators. A west building entrance (along Midland Avenue) provides access from the public sidewalk and nearby public transit services, and an east (rear) building entrance provides direct access from the surface parking area.

See Attachments 1, 2 and 3: Site Plan and Elevations.

Site and Surrounding Area

The site is located on the east side of Midland Avenue, roughly 45 metres north of Ellesmere Road and within walking distance to the Scarborough RT Midland Station. The site is 0.279 hectares (0.688 acres) in area and has 45.67 metres of frontage on Midland Avenue and a lot depth of approximately 61 metres.

The site is currently developed with a two-storey dwelling and detached garage.

Abutting uses are as follows:

North: Abutting the site to the north is a single storey industrial office/warehouse.

South: Abutting the site to the south is a gas/service station.

East: Abutting the site to the east is the rear yard of a single storey industrial building that fronts onto Ellesmere Road.

West: Across Midland Avenue is the City of Toronto's Ellesmere Yard and CIBC Bank.

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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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

Official Plan

On the Urban Structure map (Map 2) the site is shown as an Employment District. The policy framework for Employment Districts identifies the need to protect and promote these areas for economic activity in order to: maintain and grow the City's tax base; attract new and expand existing employment clusters that are key to Toronto's competitive advantage; develop quality Employment Districts that are global and nurture Toronto's diverse economic base; and provide a range of employment opportunities for Toronto residents that can be reached by means other than the private automobile.

Employment Districts will be enhanced to ensure they are attractive and function well, through actions such as: permitting a broad array of economic activity that encourages existing businesses to branch out into new areas of activity and facilitates firms with functional linkages to locate in close proximity to one another; and investing in key infrastructure or facility investment through special tools, programs or partnerships.

The site is designated as Employment Areas on the Land Use Plan (Map 19). Policy 4.6.1 provides for uses such as office, 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 Official Plan establishes development criteria for new development which are intended to contribute to the creation of competitive, attractive, highly functional employment areas. These include, but are not limited to, encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment; avoiding excessive car and truck traffic on the road system; providing adequate parking and loading on-site; and providing landscaping on the front and any flanking yard adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas. The complete list of development criteria is found in Section 4.6.6.

Section 3.1.2 of the Official Plan also contains Built Form policies which, in part, reiterate the development criteria noted above and will be applied in order to assess this proposal.

Zoning

The site is zoned Industrial (M) under the Progress Employment District (West) Zoning By-law No. 24982, as amended, of the former City of Scarborough. Day nurseries, educational and training facilities, industrial uses, places of worship and offices are permitted. Medical offices are not permitted.

Site Plan Control

The property is subject to site plan control. An application for site plan control has been submitted and is being reviewed concurrently with this application.

Tree Preservation

The applicant has submitted a Tree Inventory and an Arborist/Tree Preservation Report. There are no existing street trees. Twenty-nine trees were inventoried, of which twenty-three are located on site. If the excavation of the underground parking garage extends to all property lines then all trees on site and along the property lines will need to be removed. Of the twenty-three trees on site, ten have diameters of 30 cm or greater and will need Permits to Destroy under the City's Tree Protection By-law in order to be removed. Thirteen trees have diameters of less than 30 cm and can be removed without a Permit to Destroy. Until the extent of excavation is determined, it is unclear whether the six trees located around the perimeter of the site can either be protected or will have to be removed. The reports have been forwarded to Urban Forestry for review and comment.

Heritage Preservation

The property is in an area of archaeological potential, thus requiring an archaeological assessment. The applicant has submitted a Stage 1 and 2 Archaeological Assessment, which has been forwarded to HPS for review and comment.

As previously noted, the subject property is listed on the City of Toronto's Inventory of Heritage Properties. Heritage Preservation Services (HPS) has advised that the property's heritage integrity has been compromised to such an extent that it no longer meets the requirements for designation under Part IV of the Ontario Heritage Act. On September 15, 2009, HPS responded to the registered owner's Notice of Intention to Demolish a Listed Building and required photographic documentation of the property prior to demolition. This requirement has been satisfied.

Reasons for the Application

A zoning by-law amendment is required to permit the medical office use, and to establish appropriate performance standards for the redevelopment of the site.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale Report, Stage 1 & 2 Archaeological Assessment, Traffic Impact Study, Stormwater Management Report, Functional Servicing Report, Arborist Report, Tree Inventory and Green Development Standard Checklist.

A Notification of Complete Application was issued on January 4, 2010.

Issues to be Resolved

City staff will need to determine whether permission for medical offices and associated grade-related retail uses on this site is compatible with the abutting general industrial uses that surround the site, and whether it conforms to the Employment District and Employment Area policies of the Official Plan.

Development standards will be reviewed to ensure that the proposed development fits within the existing context of the industrial uses that surround the site.

Built Form and Urban Design

The proposal will be reviewed in light of policies contained in Section 3.1.2, Built Form and Section 3.4, The Natural Environment and the Design Guidelines for Greening Surface Parking Lots.

This development will need to respect and improve upon the character of the surrounding area. Main building entrances will need to be located so that they are clearly visible and directly accessible from the public sidewalk on Midland Avenue. The development will need to locate and organize vehicular parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of Midland Avenue.

Vehicle Access, Parking, Site Circulation and Site Servicing

New development will locate and organize vehicle parking, access, service areas and utilities to minimize their impact on the property and on surrounding properties, with emphasis placed on the safety and attractiveness of adjacent streets, parks and open spaces.

In support of the proposal, the applicant has submitted a Traffic Impact Study, Stormwater Management Report and a Functional Servicing Report. These have been forwarded to appropriate staff for review and comment.

Landscaping

Opportunities to provide soft landscaping on site, including suitable tree planting areas, and to minimize the impact of surface parking will be explored. As well, opportunities to secure improvements to the streetscape within the adjacent Midland Avenue boulevard will be examined.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. The applicant has submitted a completed Green Development Standard Checklist.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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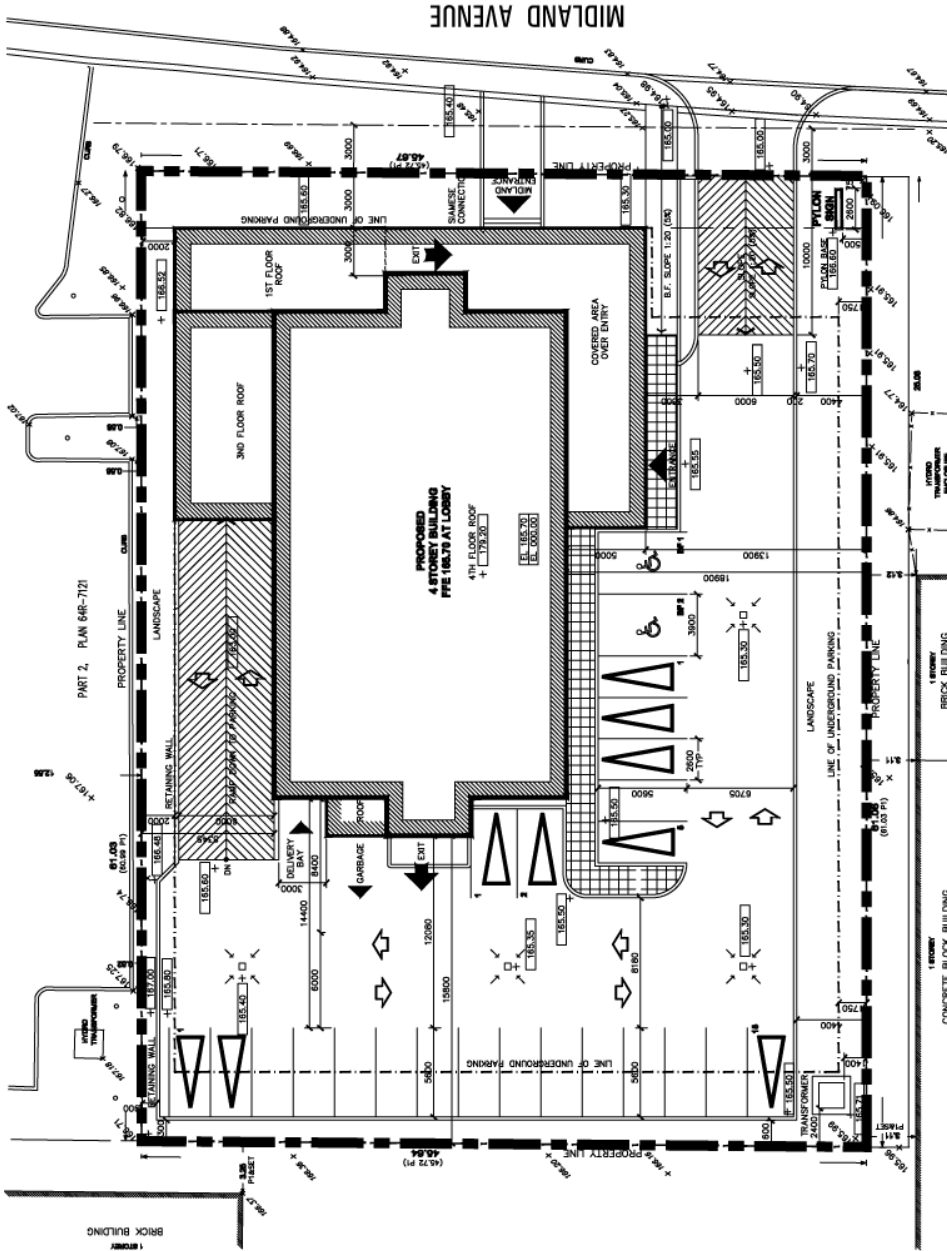
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations (North and South)
- Attachment 3: Elevations (East and West)
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet

Attachment 1: Site Plan



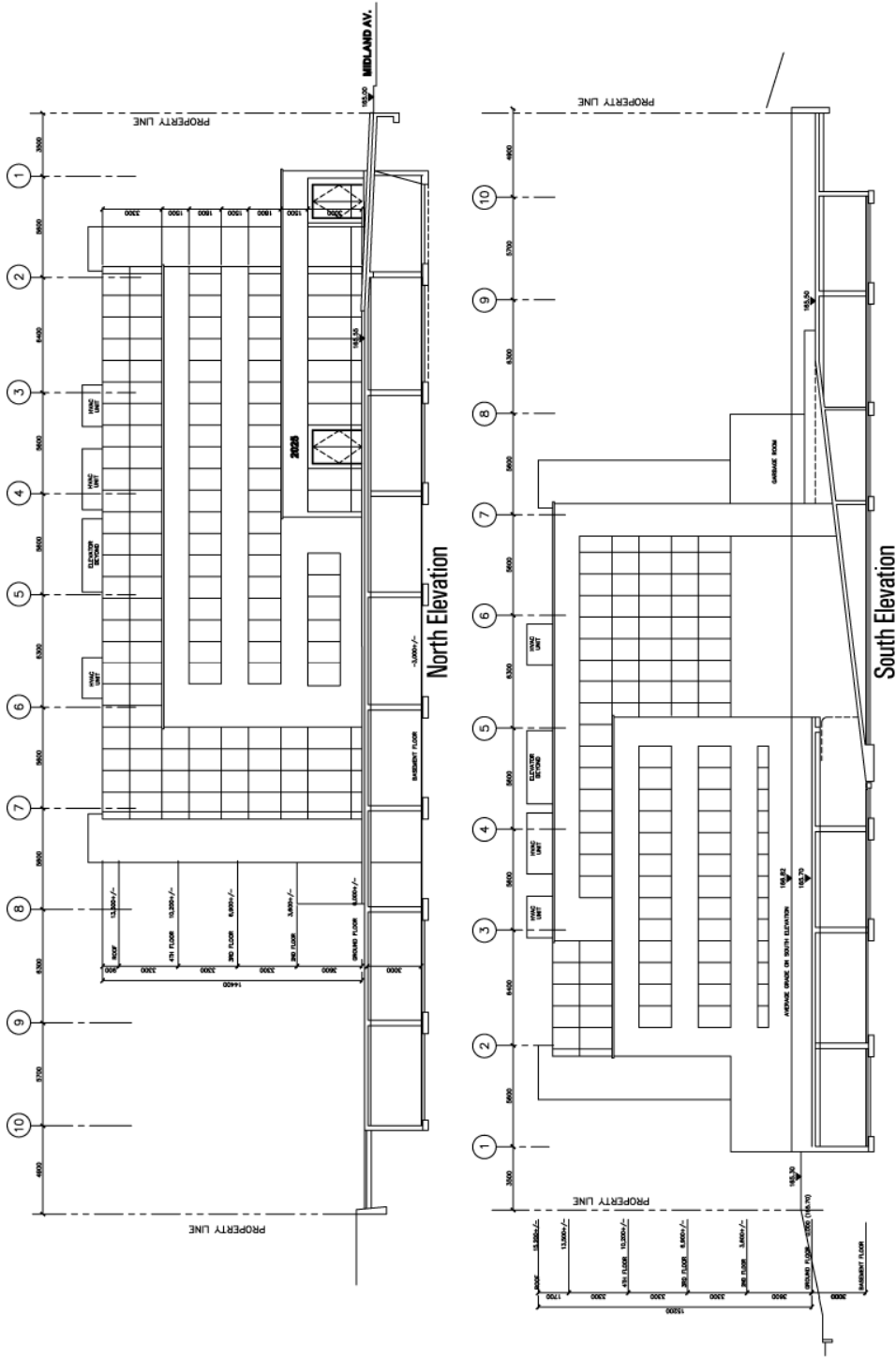
2025 Midland Avenue

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 12/30/09

File # 09-196300 0Z

Attachment 2: Elevations (North and South)



2025 Midland Avenue

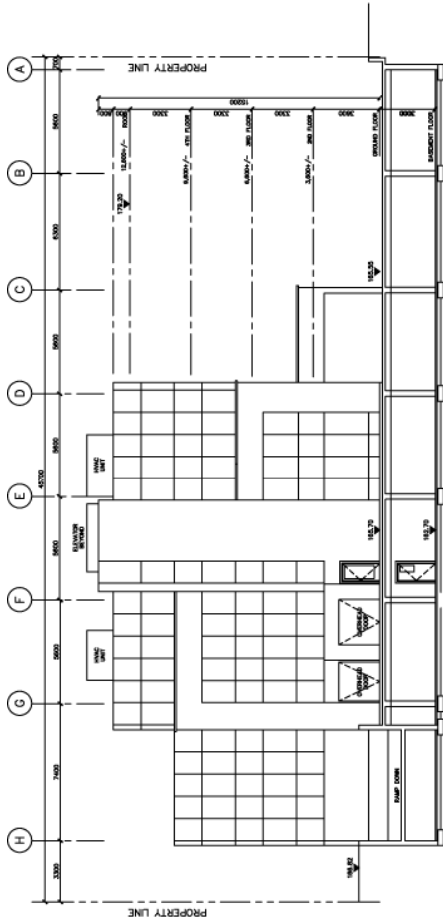
Elevations

Applicant's Submitted Drawing

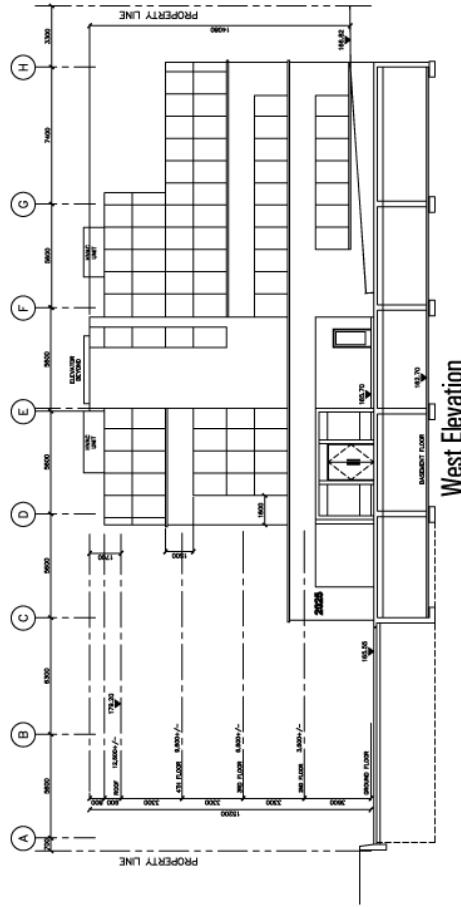
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Attachment 3: Elevations (East and West)



East Elevation



West Elevation

Elevations

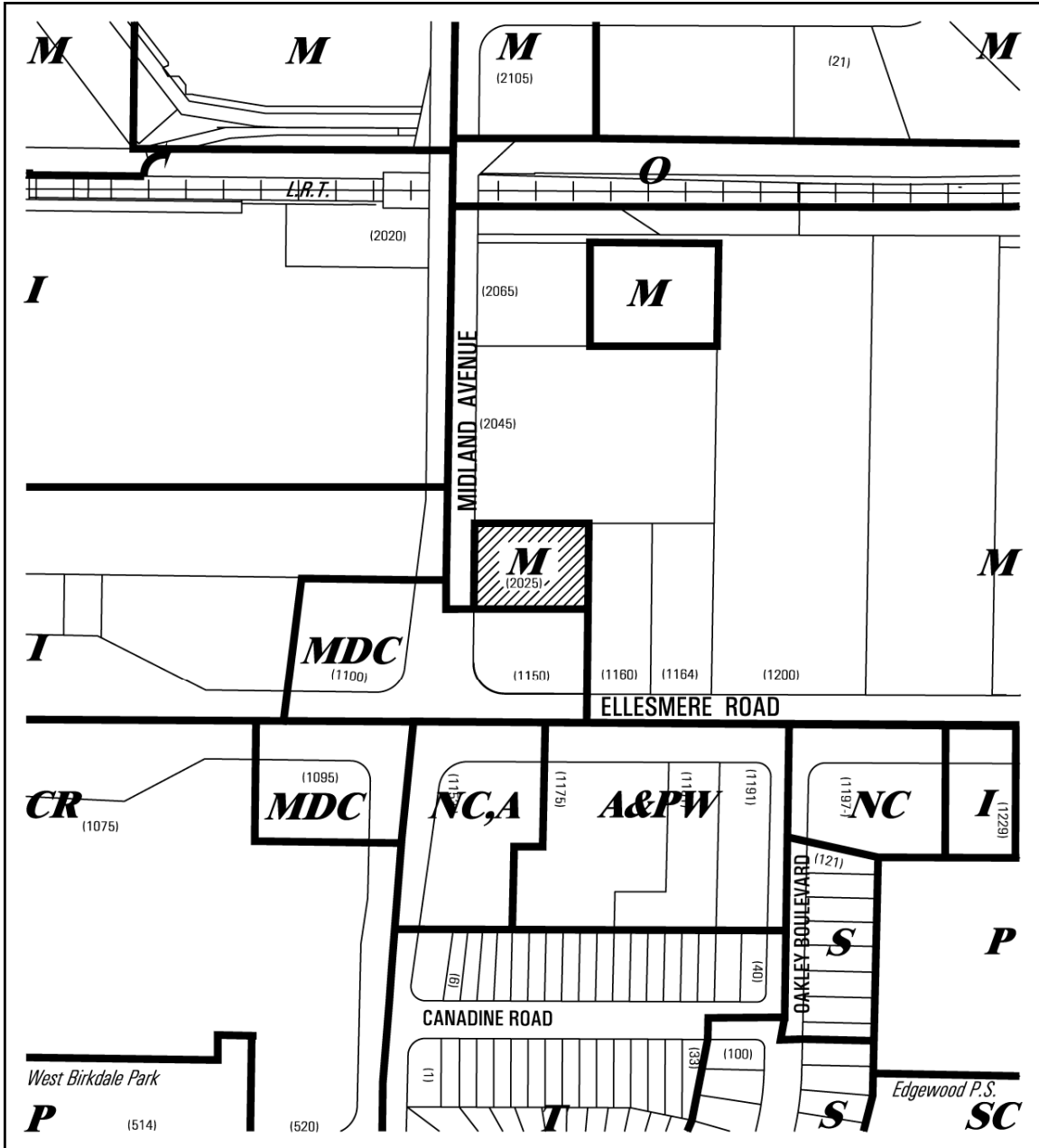
Applicant's Submitted Drawing

Not to Scale
12/30/09

2025 Midland Avenue

File # 09-196300 0Z

Attachment 4: Zoning



TORONTO City Planning
Division
Zoning

2025 Midland Avenue
File # 09-196300 0Z

M Industrial Zone
MDC Industrial District Commercial Zone
CR Commercial/Residential Zone
NC Neighbourhood Commercial

SC School Placels) of Worship Institutional Zone
I Industrial District Commercial Zone
O Open Spaces Zone
P Park Zone

S Single-Family Residential
T Two-Family Residential
A Apartment Residential

Progress, Dorset Park Employment and Bendale Community Bylaws
Not to Scale
12/30/09



Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	09 196300 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	December 14, 2009

Municipal Address: 2025 MIDLAND AVE
 Location Description: CON 2 PT LT26 NOW RP 64R7121 PT 1 **GRID E3701
 Project Description: Existing building to be demolished and new medical office building to be constructed.

Applicant:	Agent:	Architect:	Owner:
SCIBERRAS CONSULTING INC			KTNE HOLDINGS

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	
Zoning:	M	Historical Status:	Listed
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2787	Height:	Storeys:	4	
Frontage (m):	0		Metres:	16	
Depth (m):	0				
Total Ground Floor Area (sq. m):	750				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	80	
Total Non-Residential GFA (sq. m):	2710		Loading Docks	0	
Total GFA (sq. m):	2710				
Lot Coverage Ratio (%):	26.9				
Floor Space Index:	0.97				

DWELLING UNITS

Tenure Type:
 Rooms: 0
 Bachelor: 0
 1 Bedroom: 0
 2 Bedroom: 0
 3 + Bedroom: 0
 Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	2710	2710	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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