

Morningside Heights Community – Designation of a Site Plan Control Area – Final Report

Date:	February 17, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough Rouge River
Reference Number:	09 190160 EPS 00 TM

SUMMARY

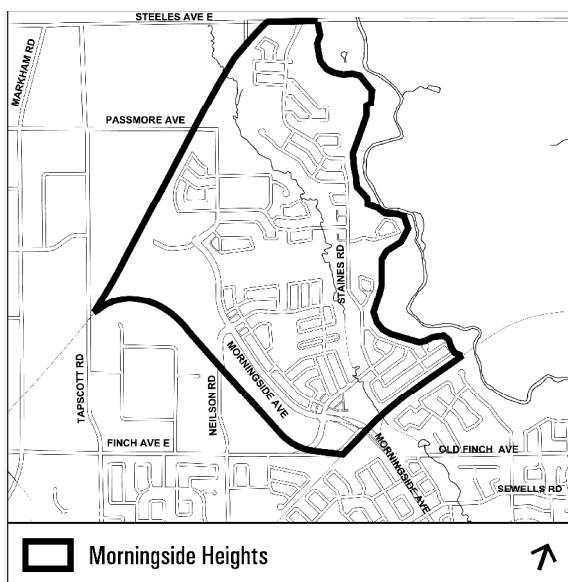
This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends amendment to the Scarborough site plan control by-law in order to place and designate certain lands within the Morningside Heights Community under site plan control.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Scarborough Site Plan Control By-law No. 21319 substantially in accordance with the draft site plan control by-law attached as Attachment No. 1, and;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-law as may be required.



Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The official plan amendment that created the Morningside Heights Community was approved by the Ontario Municipal Board (OMB) in 1999. The amendment provided for a new residential community comprised of low-scale residential built forms, schools, parks, community shopping facilities, and a business park. A greenspace corridor containing the Morningside Tributary, adjacent woodlots to the Tributary and a 30-metre buffer along the top-of-bank of the Rouge Valley were also established.

At that time, the majority of the lands within the newly created community were zoned for various agricultural uses within the Employment Districts Zoning By-law (Tapscott Employment) and the former Agricultural Holding Zoning By-law. Under the policies of the former Scarborough Official Plan, agricultural lands were not subject to site plan control and were not identified in the site plan control maps or schedules. The exception to this was a small industrially-zoned area adjacent to Neilson Road, south of the hydro corridor that was subject to site plan control. This small area, for the purposes of site plan control only, remains within the site plan control map schedule for the Tapscott Employment District.

In processing the subsequent development applications, development controls were exercised through the individual rezoning applications, plan of subdivision applications and agreements. These applications incorporated protective buffers adjacent the Rouge Valley, Morningside Tributary and woodlots. Architectural control was also imposed through the subdivision agreements which referred to architectural design guidelines established for the new community.

Most of the residential development within the Morningside Heights Community has been built. Development opportunities for commercial and employment uses remain on the vacant lands along the west side of Morningside Avenue. With the recent construction of the Morningside Avenue underpass, the reconstructed Finch and Morningside Avenue intersection, and the soon to open McNicoll Avenue extension from Tapscott Road to Morningside Avenue, accessibility to and from the community has and will be improved. In turn, development interest on these lands is anticipated in the near future.

To ensure that future development within the community is consistent with the existing policies of the Toronto Official Plan and the Morningside Heights Secondary Plan, Planning staff propose to amend the Scarborough site plan control by-law to incorporate certain lands within the Morningside Heights Community under site plan control.

Official Plan

The Toronto Official Plan designates the entire City as a site plan control area. The site plan control by-law will define the classes of development that will be subject to site plan control. Site plan control will be used to implement the policies of the Official Plan and

to achieve attractive, functional, safe, environmentally sound and universally accessible development.

In addition, the Morningside Heights Community Secondary Plan contains specific site plan control provisions to guide development within the community. The secondary plan requires that all properties within the Employment Area, commercial uses, and residential uses within the Neighbourhoods designation abutting Morningside Avenue be subject to site plan control. Land uses that are adjacent to the identified woodlot areas, the Rouge River Valley, or to the Morningside Tributary will also be subject to site plan control.

COMMENTS

Site Plan Control

Staff propose to amend the Scarborough site plan control by-law to place certain lands within the Morningside Heights Community under site plan control. To this end, modification is also required to the Tapscott Employment District map schedule to remove the small area adjacent to Neilson Road, south of the hydro corridor that has remained on the map schedule for the Tapscott Employment District.

The areas proposed for site plan control are those identified in the Morningside Heights Secondary Plan. These areas include the lands currently zoned for commercial and employment uses along the west side of Morningside Avenue, the residential properties abutting Morningside Avenue, and the residential properties abutting the Morningside Tributary, its woodlots, and the Rouge Valley. The majority of the residential properties on the east side of Morningside Avenue do not actually abut Morningside Avenue as they are separated by intervening streets such as Flycatcher Avenue, Polarlights Way and by lanes. Intervening streets also are found in some locations adjacent the Morningside Tributary and the Rouge Valley. These residential properties are not proposed to be subject to site plan control as they do not directly abut Morningside Avenue, the Morningside Tributary or the Rouge Valley.

Staff also propose to include the two school properties in the by-law as most school sites in the former City of Scarborough are subject to site plan control. As well, staff propose to remove site plan control from applying to lands near Staines Road and Steeles Avenue as these lands are not identified in the Morningside Heights Secondary Plan for site plan control. These lands inadvertently were included under site plan control in a recent rezoning application to permit street townhouses. The areas proposed for site plan control are contained in the draft site plan control by-law (Attachment 1).

Conclusions

Amending the Scarborough site plan control by-law will enable the City to guide development within the Morningside Heights Community consistent with the site plan control policies of the Official Plan and the Morningside Heights Community Secondary Plan. Given the recent road infrastructure improvements made in the area, the proposed site plan control by-law (Attachment 1) would ensure that new development is appropriately secured.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Site Plan Control By-law

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Authority: Scarborough Community Council Item ~
as adopted by City of Toronto Council on ~, 2010
Enacted by Council: ~, 2010

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~

To designate a Site Plan Control Area (Morningside Heights Community)

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*, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

WHEREAS Council of the City of Toronto deems it expedient to incorporate all lands forming the Morningside Heights Community into a consolidated Site Plan Control Area and to exempt certain land uses therein from Site Plan Control;

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

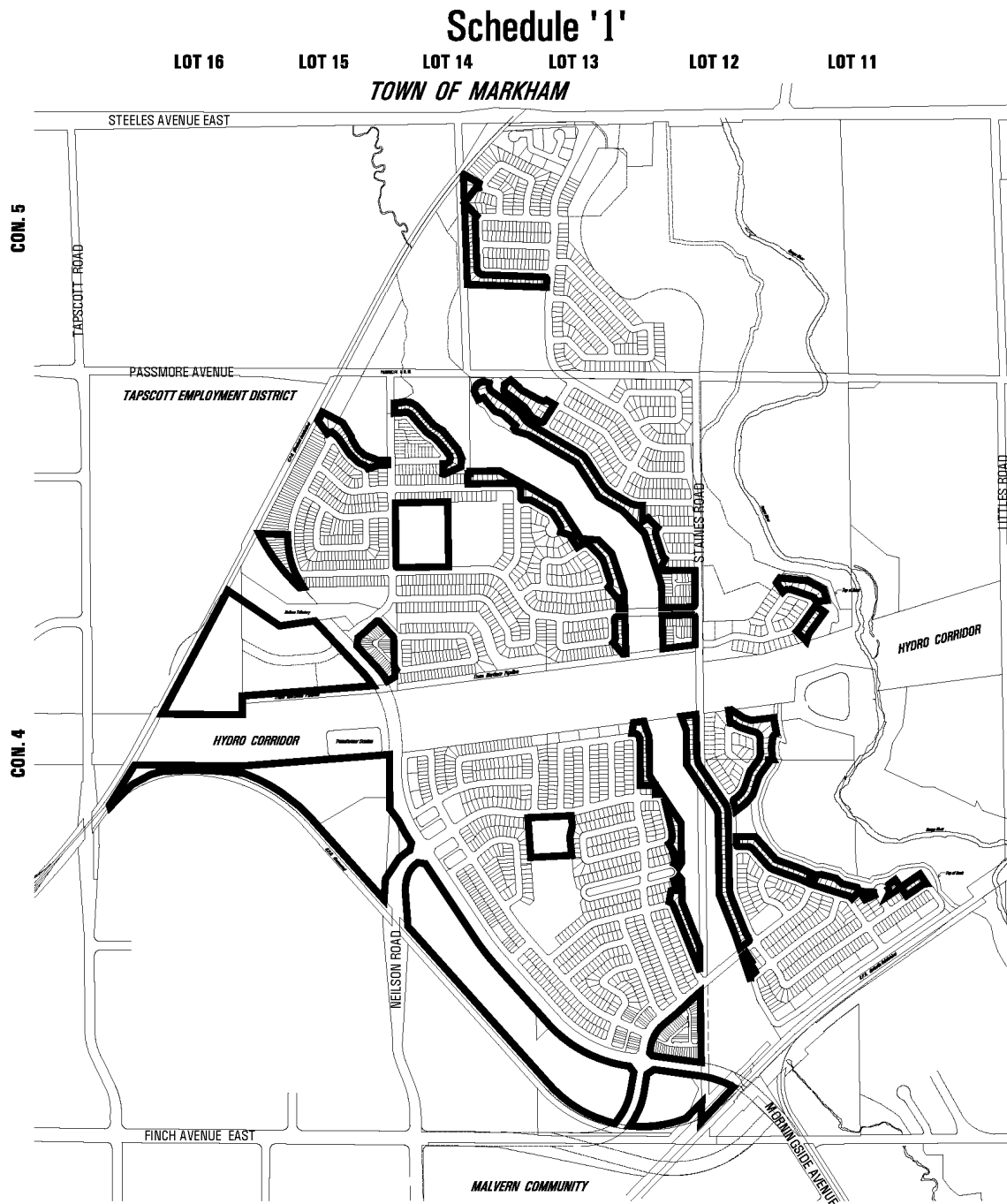
1. By-law No. 21319 is amended as follows by:
 - a) Removing certain lands shown on Schedule '1' from the various map Schedules to the By-law; and
 - b) Designating the lands shown outlined by heavy black lines on Schedule '1' of this By-law as the Site Plan Control Areas for the Morningside Heights Community.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Toronto City Planning Division
Site Plan Control Amendment

Morningside Heights Community

File # 09-190160 TM

Area Affected By This By-Law

Morningside Heights Community Bylaw
 Not to Scale
 02/02/10

