

Consolidated Clause in Scarborough Community Council Report 7, which was considered by City Council on September 28, 29, 30 and October 1, 2004.

25

Final Report
Official Plan and Rezoning Application 04 113582 ESC 35 OZ
Stafford Homes Limited (The Goldman Group)
671-679 Warden Avenue
Oakridge Employment District
(Ward 35 - Scarborough Southwest)

City Council on September 28, 29, 30 and October 1, 2004, adopted this Clause without amendment.

The Scarborough Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 31, 2004) from the Acting Director, Community Planning, East District.

The Scarborough Community Council held a statutory public meeting on September 14, 2004, and notice was given in accordance with the *Planning Act*.

The Scarborough Community Council submits the report (August 31, 2004) from the Acting Director, Community Planning, East District.

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law for a 4-storey Ina Grafton Gage long term care facility with 128 beds at 671-679 Warden Avenue.

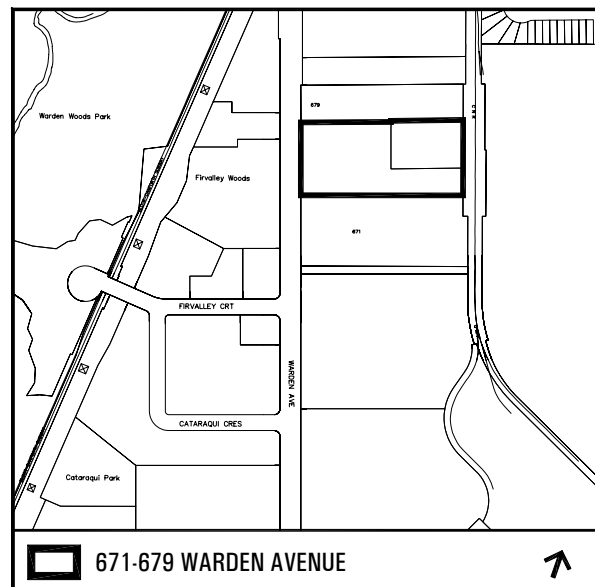
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan of the former City of Scarborough substantially in accordance with the draft Official Plan



Amendment attached as Attachment No. 8;

- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with the proposed modification attached as Attachment No. 9;
- (3) amend Employment Districts Zoning By-law No. 24982 (Oakridge) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Scarborough Official Plan Amendment, the Proposed Modification to the Toronto Official Plan, and the draft Zoning By-law Amendment as may be required; and
- (5) direct that before the necessary Bills are introduced to City Council for enactment, and before the Ontario Municipal Board is requested to modify the Official Plan for the City of Toronto, that the applicant be required to retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O. 1990) to carry out an archaeological assessment of the entire property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found; that the consultant archeologist be required to submit the relevant assessment report(s) to the City's Culture Division (Heritage Preservation Services Unit); and that no demolition, construction, grading or other soil disturbances take place on the subject property prior to the City's Culture Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Background:

Proposal

The application proposes amendments to the Official Plan and Employment Districts Zoning By-law 24982 to permit a 4 storey, 128 bed long-term care facility with 42 parking spaces as an additional permitted use. No redevelopment is proposed for the historic Bell Estate at 679 Warden Avenue, which the owner leases to the Warden Woods Community Centre for a recreational and educational centre for senior citizens.

The long term care facility would be operated by Ina Grafton Gage, a corporate entity of the United Church, which proposes to relocate from their existing 110 bed facility at 2 O'Connor Drive, Toronto. The building would include dining/sitting/activity areas, nurses stations, offices and clinics, as well as a tuck shop, library, exercise room, chapel and hair salon. The basement level would include the laundry, cooking facilities, staff lounge and lockers, and the mechanical, storage and garbage/recycling areas. Two gardens are proposed on the ground floor on the north side of the building, as well as a patio area on the south side near the front entrance.

Additional project information is provided in the Application Data Sheet.

Site History

The larger property at 671-679 Warden Avenue as shown on the Context Plan in Attachment 1, is comprised of the former Becker's Milk Company dairy (originally Bell's Dairy) and the Bell Estate at 679 Warden Avenue.

The Bell Estate includes a c.1840 fieldstone farmhouse and accessory structures. In 1990, the City of Scarborough stated its intent to designate the Estate under the Ontario Heritage Act. In 1991, the City of Scarborough Local Architectural Conservation Advisory Committee (LACAC) and the Becker's Milk Company reached an agreement to retain the structure. Council's intent to designate the property remains in force.

Minor Variance Application A270/94, approved in 1994, permits the use of the Bell Estate for a recreational and educational centre for senior citizens, including food preparation for a "Meals-on-Wheels" program and cafeteria under the direction of the Warden Woods Community Centre.

Consent application B030/03SC, approved in October 2003; severed the Bell Estate and the site of the proposed Ina Grafton Gage home from the former dairy on the south part of the Becker's lands. Among the conditions of approval, the Owner is required to enter into and register on title a Heritage Easement Agreement with the City of Toronto to preserve the main residence of the Bell Estate prior to the registration of the new parcels. The existing municipal sewer easements on the north part must also remain on title in favour of the City.

Consent Application B008/04SC, approved in March 2004, severed the north part of the Becker's lands into two lots, one containing the Bell Estate, and the other the site of the proposed long term care facility. This approval is also subject to the Heritage Easement Agreement, which is in the process of being finalized. The municipal sewer easements must remain on title.

Warden Corridor Land Use Planning Study

The Warden Corridor and Victoria Park Station Land Use Planning Studies commenced in January 2004, and are being undertaken with the assistance of consultants. The Warden Corridor study area extends east and west of Warden Avenue from Danforth Avenue to Eglinton Avenue, as shown on the map in Attachment 4. Within this general area a number of sites, primarily on the east side of Warden Avenue between the Warden Power Centre and Centennial College, have been identified as "areas of potential land use change", including the subject property. The purposes of the Warden Corridor Study are: to determine the best use of the TTC commuter parking lot lands; review the economic viability and importance of the employment uses; guide the creation of new neighbourhoods with the necessary physical and social infrastructure if the conversion of industrial land to residential use is supported; and to provide Council with a context for considering development applications in the study area.

The Warden Corridor and Victoria Park Station Studies involve an extensive community consultation program. A Study Commencement Meeting was held on March 8, 2004, and Advisory Panels (working groups) of stakeholders have been meeting with City/TTC staff and the consultants on an on-going basis. The Phase One Report (Background Study) was released in April, and a Charette Summary Report was published in May. The consultant presented

preliminary preferred physical land use options at a Community Information Meeting on June 29, 2004. The consultant's reports, related TTC reports, and other study information are posted on the City's website.

The consultant's Phase Two Vision/Direction Report is due to be completed in September, and is targeted to go to the November 8, 2004, meeting of the Planning and Transportation Committee, following additional community consultation. The Phase Three Implementation Report from Staff is targeted for a Public Meeting at the Committee in January/February 2005.

Processing of OPA & Rezoning Application

The Preliminary Report (April 20, 2004) on this OPA & Rezoning Application recommended that the processing of the application be co-ordinated with the Warden Corridor Land Use Planning Study. The Toronto East Community Council recommended adoption of the staff report, and that City Council request the Minister of Health and Long Term Care to extend the funding timeline for the Ina Grafton Gage facility until February 2007, which would allow the proposal to be considered as part of the Warden Corridor Land Use Planning Study. These recommendations were adopted by City Council at its meeting of May 18-20, 2004.

The Minister of Health and Long Term Care responded to Council's request in a letter dated June 23, 2004, stating that he is not prepared to grant an extension past the "D" program deadline of March 31, 2006.

The Scarborough Community Council considered the Minister's communication at its meeting of July 6, 2004, and recommended to City Council that the application not be co-ordinated with the Warden Corridor Land Use Planning Study, but rather, that the Acting Director of Community Planning be directed to process the application and arrange for community consultation so that the Public Meeting can take place at Community Council. These recommendations were adopted by City Council at its meeting of July 20-22, 2004.

Revising the normal timeframe for processing the project with a view to fall construction requires the prompt submission of the required technical studies, and accelerated review of the Site Plan Control application by the commenting departments and agencies.

Site and Surrounding Area

The site is located on the east side of Warden Avenue, south of St. Clair Avenue East, has a frontage of approximately 92 metres on Warden Avenue, and a size of 1.9 hectares. There is an existing municipal sewer easement crossing the site, which must remain on title in favour of the City of Toronto as a condition of approval of the Consent Applications.

The portion of the property which was formerly part of the Becker's dairy at 671 Warden Avenue, and is the site of the proposed long term care facility, now has an address of 675 Warden Avenue.

The surrounding uses include:

- North: Advantage Self-Storage at 681 Warden Avenue, Sealy Canada at 685 Warden Avenue, Biovail Research and other industrial tenants at 689 Warden Avenue, Hydro Lands
- South: former Becker's dairy, Tradition Fine Foods at 663 Warden Avenue, and the former Centennial College at 651 Warden Avenue
- East: former CNR rail spur, former AFG Glass factory at 350 Danforth Road (subject to OPA & Rezoning Application 03 035270 ESC 35 OZ and Subdivision Application 04 117084 000 00 SB for 486 residential units, a park and walkways), TTC Birchmount Bus Garage, Birchmount Park Community
- West: 15-storey apartment building at 682 Warden Avenue, townhouses, Firvalley Woods Park, Warden Woods Church and Community Centre, Firvalley Plaza, Warden Public School, Bloor-Danforth subway line.

Scarborough Official Plan

The site is designated as General Industrial-High Performance Standards and Special Industrial Uses in the Oakridge Employment District Secondary Plan. These land use designations permit industrial, scientific, technical research and development, training and educational facilities, offices, recreational uses, and manufacturing and warehousing. Industrial uses having limited noxious aspects may be permitted in the Special Industrial Uses designation. Places of worship are permitted along certain arterial roads. Long term care facilities and residential uses are not permitted in these industrial designations.

Specialized residential care facilities and nursing homes are permitted in the Community Facilities designation, and senior citizens housing is permitted in the High Density Residential designation.

New Toronto Official Plan

At its meeting of November 26, 27 and 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the pre-hearing conferences are taking place. The next pre-hearing conference has been scheduled for September 14, 2004.

Once the Plan comes into full force and effect, it will designate these lands as "Employment Areas". This land use designation permits a variety of uses such as offices, manufacturing, warehousing, distribution, research and development, media facilities, parks, hotels, and restaurants and small scale services that serve area businesses and workers. Places of worship, recreation and entertainment facilities, business and trade schools, and post-secondary institutions, uses that are not directly supportive of the primary economic function, may be permitted through rezoning and only on major streets as shown on Map 3. Large-scale stand-alone retail stores and "power centres" are permitted in these streets where they form the boundary of the Employment Areas.

The subject site is not identified on the Urban Structure Map 2 as an “Employment District” to be protected and promoted exclusively for employment uses.

Long term care facilities are permitted as local institutions in Neighbourhoods, Apartment Neighbourhoods, and Mixed Use designations. Long term care facilities are also permitted in Regeneration Areas, and in Institutional Areas when associated with a health institution.

The new Official Plan does not permit long term care facilities in Employment Areas. A modification to the Plan would be required.

Zoning

The site is currently zoned Industrial (M), General Industrial (MG), and Special Industrial (MS). These zones permit industrial uses, offices (excluding medical and dental), educational and training facility uses, recreational uses, and day nurseries, as well as places of worship on sites abutting certain arterial roads, including Warden Avenue. The MG and MS zones also permit open storage. Long term care facilities are not a permitted use in the M, MG or MS zones, and therefore a rezoning would be required.

Site Plan Control

The site is subject to site plan control. A Site Plan Control application was submitted on behalf of the Ina Grafton Gage Home on August 13, 2004. Matters to be addressed include building form and layout to create an enhanced building presence along the street, pedestrian access, enhanced visual interest in the landscaping, site lighting, truck turning and stormwater management.

Ravine Control

The site is not subject to the Ravine Control By-law.

Tree Preservation

The applicant submitted an Arborist Report in connection with Consent Application B030/03SC. The City Forester advises that a tree protection plan is required for trees protected under By-law 25150. It is recommended that tree planting be increased wherever possible in turf areas in order to maximize tree canopy, and provide long term benefit to the community.

Urban Forestry, Planning and Protection advises that there are no existing City owned trees adjacent to the site. There is insufficient room for street trees because the street line is only 3 metres off the curb, the existing boulevard strip between the curb and sidewalk is paved, and overhead primary wires and street lights are present. It is recommended that additional private trees be planted on the south side of the driveway.

The details of private tree planting will be addressed through the Site Plan Control application.

Reasons for the Application

The Ministry of Health and Long Term Care has advised that the existing Ina Grafton Gage Home is a “D” class long term care facility, meaning that it does not meet the Ministry’s 1972 design and care standards. In 1998, the Province committed funding for the rebuilding or redevelopment of D facilities, which has prompted Ina Grafton Gage to sell its current facility and seek a site for a new building. The Ministry entered into an agreement with Ina Grafton Gage for a redevelopment with 128 beds in August 2002, and approved the location at 671-679 Warden Avenue in September 2003.

An amendment to the Scarborough Official Plan and a modification to the new Toronto Official Plan, as well as a rezoning, are required to permit the proposed long term care facility. The applicant is proposing that the current Industrial designations in the Scarborough Official Plan and the current industrial zoning be maintained, with the long term care facility permitted as an additional permitted use.

The applicant and the Ministry of Health and Long Term Care have requested that the application be expedited prior to the conclusion of the Warden Corridor Study, because considering the application within the timeframes of the Study could result in the loss of the provincial funding, and a missed opportunity for social and economic benefits for the local community. Ina Grafton Gage is already in breach of its development agreement with the Ministry. The Ministry has advised that in order to meet the D program deadline of March 31, 2006, Ina Grafton Gage needs to begin construction in the fall of 2004.

The applicant notes that the public has expressed concerns about the amount of vacant/underutilized land in the Warden Corridor, and that the facility would provide local employment opportunities with approximately 225 fulltime caregiver and professional positions. In addition, the applicant submits that the facility is an extension of the uses for seniors already permitted at the Bell Estate, would be compatible with the neighbouring employment uses, have limited transportation impacts, and can help improve the streetscape of Warden Avenue.

Community Consultation

As requested by Councillor Altobello, the application was discussed at the May 3, 2004, meeting of the Warden Corridor Advisory Panel, prior to City Council’s decision to process the application in conjunction with the Warden Corridor Study. There was mixed reaction to fast-tracking the application in advance of the completion of the study, and at the same time, concern about the prospect of Ina Grafton Gage losing Ministry funding. One resident was concerned that the area hospitals might not have sufficient capacity to serve this facility, and felt that there may be an oversupply of long term care beds in Scarborough.

A petition with approximately 300 names in support of the Ina Grafton Gage Home proceeding to construction in the fall was submitted to Councillor Altobello at the Visioning Charette held on May 8, 2004.

On July 20-22, 2004, City Council revised its earlier position and directed that community consultation be arranged. A community consultation meeting has been scheduled for September 2, 2004, at the Oakridge Community Centre. In view of the timing of the community meeting, a Supplementary Report will be prepared outlining the issues raised at the meeting.

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.

Comments:

Land Use and Warden Corridor Study

Although City Council has directed that this application not be processed in co-ordination with the Warden Corridor Study, the subject property is one of the “areas of potential land use change” under review in the study. The draft preferred land use option presented by the City’s consultants at the Community Information Meeting held on June 29, 2004, suggests that a portion of the site abutting Warden Avenue be designated as Mixed Use and identifies it as a potential location for some form of community facility. The remainder of the site including the Bell Estate is shown as proposed parkland. The consultants also suggest that all of the lands on the east side of Warden Avenue between the Hydro Corridor and Mack Avenue could be a Re-Investment Area, with flexible land uses permitted.

A long term care facility is an institutional/residential use that is essentially self-contained. Generally the residents would not require additional local retail and service uses, or place demands on community services such as parks and schools. Although there is an employment component and there will be visitors to the facility, traffic impacts are expected to be limited. The site is also in close proximity to the Warden Subway Station.

It is staff’s view that the Ina Grafton Gage Home would be compatible with neighbouring uses, whether some of these are eventually redeveloped for residential or mixed uses, or remain industrial. Although there has been some community opposition to fast-tracking the application in advance of the conclusion of the Study, there has been little objection to the proposed long term care facility itself, and a petition in support has been submitted. It does not appear necessary to defer the application until the completion of the Warden Corridor Study. However, Council has made a special exception due to the provincial funding requirements associated with the proposed use. The fast-tracking of this proposal is not a precedent for processing other OPA and Rezoning applications, or the determination of future land use designations for other sites, in advance of the land use review.

The intent of the new Toronto Official Plan is that long term care facilities are a local institution and should be located in residential and mixed use areas. The Warden Corridor Study directions suggest it may be appropriate to alter the existing Official Plan designation for this property. The preferred approach to approve this proposal relative to the new Plan would be to designate the property in a land use category that permits long term care facilities, such as Apartment

Neighbourhoods or Mixed Use. However, an entirely new designation in the Toronto Official Plan should be based on the outcome of the Warden Corridor Study, which has not yet reached conclusions about this site or neighbouring lands, and will not be completed until early 2005.

In order to make it possible for Ina Grafton Gage to proceed with construction this fall, it is recommended that the Industrial and Employment Areas designations in the Scarborough and Toronto Official Plans be left intact for the time being, and the long term care facility be permitted as an alternative to industrial uses. A new land use designation in the Toronto Official Plan that permits long term care facilities can be established at the conclusion of the Warden Corridor Study, if appropriate at that time.

The current industrial zoning of the property should be maintained, with a long term care facility added as an alternative permitted use. The Bell Estate Services for Seniors will continue to be a permitted use pursuant to the 1994 minor variance. Revised zoning for the property can also be addressed at the conclusion of the Warden Corridor Study.

Public Access

There is an existing municipal sewer easement crossing the property, which is required to remain on title in favour of the City. The City's consultants for the Warden Corridor Study have noted that the easement is an opportunity for pedestrian/cycling access across this property to future redevelopment to the east, that can in turn link those lands to Warden Avenue and then through Firvalley Park to the Massey Taylor Creek valley. The Subdivision application for the proposed residential development at 350 Danforth Road already includes a walkway which lines up with the easement. The Economic Development, Culture and Tourism Department requests that public pedestrian access be secured across the subject site. The Site Plan Control application includes a proposed roadway along the south part of the site intended to provide access for both the long term care facility and the Bell Estate, which will be reviewed with the appropriate agencies through the evaluation of the application.

Archaeological Assessment

Heritage Preservation Services advises that it has been determined that any development of this property may have the potential of causing impacts to pre-contact archaeological resources. The applicant is required to submit an archaeological assessment of the entire property and to mitigate, through preservation or resource removal and documentation, adverse impacts on any significant archaeological resources found. Further, no demolition, construction, grading or other soil disturbances are to take place prior to Heritage Preservation Services and the Ministry of Culture confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Environmental Reports

The Works and Emergency Services Department advises that to address the issue of soil contamination, the applicant is required to submit Phase I and II Environmental Site Assessment Reports. If necessary, the applicant is also required to submit a Remedial Action Plan and post-remedial confirmatory testing report. If site clean-up/remediation is required, the applicant

must also submit a Record of Site Condition acknowledged by the Ministry of the Environment advising that the Record of Site Condition has passed the audit. These environmental reports are to be reviewed by a third-party peer reviewer chosen by the City and paid for by the applicant.

Works and Emergency Services also requires the applicant to conduct a designated substance survey and analytical testing to determine the presence of any substances such as asbestos, PCB, and lead containing materials, and to assume proper handling and removal.

A series of environmental reports have been submitted with the Site Plan Control application, and have been forwarded to Works and Emergency Services for review.

Noise Study

Economic Development has advised of its concern that the future residents and staff of the long term care facility may complain about noise from the day-to day operations of nearby employment and commercial uses. Under the City's Noise By-law, the introduction of a long term care facility will make this property a "Quiet Zone".

A noise study, prepared by a qualified acoustical engineer, should be submitted in support of the Site Plan Control application, addressing how noise from traffic and surrounding uses will be addressed in the design and construction of the project, pursuant to the Noise By-law and other applicable provincial standards. If warranted, the site plan approval can include a condition requiring Ina Grafton Gage to insert a warning clause in its contracts advising that despite on-site attenuation measures, residents understand and accept that they may be affected by noise from adjacent land uses.

Conclusions:

The emerging directions of the Warden Corridor Study indicate that this site may be an appropriate location for a community facility. A long term care facility would be compatible with future residential or mixed use development on the abutting lands, or industrial uses, should the study conclude that those lands should remain designated for employment uses. The facility is not dependent on schools, parks or commercial services, and any noise impacts from nearby industrial uses can be addressed through the Site Plan Control application.

A site-specific Official Plan Amendment and a Rezoning are recommended, as well as a site-specific modification to the Toronto Official Plan. These amendments will permit the long term care facility, but will retain the existing designations and zoning pending the results of the Warden Corridor Study.

The approval of the application at this time should allow Ina Grafton Gage to address the extenuating circumstances of the Ministry's funding requirements, and to replace the long term care beds at its existing location in a new facility that meets current standards, provided that the applicant can proceed expeditiously to satisfy the technical requirements identified in this report.

Contact:

Ruth Lambe, Senior Planner
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Fax: (416) 396-4265
Email:rlambe@toronto.ca

(Attachments 1 – 7 referred to in this report were included in the Agenda for the meeting of the Scarborough Community Council held on September 14, 2004, and a copy is on file in the City Clerk's Office, Scarborough Civic Centre.)

The Scarborough Community Council also submits, for the information of City Council, the supplementary report (September 3, 2004) from the Acting Director, Community Planning, East District:

Purpose:

This report outlines the results of the Community Consultation Meeting held on September 2, 2004.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council receive this report for information.

Background:

The Final Report dated August 31, 2004, recommended approval of the application, and noted that a Supplementary Report would be prepared concerning the upcoming community consultation meeting.

The two consents which severed the former Becker's property at 671-679 Warden Avenue into three separate lots are subject to the owner entering into a Heritage Easement Agreement with the City of Toronto to preserve main residence of the Bell Estate at 679 Warden Avenue prior to the registration of the new parcels. The consents will become final when the Agreement, which is being finalized, is registered on title. The owner has prepared a new reference plan and the site of the proposed long term care facility, formerly part of 671 Warden Avenue, is now assessed as a separate property with a new municipal number of 675 Warden Avenue (subject to the issuance of the official certificates for the consents). The former Becker's dairy to the south retains the municipal address of 671 Warden Avenue. Accordingly, the municipal address in the draft Scarborough Official Plan Amendment, the proposed modification to the Toronto Official Plan, and the draft Zoning By-law Amendment attached to the Final Report should be revised

from 671-679 Warden Avenue to 675-679 Warden Avenue. That report contains a standard recommendation to authorize the City Solicitor to make stylistic and technical changes of this nature to the documents.

Comments:

The community consultation meeting was held on September 2, 2004, at the Oakridge Community Centre, and was attended by the Ward Councillor, staff, the applicant, the architect, and approximately 14 members of the public.

There was general support for the proposed long term care facility. Residents were sensitive to Ina Grafton Gage's need to replace its existing "D" class facility with a new building by the funding deadline set by the Minister of Health and Long Term Care.

The concerns and issues raised at the meeting, and in written comments, included:

- the facility should include a therapeutic pool to aid walking exercises.
- additional trees should be planted on the site.
- the Bell Estate should be more visible to the public, and have improved access for emergency vehicles.
- the Bell Estate would be better protected and maintained if it were owned by the City; the owner should sell the Estate to the City for \$1.00 to show a commitment to the community.
- there will be a need for other community infrastructure to support future residential development in the Warden Corridor.

The issues related to site layout and landscaping can be addressed through the review of Site Plan Control application 04 166027 ESC 35 SA for 675 Warden Avenue.

Conclusions:

There is general community support for the proposed long term care facility, and with the approval proceeding in advance of the Warden Corridor Study.

Contact:

Ruth Lambe, Senior Planner
Ph: (416) 396-7037; Fax: (416) 396-4265; Email:rlambe@toronto.ca

Neil Pattison, representing the Goldman Group, appeared before the Community Council in support of the staff recommendations.

Attachment 8

Draft Official Plan Amendment (Scarborough Official Plan)

Authority: Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2004
Enacted by Council: ~, 2004

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

To adopt an amendment to the Official Plan of the former City of Scarborough respecting the lands municipally known as 671-679 Warden Avenue

WHEREAS authority is given to Council under 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. The Official Plan of the former City of Scarborough is amended as follows:
 - (a) The Oakridge Employment District Secondary Plan, Figure 4.45, is amended to add a new Numbered Policy 8 to the lands municipally known in 2004 as 671-679 Warden Avenue, as shown on Schedule 'T';
 - (b) The Oakridge Employment District Secondary Plan, Section 4.45.3, Numbered Policies, is amended by adding a new Numbered Policy 8, as follows:

8. **West Side of Warden Avenue between St. Clair Avenue and Mack Avenue**

In addition to the uses permitted by the General Industrial-High Performance Standards and Special Industrial Uses designations, a long term care facility may also permitted when there is no industrial use of the remainder of the lands.

ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 9

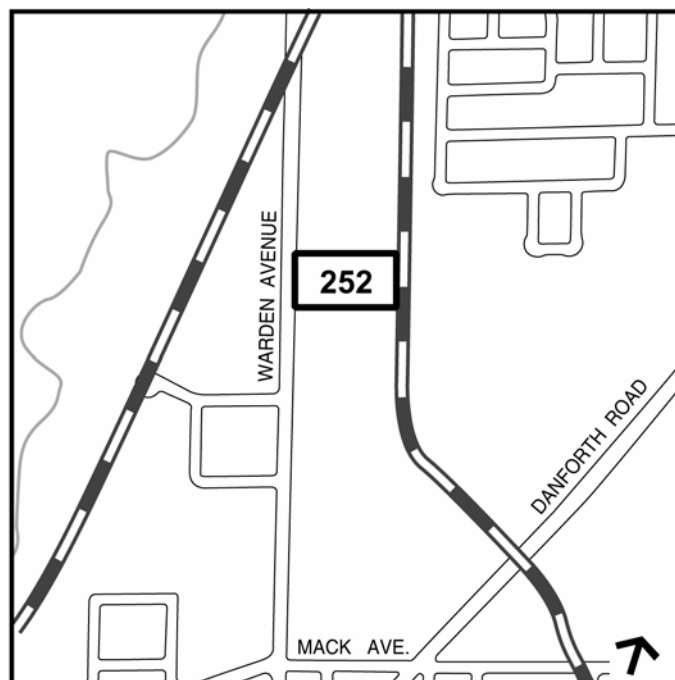
Proposed Modification to the Toronto Official Plan

1. The Official Plan of the City of Toronto is modified as follows:
 - (a) Map 22, Site and Area Specific Policies, is modified by adding the lands municipally known in 2004 as 671-679 Warden Avenue, as shown on Schedule "I", as Site and Area Specific Policy No, 252;
 - (b) Chapter 7, Site and Area Specific Policies, is modified by adding Site and Area Specific Policy No. 252 for the lands municipally known in 2004 as 671-679 Warden Avenue, as follows:

252. West Side of Warden Avenue between St. Clair Avenue and Mack Avenue

A long term care facility is also permitted when there is no industrial use of the remainder of the lands.

Schedule "I"



Attachment 10

Draft Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2004
Enacted by Council: ~, 2004

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2004

To amend Employment Districts Zoning By-law No. 24982 (Oakridge Employment District), as amended, of the former City of Scarborough respecting the lands municipally known as 671-679 Warden Avenue

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. The Employment Districts Zoning By-law No. 24982 (Oakridge Employment District), as amended, is further amended as follows:
 - (a) Schedule "A" is amended by deleting the current zoning of the property and substituting the following so that the amended zoning shall read as follows on Schedule '1', attached to and forming part of this By-law, together with the following letters and numerals:

M-357-913-991-1054-1378

202

453

MG,MS-357-913-991-1054-1378

453

M-406-913-991-1054-1378

202

453

MG,MS-406-913-991-1054-1378

453

- (b) Schedule “B”, entitled **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standard:

INTENSITY OF USE

406. Gross floor area of all buildings minus the **gross floor area** of **basements** shall not exceed 0.5 times the area of the **lot**, except a long term care facility shall be permitted a **gross floor area** minus the **gross floor area** of the **basement** of 0.9 times the area of the **lot**.

- (c) Schedule “C”, entitled **EXCEPTIONS LIST**, is amended by adding Exception 453 as follows:

453. The following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

- (a) Additional Permitted Uses:

- Long Term Care Facility, when there is no **Industrial Use** or **Special Industrial Use** of the remainder of the lands.

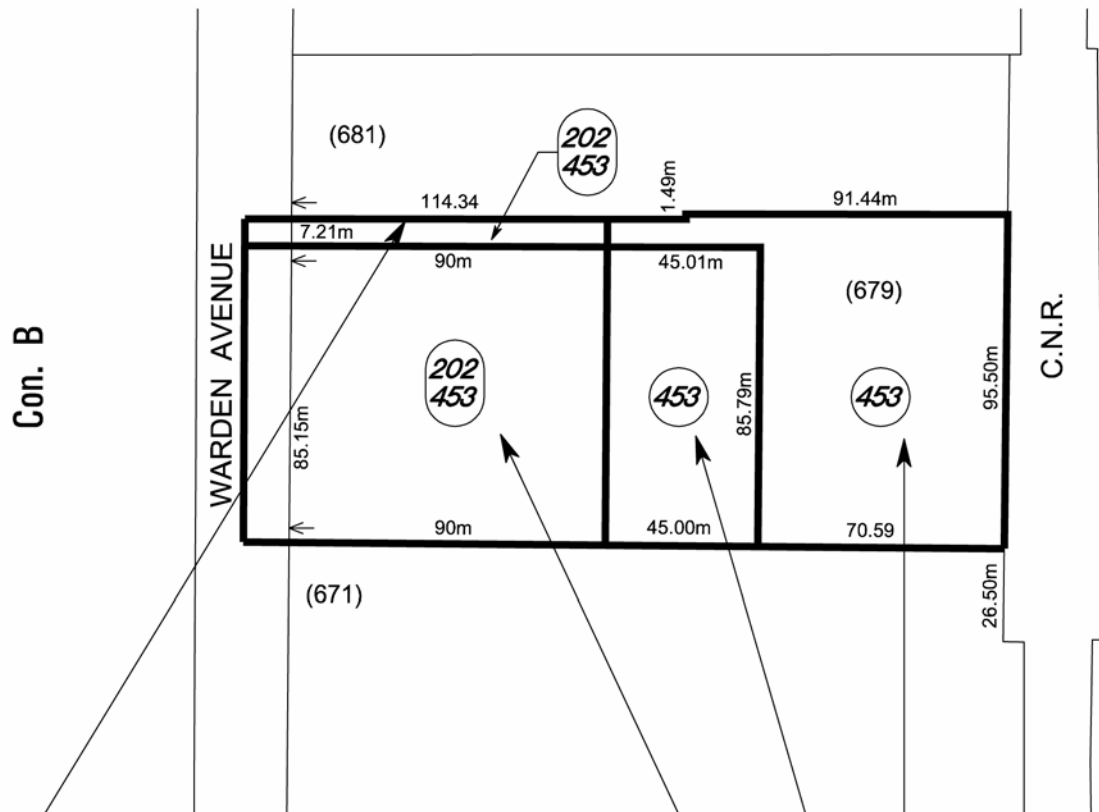
ENACTED AND PASSED this ~ day of ~, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1' Lot 32



M-357-913-991-1054-1378
M-406-913-991-1054-1378
MG, MS-406-913-991-1054-1378
MG, MS-357-913-991-1054-1378

 **Toronto** Urban Development Services
Zoning By-Law Amendment

671-679 Warden Avenue
File # **04-113582 0Z**

 Area Affected By This By-Law

Oakridge Employment District Bylaw
Not to Scale
8/30/04
