

North side of Ellesmere Road, East and West Sides of Military Trail, East of Morningside Avenue – Pan Am Games Aquatic Centre – Official Plan and Rezoning Applications – Final Report

Date:	May 5, 2011
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	10 174838 ESC 44 OZ and 11 115243 ESC 44 OZ

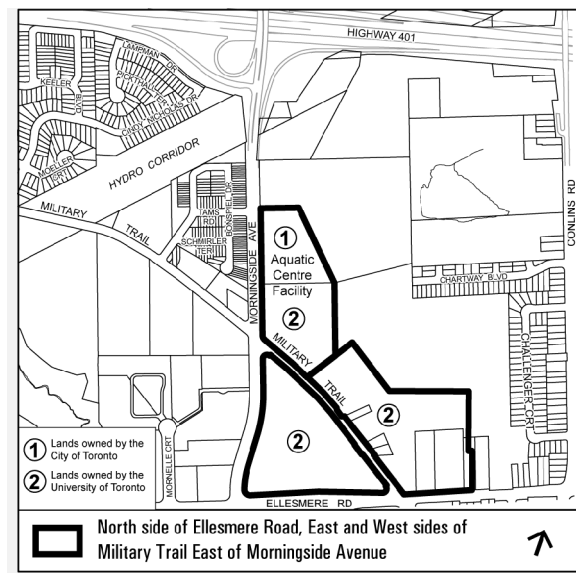
SUMMARY

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

These applications propose to amend the official plan to permit the sale or disposal of city-owned parkland and to rezone the subject lands to permit the use of the lands for a recreational sports facility. This facility will include two 50-metre swimming pools, a running track, gymnasium(s), meeting rooms, ancillary offices, food and retail uses. This facility will also serve as the aquatic centre for the 2015 Pan/Parapan American Games.

The land use conforms to the official plan, and is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden



Horseshoe. The use is compatible with the University of Toronto's planned expansion of its campus north of Ellesmere Road, and with the residential uses to the east and west of the site. The site is located between two priority area neighbourhoods, Malvern to the north, and Kingston Galloway to the south. It will provide recreational opportunities for people of all ages and abilities, including the development of high performance athletes. The proposed use is considered to be an appropriate and desirable use for the lands.

This report reviews and recommends approval of the applications to amend the official plan and zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Toronto Official Plan, for the lands at the northeast corner of Morningside Avenue and Military Trail substantially in accordance with the draft official plan amendment attached as Attachment 6.
2. City Council amend the Highland Creek Community Zoning By-law No. 10827, as amended, for the lands north of Ellesmere Road on the east and west sides of Military Trail, east of Morningside Avenue, substantially in accordance with the draft zoning by-law amendment attached as Attachment 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment and/or draft zoning by-law amendment as may be required.
4. City Council adopt the design guidelines, attached as Attachment 8, to guide the development of the aquatic centre facility, in accordance with the official plan policy as set out in Attachment 6.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In December 2008, City Council endorsed Toronto's participation in the bid to host the 2015 Pan and Parapan American Games (Pan Am Games). In November 2009, the City of Toronto won the bid to host the 2015 Pan Am Games.

One of the venues is the new competitive aquatic centre and multi-sport field house. The facility is being developed in partnership with the City of Toronto and the University of Toronto, the Province of Ontario, the Government of Canada, the Canadian Centre for Sport Ontario (CSIO), the Canadian Olympic Committee and the Host Corporation of the 2015 Pan/Parapan American Games. The facility is proposed to be located on lands owned by the City and the University of Toronto Scarborough (UTSC). The link to the

staff report considered by the Executive Committee can be found at:
<http://www.toronto.ca/legdocs/mmis/2008/ex/bgrd/backgroundfile-16632.pdf>.

Additional reports relating to the City's bid and the proposed aquatics facility can be found at: <http://www.toronto.ca/legdocs/mmis/2009/ex/bgrd/backgroundfile-18591.pdf> and <http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-19072.pdf>

In February 2011 City Council adopted the 2011 Capital Budget and 2012 – 2020 Capital Budget and Forecast which included a recommendation pertaining to the 2011 Recommended Capital Budget for the Pan Am Games. The funding approved by Council includes the costs associated with site remediation for the aquatic centre site. A tender to undertake the site remediation works has been issued and is expected to begin in May 2011. The recommendations also included funding for the games including, among other things, construction cost inflation for six capital projects specified in the Pan Am Games Multi-Party Agreement, including the aquatic centre.

ISSUE BACKGROUND

Proposal

The applications seek to permit the development of a recreational facility that will be approximately 37,000 square metres (400,000 square feet) in size. The facility will be shared between the UTSC students and faculty and the City of Toronto, Parks Forestry and Recreation Division. It will also include space for the Canadian Sports Institute of Ontario (CSIO). Refer to Attachment 1 for the conceptual site plan.

It is proposed that the facility will include two 50-metre swimming pools, a dive tank, gymnasium(s) and running and sprint track facilities, minor recreational facilities as well as offices, and the headquarters of the CSIO for training and development of high performance athletes. Ancillary food service and retailing is also proposed for the facility. On-site parking spaces are proposed, as is shared off-site parking on the Scarborough campus lands. The overall building height is proposed to range between 30 metres (98 feet) and 35 metres (115 feet). Of note, the preliminary report stated that the proposed building heights range between 24 and 30 metres, the proponent later revised these heights. The facility will include 2,500 permanent spectator seats and 2,500 retractable seats for aquatic events, with an additional 5,000 temporary seats for the Pan Am event, as well as 1,500 permanent retractable seats for the field house. This facility will replace the recreational amenities that currently service the UTSC Campus, and will serve as a community recreation centre for the City.

To accommodate vehicular movements, a new driveway is proposed to run east of the facility lining up with Tams Road on the west side of Morningside Avenue and connect to Military Trail at the south end of the site (refer to Attachment 1 – Conceptual Site Plan and Attachment 5 – Application Data Sheet).

The building will be designed and constructed by Infrastructure Ontario (IO) who submitted a site plan control application on April 15, 2011. The attached site plan (Attachment 1) is conceptual at this time.

The facility is intended to be opened in July 2014, one year prior to the Pan Am Games.

Site and Surrounding Area

The subject lands comprise a total area of approximately 6.7 hectares (16.5 acres). The site has approximately 332 metres (1,087 feet) of frontage on Morningside Avenue, approximately 158 metres (520 feet) of frontage on Military Trail and is relatively flat. The dimensions of the site have changed slightly from what was originally stated in the preliminary report, but the overall size of the subject lands remains the same. The site is largely vacant, containing sports fields and surface parking lots at both the southern and northern portions respectively. The majority of the site was operated as a sand and gravel pit from the 1930's to the late 1950's, and as a municipal landfill site between 1960 and 1967. Since 1967 the overall site has been used as open space and parkland. Since 2002 the University of Toronto has leased their lands to the City of Toronto for parkland use as a cricket pitch and soccer fields.

Adjacent land uses include:

- North: City of Toronto Morningside Yard, hydro transmission corridor and telecommunications tower adjacent to Highway 401;
- East: Former landfill mound and residential detached dwellings on Chartway Boulevard and east of Conlins Road;
- West: Residential townhouses, single-detached dwellings and commercial uses including a gas station; and,
- South: University of Toronto Scarborough Campus (UTSC), consisting primarily of surface parking lots. The main UTSC campus is south of Ellesmere Road.

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. Section 3.2.2 of the PPS states that "Contaminated sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse impacts."

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.

Metrolinx's "The Big Move" regional transportation plan identifies rapid transit services along Ellesmere Road and Morningside Avenue in the vicinity of the subject lands.

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.

Official Plan

The subject lands are designated Institutional Areas, Parks and Open Spaces Areas – Parks, and Mixed Use Areas within the Toronto Official Plan (refer to Attachment 3).

The lands subject to this application owned by the University of Toronto are designated Institutional Areas. Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution as well as utility uses.

The lands subject to this application owned by the City of Toronto are designated Parks and Open Space Areas - Parks and Mixed Use Areas. Parks and Open Space Areas are the parks and open spaces, valleys, watercourse and ravines, portions of the waterfront, golf course and cemeteries that comprise a green open space network in Toronto. Development is generally prohibited within Parks and Open Space Areas except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. The areas shown as Parks on the land use plans will be used primarily to provide public parks and recreational opportunities.

Mixed Use Areas are made up of a broad range of commercial, residential and institutional areas, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria in Mixed Use Areas specify that development will, among other things:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion, and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; and
- provide an attractive, safe and comfortable pedestrian environment.

The official plan also contains numerous public realm and built form policies which seek to ensure that new development contributes to a successful City. This includes among other things:

- promoting quality architectural, landscape and urban design and construction;

- recognizing that sidewalks and boulevards be designed to provide safe, attractive, interesting and comfortable spaces for pedestrians, and that publicly accessible buildings provide universal physical access;
- locating and organizing new development to fit with its existing and/or planned context;
- locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and
- massing and exterior façades of new development will be designed to fit harmoniously into their existing and/or planned context and to define the edges of streets in good proportion, and limit their impacts on neighbouring streets, parks, open spaces and properties.

Policies relating to community services and facilities encourage shared use of multi-service facilities, as well as adequate and equitable access to community services and local institutions.

The subject site is located adjacent to a natural heritage system feature, identified on Map 9 of the Toronto Official Plan. Natural environment policies encourage protection of the natural environment, and development is generally not permitted in the natural heritage system identified in the Plan. All development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system.

Environmental policies of Section 3.4.23 of the Toronto Official Plan state that "prior to development occurring on known or potentially contaminated sites, or on sites on or within 500 metres (or within a previously determined area of influence) of a known or suspected former waste disposal site, potential adverse impacts will be identified and assessed through a study, and any measures needed to remediate or mitigate the contamination will be identified and implemented."

The lands are also part of the Highland Creek Community Secondary Plan. No specific policies pertain to these lands, however, a new proposed road connection, connecting Chartway Boulevard westerly to Morningside Avenue/Military Trail, is illustrated on the Urban Structure Plan, Map 2-1. This road connection is also identified as a Planned but Unbuilt Road in Schedule 2 of the Official Plan. Lands adjacent to the subject lands are subject to Policy 1.5 which states: Section 1.5 of the Highland Creek Secondary Plan states that "Lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road, shown as Area A on Map 2-1, are within the potential influence of the landfill site. As such, the construction of any buildings, structures, services and hard surface paving will only be permitted subject to the following policies and in accordance with the underlying land use designation:

- (a) engineering studies have been carried out, and such studies will indicate that development can safely take place;
- (b) construction and phasing of any residential development will coincide with the control of any problems identified by engineering studies; and
- (c) studies of gas, leachate and hydrogeology will be carried out by a qualified engineer."

Zoning

At its meeting of August 25, 26 and 27, 2010, Toronto City Council adopted a new, harmonized zoning by-law for the City of Toronto. By-law No. 1156-2010 has been appealed in its entirety and there are a number of site specific appeals now before the Ontario Municipal Board. On April 13, 2011, Council directed City Planning staff to hold a public meeting to seek public input on repealing By-law No. 1156-2010.

The lands are not subject to Zoning By-law No. 1156-2010. The University of Toronto lands including the subject lands will be incorporated into the new Zoning By-law upon completion of the University's Scarborough Campus Master Plan review.

The lands owned by the University of Toronto are zoned Single-Family Residential (S) in the Highland Creek Community Zoning By-law which permits single-family dwellings, correctional group homes, group homes, and as ancillary uses, domestic or household arts and private home daycare.

The lands owned by the City of Toronto are zoned Institutional Uses (I), which permit Public and Semi-Public Uses which generally consist of large tracts of land with low building coverage and shall include only the following permitted uses: cemeteries, fire halls, homes for the aged, hospital, libraries, municipal park, nursing and convalescent homes, private and public educational institutions.

Site Plan Control

The lands are subject to site plan control. An application has been submitted and is being reviewed by staff.

Reasons for Applications

The official plan amendment seeks to amend Policy 4.3.8 of the Official Plan which does not permit the sale or disposal of City-owned lands that are designated Parks and Open Space Areas. In this case, the City of Toronto and the University of Toronto intend to each convey a fifty percent ownership interest in their respective portion of the subject lands resulting in a joint ownership as tenants in common. As well, a portion of the future facility is intended to be leased to the Canadian Sports Institute of Ontario (CSIO) on a long-term basis, likely to exceed 21 years. Any lease longer than 21 years would constitute "disposal" of land. In order that these transactions be able to occur, and that in the event that future long-term leases are desired for the operation of the facility, an amendment to Policy 4.3.8 is required.

The rezoning application is required given the current Institutional (I) and Single-Family (S) Residential zoning does not permit the uses contemplated by this application. The rezoning application will also enable the development of site specific performance standards to address the proposed aquatic facility and will also amend existing parking-related performance standards for the University of Toronto campus lands north of Ellesmere Road to provide for the sharing of available parking between the University of Toronto and the aquatic centre facility.

Community Consultation

A community consultation meeting was held on July 15, 2010. The meeting was attended by approximately 25 people. The questions raised at the meeting related to:

- the limits/scope of the subject lands;
- the impacts the proposed aquatic centre facility would have on the existing Morningside Works Yard north of the site;
- the remediation of the site including the future of the existing landfill mound east of the site;
- the height of the building;
- the programming and use of the proposed facility;
- the loss of the existing soccer fields;
- the realignment of Military Trail; and,
- future transit plans.

Staff and technical experts in attendance answered questions regarding remediation and the existing landfill mound, although at the time of the meeting details and processes regarding remediation were not yet finalized. Parks and Recreation staff also responded to questions regarding intended programming of the facility clarifying intended users of the facility. In order to advise residents and give them a further opportunity to ask questions, a subsequent community meeting was held by Parks staff on December 14, 2010 to address matters relating to remediation of the site and programming of the facility.

Staff also responded to questions regarding the future Scarborough Malvern Light Rapid Transit Route (SMLRT) as it relates to future Transit City initiatives in this area.

Staff advised residents that there is no plan to currently relocate the Morningside Yard, but should this occur in the future then staff would evaluate whether further consideration should be given to use these lands as parkland, to complement the recreational facility.

The proponent responded to the question of height, clarifying the proposal and explaining that the proposed dive tank requires additional height. The building, if constructed at grade, is expected to be approximately 5 metres taller than the Instructional Centre recently constructed by the University of Toronto at the northwest corner of Ellesmere Road and Military Trail.

Overall the comments received by those in attendance were positive and supportive of the proposed facility.

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 official plan policies, zoning by-law standards and design guidelines.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The facility addresses these policies by focusing development within an existing settlement area, adding to the promotion of healthy, active communities by providing for a publicly-accessible built facility for recreation, optimizing the use of existing infrastructure and protecting public health and safety by remediating this site.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed facility would enable residents to have easy access to a large recreational facility, it would contribute to the mix of land uses helping to contribute to a vibrant neighbourhood and complete community, and reflects coordination of infrastructure planning, land use planning and infrastructure investment.

Land Use

The proposed shared use facility between the City of Toronto and the University of Toronto will provide recreational and community centre space to the neighbourhood, and will provide world-class aquatics facilities to the region.

The location of this facility will make it the northern gateway building and anchor building to the UTSC's north campus. Rehabilitation of this former landfill site will allow development of underutilized lands which are in part vacant and in part support existing soccer fields. The site is located along a major arterial road (Morningside Avenue) and is easily accessible from Highway 401 which is just north of the site.

The land use conforms to the Toronto Official Plan, and is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe. The use is compatible with the University of Toronto's planned expansion of its campus north of Ellesmere Road, and with the residential uses to the east and west of the site. The site is located between two priority area neighbourhoods, Malvern to the north, and Kingston Galloway to the south. It will provide recreational opportunities for people of all ages and abilities, including the development of high performance athletes. The proposed use is considered to be an appropriate and desirable use for the lands.

UTSC Master Plan

Over the past several years the UTSC has been developing a new master plan for the future of their campus. This work includes the development of a network of streets and blocks for the future academic expansion of the campus north of Ellesmere Road. This planned framework for growth and development is intended to be realized over the next few decades. The master plan has been completed and is moving through the approvals process at the University. Once this process has been completed, University staff expect to begin discussions with City staff regarding policy implementation and Council approval.

The first building on the north campus is currently nearing completion at the northwest corner of Military Trail and Ellesmere Road. This four-storey building (known as the Instructional Centre) is the gateway for the southern part of the north campus. The Aquatic Centre facility would represent the next phase of development after the Instructional Centre. The location of the new facility has been carefully determined and would serve as an anchor for the northern extension of the UTSC Campus.

Density, Height, Massing

The proposed gross floor area of the facility is approximately 37,000 square metres (400,000 square feet). The details relating to the design of the facility and the resulting total gross floor area will be determined through the ongoing site plan control application process. A maximum gross floor area cap of 37,000 square metres (400,000 square feet) has been included in the draft amending zoning by-law, refer to Attachment 7.

The proposed building varies in height from a maximum of 35 metres (115 feet) at the southwest corner of the building, to 32 metres (105 feet) along the first 10 metres (33 feet) of building along the south and west building façades, to 30 metres (98 feet) for the remainder of the building. The proposed heights are considered appropriate and provide the opportunity for variation in height and stepping of the building's form. The actual building height for the aquatic centre facility may, however, be less than those proposed in the zoning by-law if the architects take advantage of the excavated site post-remediation. This, too, will be determined through the site plan control application process.

The overall mass of the building is significant and has the potential to be very imposing along the street. Specific details of the building design will be developed through the site plan control application process, and do not form part of the zoning by-law amendment and official plan amendment applications. The site plan control application process is being undertaken by Infrastructure Ontario, who has retained project architects to develop an exemplar design for the facility.

In order to address City concerns and objectives, design guidelines have been developed in consultation with University of Toronto staff. These guidelines address seventeen principles related to the design of the facility, including among others, ensuring that the facility will be designed as a high-quality and well-designed building that will serve as a landmark for the City and UTSC and a gateway to the university; and that the building

will be designed as a model for sustainability and green development to reduce environmental impacts. These guidelines recognize the significant investment this building represents as a public face to the City during the Pan Am and Para-Pan Games in 2015, and its prominence as a legacy facility for the City, the neighbourhood and the UTSC campus. Staff are recommending that the draft design guidelines, included as Attachment 8, be approved by Council.

The site plan control application has been submitted and is being reviewed by City staff.

Sun, Shadow, Wind

The proponent has prepared a model of shadow impacts on the spring and autumnal equinoxes based on the proposed building heights.

On the spring equinox there are shadows in the rear yards of the dwellings backing onto Morningside Avenue between Tams Road and Military Trail and the Morningside Avenue right-of-way. The shadows move off of these lands between 9:18 a.m. and 10:18 a.m..

On the autumnal equinox shadows extend into the rear yards of the dwellings between Military Trail and Tams Road at 9:18 a.m., but have receded to within the Morningside Avenue right-of-way by 10:18 a.m. and are eliminated from the right-of-way after 11:18 a.m.

The shadow impacts are minimal and considered to be acceptable.

Staff has requested that a qualitative test of wind impacts be provided as part of the site plan control application review process.

Streetscape

In order to achieve the urban design and built form objectives of both the Toronto Official Plan and the Aquatic Centre Design Guidelines, a minimum building setback of 6 metres (20 feet) is recommended for the building façade from the Morningside Avenue property line. This will allow sufficient space for pedestrian activity, landscaping and street tree planting. It will also enable greater visibility of interior facility activity from the street.

To enable a focus of the facility to the southwest corner of the building and development of an entrance plaza to the building, a larger and varying building setback is suggested from the proposed realigned street along the south façade of the building. An 18-metre (59 feet) setback from the future streetline of the realigned road for the first 15 metres (49 feet) of building closest to Morningside Avenue is proposed. A 12-metre (39 feet) setback is recommended for the remaining easternmost portion of the building.

Traffic Impact, Access, Parking

A transportation report prepared by the proponent for this facility estimates that a reasonable parking supply for the facility is 2.5 spaces per 100 square metres of gross

floor area. The report establishes that parking demand for the facility varies at different times of the day and for special events, and recognizes the shared parking opportunities with the UTSC campus during evenings, weekends and special events. It is estimated that typical daytime parking demand will be approximately 370 spaces, or 1.0 space per 100 square metres of gross floor area. Demand in the evenings and weekends is slightly higher at approximately 490 spaces or 1.3 spaces per 100 square metres of gross floor area. The parking demand associated with recurrent special events, such as typical swim meets, is estimated to be approximately 975 spaces or 2.6 spaces per 100 square metres of gross floor area.

The UTSC campus currently provides approximately 2,500 parking spaces within 300 metres (984 feet) of the proposed aquatic centre facility. The report acknowledges that the UTSC parking supply is not fully utilized during evenings and weekends, and relies on it for the special recurring events when demand will exceed the on-site parking supply for the aquatic centre.

The report also recognizes that at times when both the aquatic centre and field house components of the facility are both hosting special events at the same time, the estimated peak parking demand could be 3.9 spaces per 100 square metres (approximately 1,450 parking spaces), but that these occurrences will be few and can be accommodated by the large pool of parking available on the UTSC lands.

City Transportation and Planning staff have reviewed the analysis and recommend that a minimum parking requirement of 2.5 spaces per 100 square metres of gross floor area be provided as detailed below. Given the estimated gross floor area of the facility, this would generate the need for a minimum of approximately 925 parking spaces. The size of the subject lands and the proposed building footprint does not allow all required parking to be accommodated on-site, and in recognition of the opportunities for shared parking within existing UTSC campus lots, the required 2.5 spaces per 100 square metres will be provided as follows:

- 1.5 space per 100 square metres on-site, exclusive use parking; and,
- 1.0 space per 100 square metres off-site, shared use parking in the adjacent UTSC parking lots located north of Ellesmere Road and east of Morningside Avenue.

In order to recognize shared use parking off-site, the proposed zoning by-law will amend the parking provisions associated with the UTSC lands north of Ellesmere Road, east of Morningside Avenue. Shared use parking arrangements will be recognized in the legal agreements between the City of Toronto and University of Toronto.

The transportation report also concludes that the existing road network can accommodate the site-generated traffic through signal timing changes and optimization. Transportation Services staff have reviewed the analysis and find it acceptable.

Site Access

Access to the aquatic centre facility will occur via a private driveway connecting to Morningside Avenue at the north edge of the subject site, and will wrap around the eastern edge of the site ultimately connecting with an existing parking lot on the UTSC campus which accesses Military Trail via a signalized intersection. No access points will be provided directly from Morningside Avenue. The private driveway is intended to align with Tams Road which is located on the west side of Morningside Avenue. This intersection is signalized and currently provides access to a parking area for the Morningside Yard which is just to the north.

Further details relating to the width of the driveway, and location of parking spaces and/or bus loading areas on this driveway will be reviewed through the site plan control application process.

Roads

The planned extension of Chartway Boulevard to Morningside Avenue which is illustrated on the Urban Structure Plan, Map 2-1 of the Highland Creek Community Secondary Plan and is also identified as a Planned but Unbuilt Road in Schedule 2 of the Toronto Official Plan will be reviewed in the context of the UTSC Master Plan.

Servicing

The applicant has submitted a municipal servicing report in support of the proposal. The report has been reviewed by the Technical Services Division.

The report addresses water distribution, sanitary servicing and storm drainage. The report is considered acceptable. A detailed storm water management report and site servicing and grading drawings will be reviewed through the site plan control application.

Open Space/Parkland

The proposed development is non-residential and is, therefore, not subject to By-law 1420-2007, the Alternate Rate Parkland Dedication By-law adopted by Council at its meeting of December 13, 2007. Based on the parkland dedication by-law of the former City of Scarborough, which still remains in full force and effect, there are no requirements for conveyance of land for park purposes.

Natural Heritage System Impacts

The lands are located west of lands identified in the Toronto Official Plan as being part of the natural heritage system. The applicants have submitted a natural heritage study in support of the proposed rezoning.

The study finds that based on the site boundaries, and with appropriate mitigation measures in place, including erosion and sediment control measures, no impacts are expected on the lands adjacent to the site. The study does recommend more detailed surveys be carried out during the design phase for the facility to ensure that natural heritage concerns associated with the development are addressed. Further analysis of the

impacts of development on the natural heritage system, mitigation and opportunities for restoration and enhancement will be reviewed through the site plan control application.

Environment

As noted previously in this report, the majority of this site operated as a sand and gravel pit (1930's to 1950's) and then as a municipal waste site which also accepted construction and demolition debris. The Morningside site was closed in 1967 and subsequently remedial measures including a landfill gas barrier wall and venting system on the west limit of the site and a gas/leachate control system on the east and part of the south limit of the primary waste mound were put into place, and currently remain in place.

In order to prepare this site for development, remediation of the site is required. To achieve remediation and cleanup of the site to a degree that would allow for the proposed development, the City of Toronto and the University of Toronto have been working closely with the Ministry of the Environment to determine the work and approvals necessary. The proponents have undertaken extensive subsurface investigation of gas, leachate, hydrogeology, soil quality, as well as the extent and composition of waste of the subject lands.

The comprehensive remediation plan proposed by the proponents will successfully remove all waste from the site and will protect the site from methane migration from adjacent lands. The remediation plan will be secured through numerous agreements and approvals between the University of Toronto, the City of Toronto and the Ministry of the Environment. These agreements and approvals will lead to the site being remediated prior to its use as an aquatics facility to a parkland standard. The comprehensive remediation plan complies with Section 3.2.2 of the Provincial Policy Statement (PPS), Section 3.4.23 of the Toronto Official Plan and Section 1.5 of the Highland Creek Secondary Plan.

In support of the comprehensive remediation plan various reports have been prepared including a phase 1 and 2 environmental site assessment, risk assessment and various other engineering studies. All of these studies have been reviewed or are being reviewed by the Ministry of Environment. The Ministry of Environment has already issued certificates of approval for the removal of the waste and the reconstruction of the gas barrier system. Additional work will result in a certificate of property use and, ultimately, a record of site condition.

The comprehensive remediation plan includes remediation of the subject lands and preventative measures to protect from potential migration of methane gas from the landfill mound east of the subject lands, which is intended to remain, and ensures that there is no unacceptable discharge of any contaminant into the natural environment.

The risk assessment being undertaken will result in a certificate of property use which will provide for the proposed recreational facility use and is anticipated to be obtained by 2012 when the site is turned over to Infrastructure Ontario for the construction of the proposed facility. The certificate of property use will identify any potential ongoing

monitoring that may be required, thereby satisfying the official plan policies; will ensure that any necessary mitigation measures are implemented, and may be registered on title. The record of site condition will be filed prior to occupancy of the building, and will be obtained before the site can be used as an aquatics facility.

Both the City of Toronto and the University of Toronto have committed to this level of work, and have established their commitment in the master agreement which has been executed between the parties for this shared use endeavour. Both proponents are committed to ensuring the best environmental outcome for the site and the community.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Staff encourages the applicant to pursue compliance with Tier 2 of the TGS.

The site specific zoning by-law will secure performance measures for the following Tier 1 development features: automobile infrastructure by specifying a minimum parking requirement, which the proponent does not intend to exceed, and cycling infrastructure by specifying a minimum requirement for bicycle parking and allowing the use, and the provision of shower and change facilities.

Other applicable TGS performance measures will be secured through the site plan approval process.

Development Charges

The City of Toronto and University of Toronto are exempt from the Development Charge By-law.

Conclusion

The proposed shared use facility between the City of Toronto and the University of Toronto will provide recreational and community centre space to the neighbourhood, and will provide world-class aquatics facilities to the region. Its prominent location is easily accessible and will serve as the northern gateway to the UTSC's north campus. The remediation of this site will serve as a legacy for future generations and will enable use of an underutilized site within the City.

The land use conforms to the Toronto Official Plan, is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe. The use is compatible with the University of Toronto's planned expansion of its campus north of Ellesmere Road, and with the residential uses to the east and west of the site. The site is located between two priority area neighbourhoods, Malvern to the

north, and Kingston Galloway to the south. It will provide recreational opportunities for people of all ages and abilities, including the development of high performance athletes. The proposed use is considered to be an appropriate and desirable use for the lands.

CONTACT

Andrea Reaney, Senior Planner
Tel. No. (416) 396-7023
Fax No. (416) 396-4265
E-mail: areaney@toronto.ca

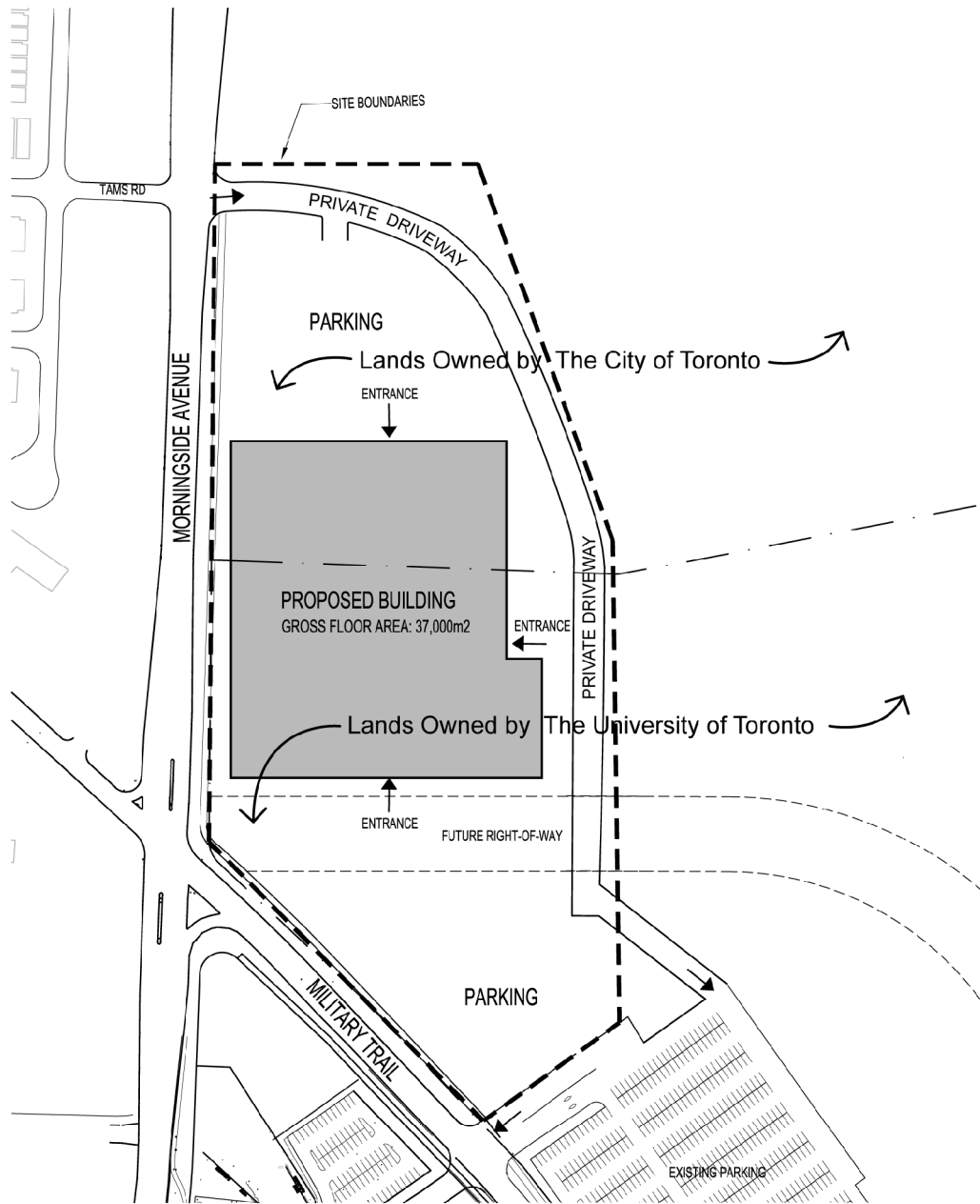
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Conceptual Site Plan
Attachment 2: Zoning
Attachment 3: Official Plan
Attachment 4: Application Data Sheet – Official Plan Amendment Application
Attachment 5: Application Data Sheet – Zoning By-law Amendment Application
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Draft Urban Design Guidelines

Attachment 1: Conceptual Site Plan



Site Plan

North-east Corner of Morningside Avenue and Military Trail

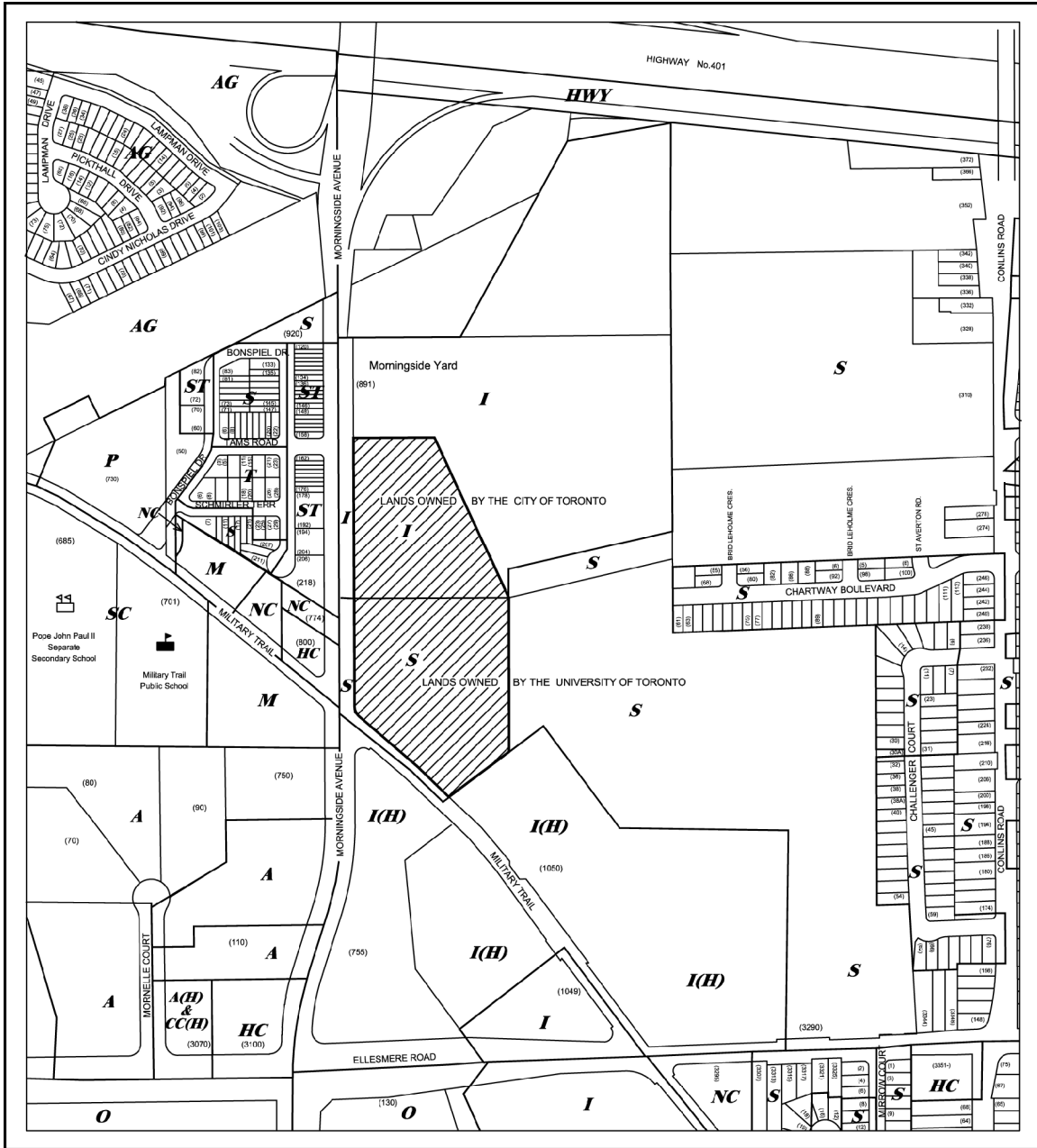
Applicant's Submitted Drawing

Not to Scale
4/21/11



File # 10 174838 ESC 44 OZ and 11 115243 ESC 44 OZ

Attachment 2: Zoning



TORONTO City Planning Division

North-east Corner of Morningside Avenue and Military Trail

Zoning - Highland Creek By-Law 10827 and Morningside By-Law 11883

File # 10 174838 ESC 44 OZ and
11 115243 ESC 44 OZ

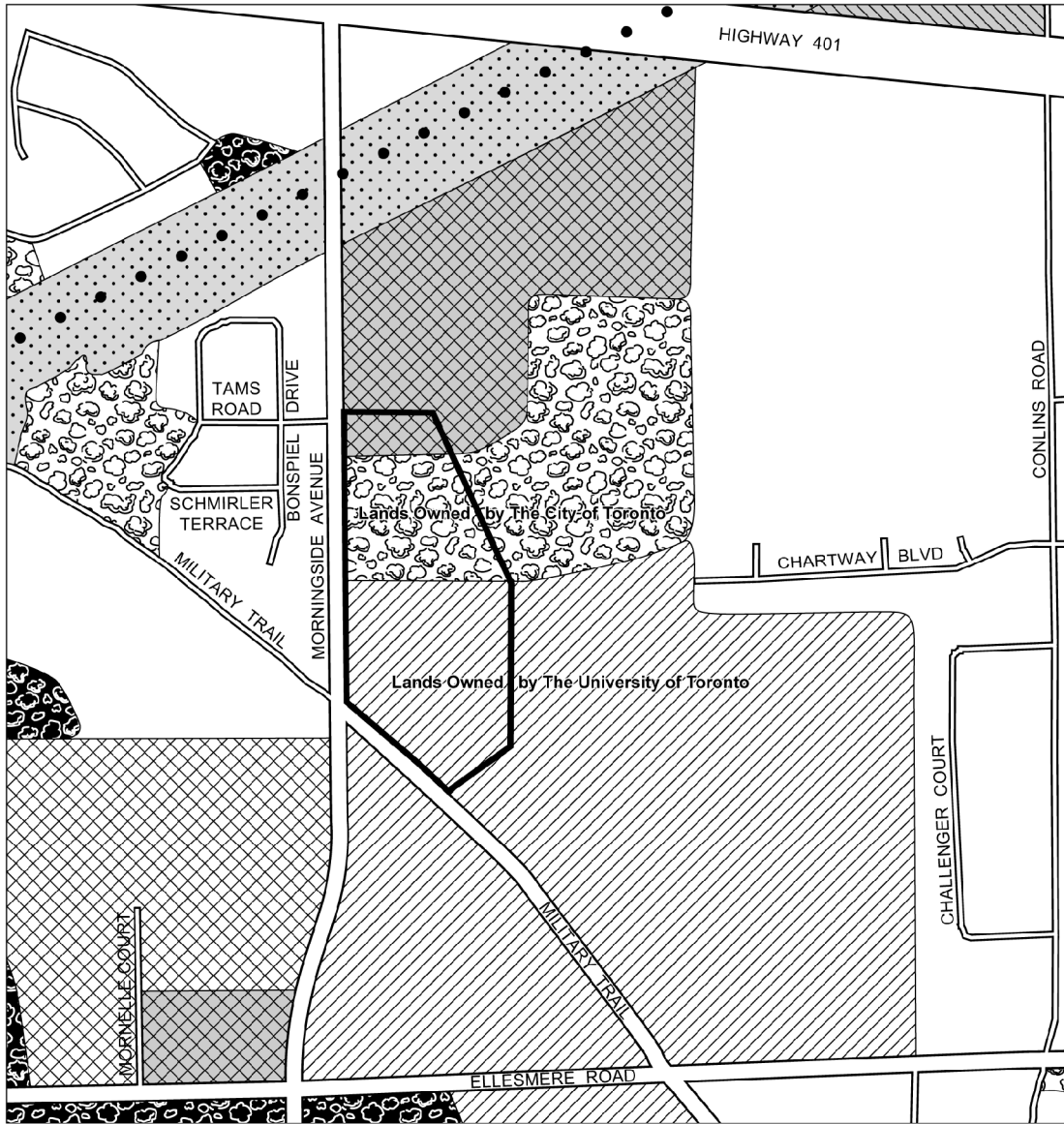


Location of Application

- | | | |
|--|------------------------------------|------------------------------|
| S Single - Family Residential | CC Community Commercial | AG Agricultural Uses |
| T Two - Family Residential | NC Neighbourhood Commercial | HWY Highway |
| ST Street Townhouse Residential | HC Highway Commercial | P Park |
| M Multiple - Family Residential | I Institutional | SC School |
| A Apartment Residential | O Major Open Spaces | (H) Holding Provision |

↑ Not to Scale
4/21/11

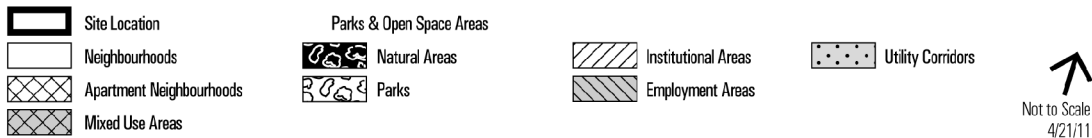
Attachment 3: Official Plan



TORONTO City Planning
Official Plan

North-east Corner of Morningside Avenue and Military Trail

File # 10 174838 ESC 44 OZ and 11 115243 ESC 44 OZ



Attachment 4: Application Data Sheet – Official Plan Amendment Application

Application Type	Official Plan Amendment	Application Number:	11 115243 ESC 44 OZ
Details	OPA, Standard	Application Date:	January 27, 2011

Municipal Address: 891 MORNINGSIDE AVE

Location Description: PLAN 10303 RCP PT LOT 13 NOW RP 64R9711 PART 3,4 PART 1, PT MORNINGSIDE PARK **GRID E4403

Project Description: Proposed opa relating to "sale or disposal" of City owned parkland, for the proposed aquatic centre which will be a facility co-owned by the City of Toronto and the University of Toronto.

Applicant:	Agent:	Architect:	Owner:
PARKS FORESTRY AND RECREATION			CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Parks and Open Space, Mixed Use Areas	Site Specific Provision:	
Zoning:	I (Institutional)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	28,674*	Height:	Storeys:	
Frontage (m):			Metres:	
Depth (m):				
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)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT: PLANNER NAME: Andrea Reaney, Senior Planner
TELEPHONE: (416) 396-7023

*The site area note applies to the city-owned portion of the Aquatic Centre lands.

Attachment 5: Application Data Sheet – Rezoning Application

Application Type	Rezoning	Application Number:	10 174838 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	May 13, 2010

Municipal Address: N/E Morningside Avenue and Military Trail

Location Description: PT OF LOTS 13 & 15 REGISTRAR'S COMPILED PLAN 10303 AND PART OF BLOCKS A, C AND D, R.P. 1220 AND PT OF LOT 10 CON 2**GRID E4403

Project Description: University of Toronto - City of Toronto Aquatic Centre (Pan Am Games). This will be a shared facility between the University and City, and will be the Aquatic Centre for the Pam Am and Para-Pan Games taking place in the summer of 2015. The building is to be situated in part on the U of T's Scarborough Campus lands and in part on City of Toronto lands, the total site area is approximately 6.7 ha. This jointly owned facility will be approximately 37,000 m² in size will include two 50 m swimming pools and dive tank, athletic facilities including a gymnasium, indoor track, a fitness centre and other minor athletic facilities. It will also include ancillary offices as well as facilities for the Canadian Sports Institute of Ontario (CSIO). The proposed building height ranges between 30 and 35 m.

Applicant:
CASSELS BROCK &
BLACKWELL LLP

Agent:

Architect:

Owners:

THE GOVERNING COUNCIL OF THE
UNIVERSITY OF TORONTO and
CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Institutional Areas, Parks and Open Space Areas, Mixed Use Areas	Site Specific Provision:
Zoning:	S (Single Family) & I (Institutional)	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	66484	Height:	Storeys:	
Frontage (m):	0		Metres:	30 - 35
Depth (m):	0			
Total Ground Floor Area (sq. m):	18217			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	
Total Non-Residential GFA (sq. m):	37000		Loading Docks	
Total GFA (sq. m):	37000			
Lot Coverage Ratio (%):				
Floor Space Index:				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	37000	0
Total Units:	0			

CONTACT: PLANNER NAME: Andrea Reaney, Senior Planner
TELEPHONE: (416) 396-7023

Attachment 6: Draft Official Plan Amendment

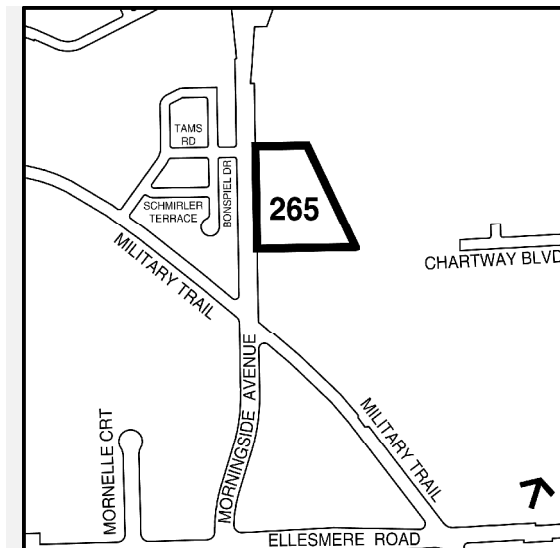
AMENDMENT NO. 149 TO THE OFFICIAL PLAN

LANDS LOCATED AT THE NORTHEAST CORNER OF MORNINGSIDE AVENUE AND MILITARY TRAIL

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy No. 265, is amended by adding the following text and map respecting certain lands located on the east side of Morningside Avenue, north of Military Trail:

Certain lands on the East side of Morningside Avenue, North of Military Trail:



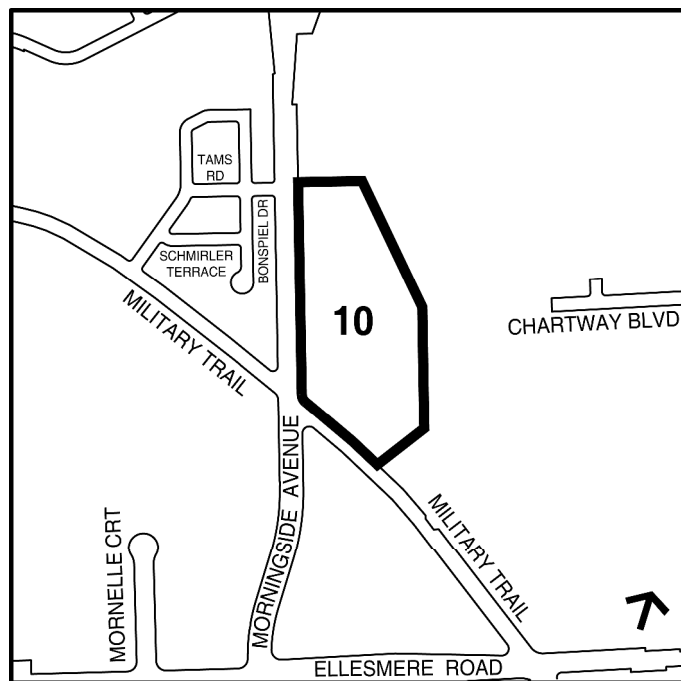
2. Maps 33 and 34, Site and Area Specific Policies, are revised by adding the lands located on the east side of Morningside Avenue, north of Military Trail shown on the map above as Site and Area Specific Policy No. 265.

3. Chapter 6, Section 2, Highland Creek Community Secondary Plan, is amended by adding Site and Area Specific Policy 10 to Sub-Section 2 as follows:

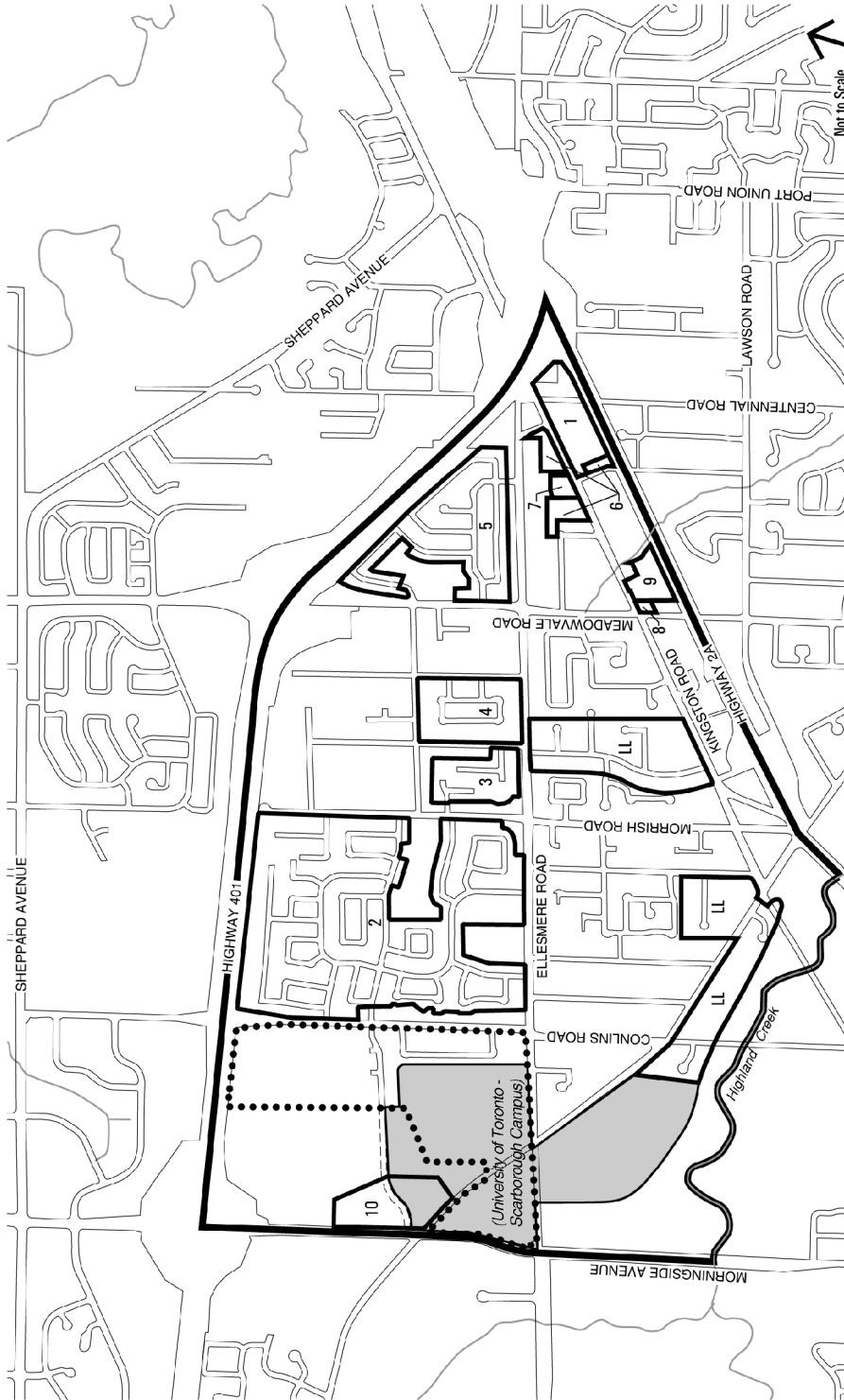
10. Northeast corner of Morningside Avenue and Military Trail

For the lands shown as 10 on Map 2-1:

- (a) Development will proceed generally in accordance with design guidelines entitled "The Pan American Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines" dated April 2011 adopted by City Council on June 14 & 15, 2011.



4. Chapter 6, Section 2, Highland Creek Secondary Plan, Map 2-1 Urban Structure Plan, is amended by adding Site and Area Specific Policy 10 as shown on the attached Map.



Highland Creek Secondary Plan

MAP 2-1 Urban Structure Plan

- Secondary Plan Boundary
- Site and Areas Specific Policies
- Proposed Road
- Area 'A'
- 1
- Large Lot Areas

Attachment 7: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the Highland Creek Community Zoning By-law No. 10827, as amended,
With respect to the lands
Located at the Northeast corner of Morningside Avenue and Military Trail, 3228 to 3316 Ellesmere Road, 755 to 891 Morningside Avenue, 1008 to 1052 and 1025 to 1095 Military Trail, being the lands located north of Ellesmere Road between Morningside Avenue and 3316 Ellesmere Road, properties on either side of Military Trail between Ellesmere Road and Morningside Avenue and the lands located on the east side of Morningside Avenue north of Military Trail**

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" is amended by deleting the current zoning for the lands outlined on Schedule 'I' and adding the following Zoning to the outlined lands:

I - 152 - 211 - 265 - 270 - 273 - 274 - 307 - 410 - 424

2. **Schedule "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards 152, 211, 273, 274, 307, 410 and 424 as follows:

BUILDING SETBACK FROM STREETS

152. Minimum 6 m from the streetline of Morningside Avenue, except that canopies may project up to 2 m. For the purposes of this performance standard this setback shall be considered the **front yard** setback.

PARKING

211. (a) Parking shall be provided at a minimum rate of 2.5 spaces per 100 m² of gross floor area, of which 1.5 spaces per 100 m² shall be

provided on the subject lands and 1.0 spaces per 100 m² shall be provided off-site as detailed in Exception 26 (c).

- (b) **Clause VII – General Parking Requirements for all Zones,** Section 1.4 Location shall not apply.

MISCELLANEOUS

273. A minimum of 4 loading spaces shall be provided as follows:

- (a) 2 Type "B" loading spaces, which each must have a:
minimum length of 11.0 m;
minimum width of 3.5 m; and,
minimum vertical clearances of 4.3 m.

- (b) 2 Type "C" loading spaces, which each must have a:
minimum length of 6.0 m;
minimum width of 3.5 m; and,
minimum vertical clearance of 3.0 m.

274. A minimum of 90 bicycle parking spaces shall be provided as follows:

- (a) A bicycle parking space must have the following dimensions:
- (i) If located in a horizontal position (on the ground):
Minimum length of 1.8 m;
Minimum width of 0.6 m; and,
Minimum vertical clearance from the ground of 1.9 m; and
- (ii) If located in a vertical position (on the wall):
Minimum length or vertical clearance of 1.9 m;
Minimum width of 0.6 m; and,
Minimum horizontal clearance from the wall of 1.2 m.

FLOOR AREA

307. Maximum **gross floor area**: 37,000 m².

HEIGHT

410. The maximum building **height** shall be as follows:

- (i) 35 m for the first 42 m of the building north and east of the south-west corner of the building;
- (ii) 32 m for the next 90 m (length along Morningside Avenue) for a

- depth of 10 m of the building north of the south-west corner of the building, and for the remaining length of the building for a depth of 10 m east of the south-west corner of the building; and,
- (iii) 30 m for the remainder of the building.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

424. No portion of the **main wall** of the building wall shall extend south of the north property line more than:
- (i) For the first 50% of the south building wall closest to Morningside Avenue: 278 m, except that canopies may project up to 2 m.
 - (ii) For the remainder of the south building wall: 284 m, except that canopies may project up to 2 m
3. Schedule "C", Exception 26 is amended by deleting Exception 26(c) and replacing it as follows:
26. (c) A minimum of 2.15 **parking spaces** per 100 m² of **gross floor area** shall be provided, and for the lands north of Ellesmere Road, a minimum of 1.0 **parking spaces** per 100 m² of **gross floor area** of the Aquatic Centre shall be available for use by the Aquatic Centre on a shared basis.
4. Schedule "C" is amended by adding Exceptions 51 and 52 to the lands outlined on Schedule '2' as follows:
51. On those lands identified on the accompanying map, the following provisions shall apply:
- (a) Only the following uses are permitted:
 - **Recreational Uses**
 - **Parks**
- The following ancillary uses are also permitted:
- Retail stores
 - Restaurants
 - Business and Professional Offices
 - Parking lots
 - **Day Nurseries**
 - Educational and Training Facility Uses
52. On those lands identified on the accompanying map, the following provisions shall apply:

(a) Only the following uses are permitted:

- Parking Lots

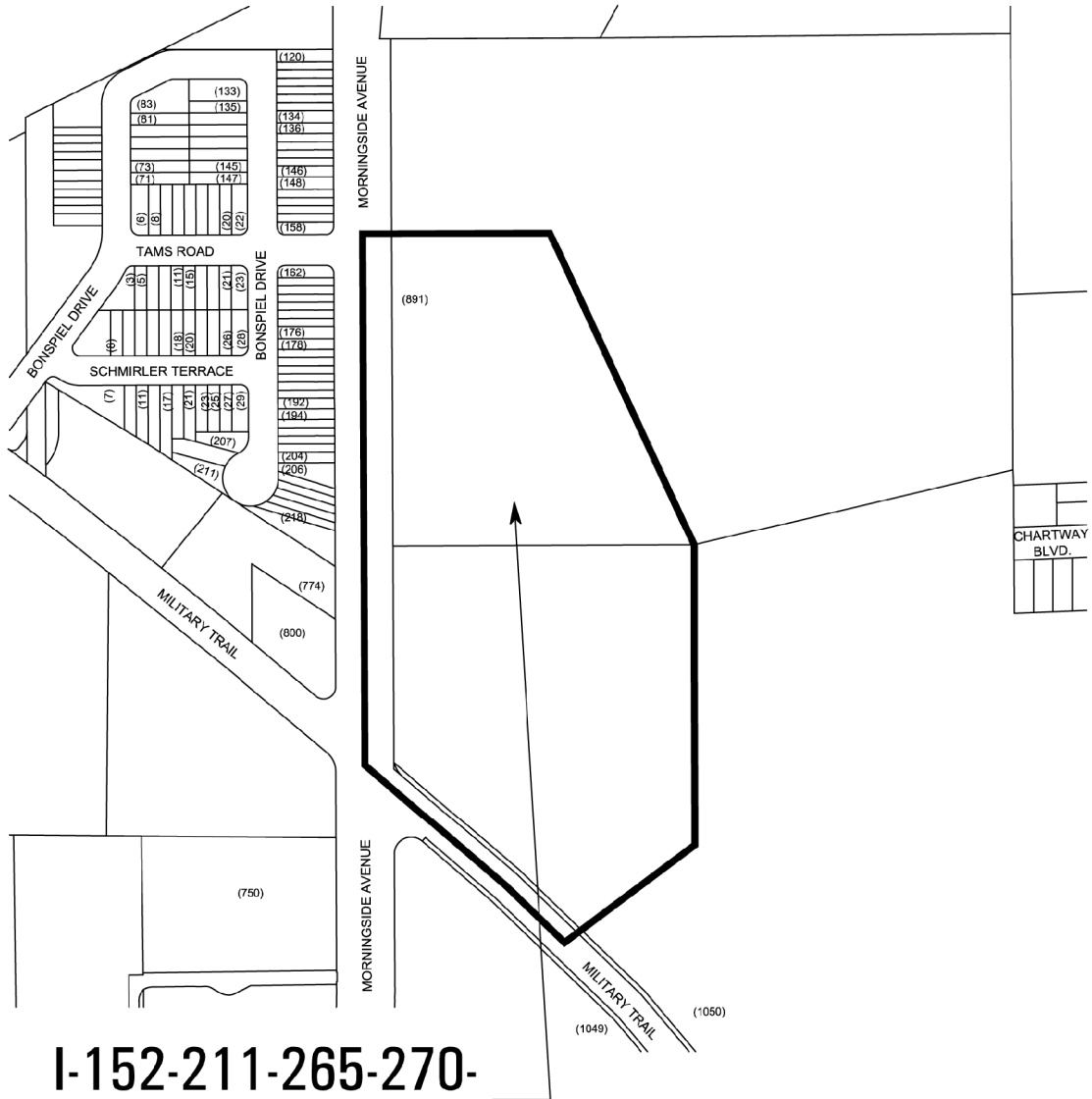
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



**I-152-211-265-270-
273-274-307-410-424**



Zoning By-Law Amendment

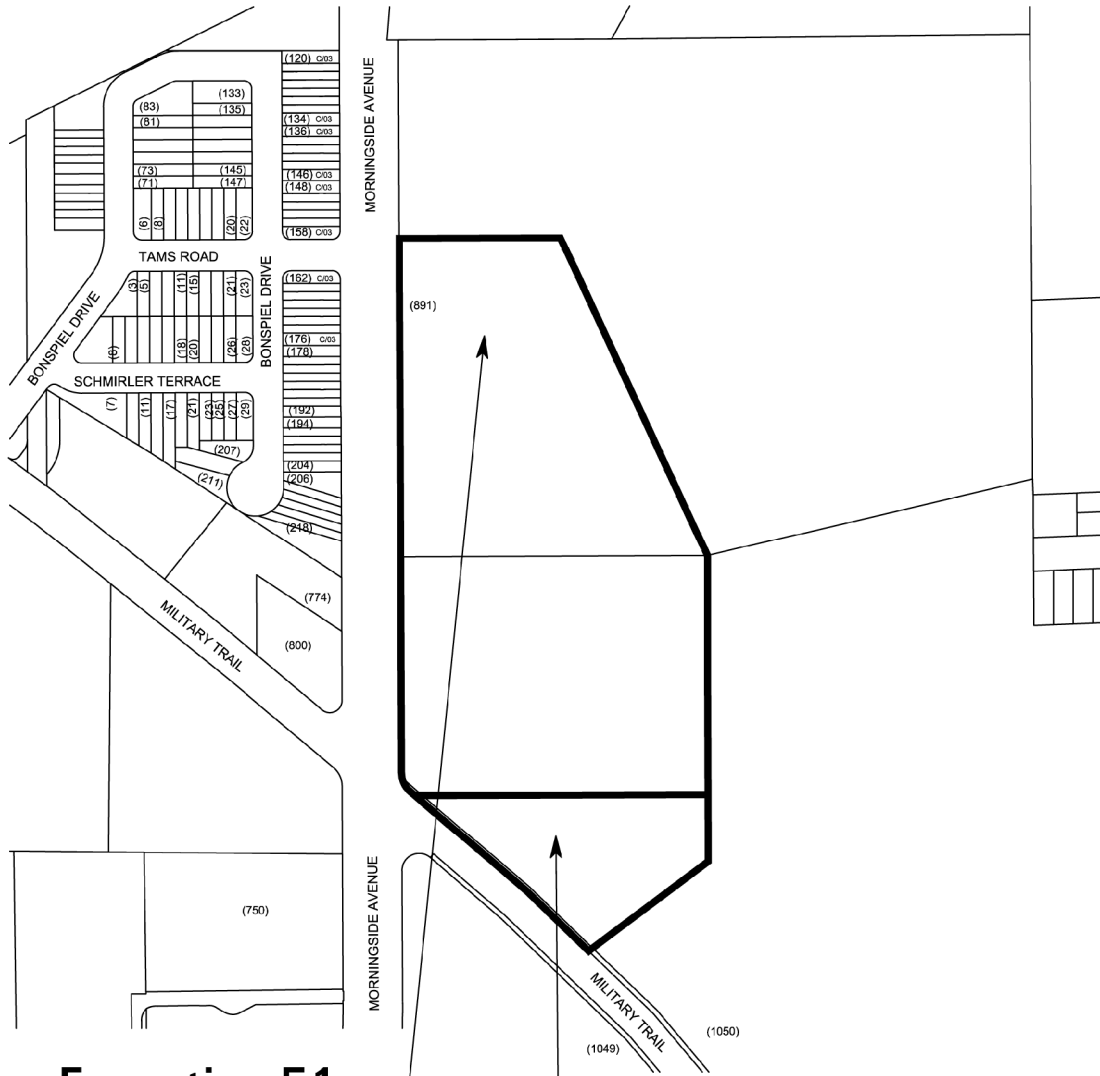
North-east Corner of Morningside Avenue and Military Trail
File # 10 174838 ESC 44 OZ and
11 115243 ESC 44 OZ

 Area Affected By This By-Law

Highland Creek Community By-law 10827
Not to Scale
5/3/11



Schedule '2'



Exception 51
Exception 51 and 52



Zoning By-Law Amendment

North-east Corner of Morningside Avenue and Military Trail
 File # 10 174838 ESC 44 OZ and
 11 115243 ESC 44 OZ

 Area Affected By This By-Law

Highland Creek Community By-law 10827
 Not to Scale
 5/3/11



Attachment 8: Draft Design Guidelines

The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines

April 2011

The guidelines are provided to ensure that the facility will be built to the highest design standards incorporating sound urban design principles that will contribute to the development of this node in this area of the City.

- 1. The Centre will conform to Toronto Official Plan policies particularly those in Chapter 3 relating to the Public Realm and Built Form and will implement, amongst others, the following City of Toronto standards, guidelines and policies:**
 - a. Toronto Green Standard: Tier 1 components;
 - b. Green Roof By-law 583-2009;
 - c. Design Guidelines for Greening Surface Parking Lots;
 - d. The Streetscape Manual;
 - e. Vibrant Streets (street furniture program);
 - f. Bird Friendly Development Guidelines;
 - g. Accessibility Design Guidelines; and
 - h. Wet Weather Flow Management Guidelines.
- 2. The location of the building will integrate with future development in the area.**
 - a. Future programmatic connections to additional recreational facilities to the east shall be considered in the design of the building, including pedestrian access and shared building resources.
 - b. The building will be located and oriented to face a possible future transit stop, the university campus and other pedestrian users.
- 3. The highest standards of architecture, landscape, urban design and construction will be employed to create safe, attractive, interesting and comfortable spaces for pedestrians and facility users around the building.**

- a. All exterior areas and building frontages will be appropriately landscaped to soften the building size and massing, enhance the streetscape and create transition from the public to the private realm.
- b. Highly landscaped public amenity spaces and pedestrian areas will be designed to accommodate a variety of activities, to promote pedestrian safety and a safe cycling environment, and to assist in mitigating seasonal weather.
- c. The City's Streetscape Manual and University of Toronto Scarborough Campus landscape standards, including standards and guidelines related to lighting (including the City of Toronto Bird Friendly Guidelines), sidewalk design, planting and other landscape elements, will be implemented.
- d. Landscaped open space shall be planted with trees, shrubs and other vegetation to avoid extensive grassed lawns.
- e. A minimum 6 metre setback will be provided along Morningside Avenue, which will accommodate at minimum a double row of trees and other landscaping.

4. The Centre will be designed as a high quality and well-designed building that will serve as a landmark for the City and UTSC and a gateway to the university.

- a. A visually distinctive façade, massing and roofline will be provided on all sides of the building consistent with high quality architecture exemplified on the UTSC campus.
- b. High quality and durable building materials will be used to ensure a long term lifespan.

5. Provide visual interest and break up the building massing to reduce the perceived size of the building.

- a. Exterior walls will be articulated and varied through stepbacks, varied facades and visual/materials changes. Blank walls along street frontages will be avoided.
- b. Transparent glazing shall be used at and above grade, including a minimum of 60% transparency on the south and west building frontage and 40% on all other frontages.
- c. Active, visually interesting building uses will be located along the edges with the largest amounts of transparent glazing.
- d. The roof will exhibit varied heights and materials.

6. **Where possible, uses and activities will be accommodated in multiple storeys to minimize the building footprint.**
7. **The building will be designed as a model for sustainability and green development to reduce environmental impacts.**
 - a. The building design will implement the Tier 1 standards of the City of Toronto's *Toronto Green Standard*.
 - b. The available roof space will be a green roof, with areas of the roof designed to accommodate green energy infrastructure, including solar hot water, in compliance with the City's *Toronto Green Standard* and its "Green Roofs" By-law.
 - c. The building will be designed to implement the City of Toronto *Bird Friendly Development Guidelines*, including ensuring appropriate treatment of glass and reflective surfaces to minimize bird collisions. Exterior building and landscape lighting will be designed to minimize upward and spill lighting.
 - d. When designing the HVAC and pool heating systems, consideration should be given to integration with a future energy plant and district energy distribution system.
8. **A large forecourt along the south building frontage will serve as the symbolic "front door" for the Centre and will support outdoor gatherings and activities, commercial frontage, high quality street furniture, landscaping, public art and other uses.**
 - a. The building will be setback a minimum of a minimum 18 m for the first 50% of the building facade closest to Morningside Avenue and a minimum 12 m for the remainder from the proposed new east-west aligned road to provide appropriate plaza space to accommodate arrivals and ticketing, serve as crush space for spectators and participants and support other outdoor amenity needs.
 - b. The forecourt will be the focal point for landscape enhancements, including a minimum double row of trees along the entire frontage, high quality public amenity space, an off-street bicycle path and appropriate street furniture and seating areas. The plaza is one of the preferred locations for outdoor public art installations.
 - c. The plaza will serve as a high quality, landscaped connection to a possible future transit stop and to the academic precinct to the south. Grade separations and barriers will be eliminated, and landscape design will reduce the perceived distance to the academic precinct.
 - d. All associated commercial activities will have exterior frontage and access and will be directed to the corner of Military Trail and Morningside

Avenue and along the south forecourt. The minimum ground floor height for all commercial space at grade will be 4.5 metres.

9. Building entrances shall be designed to be highly visible and directly accessible for pedestrians.

- a. The main entrance for the facility shall be located along the south building frontage, and in close proximity to a possible future LRT and existing bus stop. It will be designed as a focal point for the building frontage and be able to accommodate the anticipated crowds of building users.
- b. Highly visible pedestrian entrances shall also be provided to directly serve all parking and drop-off/pick-up areas.
- c. Pedestrian entrances will be designed as distinct building components through the use of varying heights, changes to material palette, signage and other means.
- d. Weather protection in the form of canopies, colonnades or other appropriate means will be provided at and around primary pedestrian entrances, in outdoor spaces with high pedestrian volumes, in transit waiting areas, and covering connections between the primary building and any associated structures.

10. The Centre will be designed to maximize pedestrian accessibility, safety, comfort and convenience.

- a. Sidewalks will be designed as safe, attractive and interesting public spaces, and will accommodate the large number of anticipated spectators through wide sidewalk widths, benches and seating areas, and, where appropriate, landscaped surge areas.
- b. Sidewalks will provide direct, convenient and universally accessible connections to building entrances, public plazas and outdoor amenity space, and to the existing and possible future transit stop.
- c. All public entrances, amenity areas and outdoor public spaces will be grade-related and accessible. Hardscaped plazas shall be provided at all building entrances to accommodate anticipated users.
- d. Shadow and pedestrian level wind impacts will be minimized along streets, public spaces and amenity areas.
- e. Sidewalks, landscaped open space and other pedestrian infrastructure will be directly connected to adjacent sidewalk and trail networks to ensure seamless connectivity, including connections the university campus, Chartway Boulevard, the planned Gatineau East Bikeway and the Highland Creek trail system.

- f. The *City of Toronto Accessibility Design Guidelines* and the *University of Toronto Accessibility Guidelines*, whichever is the more stringent, will be implemented to ensure universal accessibility. Accessibility standards established in the *Accessibility for Ontarians with Disabilities Act (2005)* and the *Ontarians with Disabilities Act (2001)* will also be implemented.
- g. Uninterrupted sidewalks and pedestrian access will be provided around the entire building. A minimum number of curb cuts should be utilized to ensure a strong pedestrian environment.

11. Building signage and wayfinding will provide clear and effective information and will be designed to fit with the building.

- a. A comprehensive and universally legible program of wayfinding and directional signage will be provided throughout the site.
- b. Wayfinding measures shall be designed to assist with wayfinding for vehicles and pedestrians on-site and accessing the site, including clear signage beginning at Morningside and Highway 401.
- c. Building signage and wayfinding will be compatible with University of Toronto and City of Toronto standards and guidelines.
- d. Building signage will be designed to appropriately fit with the building and not detract from the building design. Signage design will consider appropriate colour, size and lighting, and will utilize a similar and/or complementary material palette.

12. Surface parking areas shall be designed and landscaped as high quality spaces that are directly accessible and visible from a primary building entrance to provide safe and convenient access.

- a. Surface parking areas will be appropriately landscaped to screen them from view, to break up the total required parking into smaller lots and to maximize shade to reduce heat island effects. Parking areas and lots will be designed to meet the intent of the *City of Toronto Design Guidelines for 'Greening' Surface Parking Lots*. Surface parking should be located in close proximity to the entrance of the building along the driveway.
- b. Pedestrian travel routes between the building and surface parking areas will be landscaped as important public and pedestrian-oriented spaces.
- c. Should below grade parking be provided, vehicular access will be separate from servicing/loading facilities, but should be located on the same frontage and same general location as these facilities. Below-grade parking access should be provided on the north or east frontage of the building.

13. The pick-up, drop-off and bus loading areas will be designed as important public and pedestrian-oriented spaces, and will be located in highly visible locations.

- a. The pick-up, drop-off and bus loading areas will be provided on the east or north side of the building.
- b. The location of these areas will be coordinated with below-grade vehicular access and servicing to minimize conflict while reducing the total area required to accommodate these activities.
- c. These areas will be designed to minimize adverse impacts and disruptions to the pedestrian network.

14. Bicycle parking infrastructure will be located in highly visible and active areas, in close proximity to primary building entrances.

- a. Bicycle parking should be located to provide direct and convenient access to bicycle lanes, travel routes and the regional bicycle routes.
- b. Sufficient indoor bicycle parking will be provided for all users.
- c. Where feasible, outdoor bicycle parking should be weather protected and will be designed to accommodate future bike share facilities.

15. Service access will be situated and designed to reduce the impact of the vehicles and activities while providing safe and convenient access.

- a. Loading and servicing facilities, including garbage handling, will be located inside the building along its east side and away from other building frontages.
- b. Servicing facilities will be screened from view through landscaping or other means, and, if feasible, located below grade to reduce visual impacts and minimize disruption to the building facade.

16. Mechanical equipment and other building systems will be designed to minimize visual impact and protect the design integrity of the building.

- a. Mechanical equipment will be located below-grade. If located on the roof, mechanical equipment will be screened and/or enclosed to minimize noise and visual impacts.
- b. Visual impacts from at-grade substations, transformers, telephone boxes, cellular antennas, microwave dishes, and other similar equipment will be minimized by integrating into the interior of the building or by integrating into the design of the exterior of the building through landscaping or other means. Communication with utility providers should be initiated early in the design process.

- c. Integrate any required electrical substations within the design of the centre.

17. The Centre will be reviewed by the University of Toronto Design Review Committee and City of Toronto Design Review Panel or a combined panel thereof, and will implement University of Toronto and City of Toronto landscape and design standards and guidelines.