

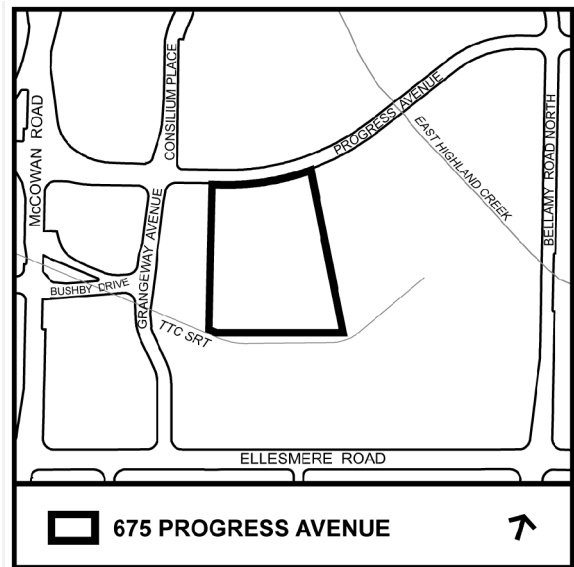
**675 Progress Ave
Zoning Amendment Application - Preliminary Report**

Date:	October 30, 2013
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 38 – Scarborough Centre
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13086

SUMMARY

The rezoning application proposes to re-zone the northern (Phase 1) portion (approx. 2 hectares, 5 acres) of a 4.6 hectare (11.3 acre) site at 675 Progress Avenue (formerly A.G. Simpson heavy metal stamping plant) to permit mixed use development. The owner has also filed an application to sub-divide the entire site (File No. 13 175005 ESC 38 SB). The rezoning application on the northerly portion of the site (Phase 1) would permit 1,581 residential dwelling units, 13,300 square metres (143,165 square feet) of office use, 1,839 square metres (19,795 square feet) of retail space and a 0.23 hectare (0.57 acre) public park. The owner intends to seek further re-zoning approval to permit Phase 2 of the development of the lands which contemplates an additional 1,592 residential dwelling units and 1,960 square metres (21,100 square feet) of retail on the southerly portion of the lands.

The lands are currently subject to an application, filed in 2010, to amend the Toronto Official Plan to convert the lands from employment use and to redesignate the site to “Mixed Use Areas” from "Employment Areas". As part of this application, the owner is also seeking to change the identification of the site on the Urban Structure Map of the Official Plan from “Employment Districts” to “Centres” (to bring the lands into the Scarborough Centre).



The owner's conversion request is being considered concurrently with the City's Five Year Review of the Official Plan and the Municipal Comprehensive Review.

This report provides preliminary information on the above-noted rezoning application and seeks Planning and Growth Management Committee's and City Council's directions on further processing of the application and on the community consultation process. The rezoning application should proceed through the normal planning process including the scheduling of a community consultation meeting and should also be reviewed currently with the McCowan Precinct Plan Study. A final report on the rezoning application will be prepared and a public meeting will be targeted for the second quarter of 2014 and provided:

- City Council has completed the Five Year Review of the Official Plan and the Municipal Comprehensive Review process, and has made a decision respecting the land use designation for the site;
- The application is consistent with, the results of the McCowan Precinct Plan Study which is targeted to be reported in the First Quarter of 2014; and
- Issues raised during the review of the development proposal have been satisfactorily resolved and all required information is provided by the owner in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that the Planning and Growth Management Committee recommends to City Council that:

1. Staff be directed to review this application concurrently with, and in the context of the McCowan Precinct Plan Study currently being undertaken by the City Planning Division, Scarborough District.
2. Staff be directed to review this application concurrently with, and in the context of the City's Five Year Review of the Official Plan which includes a Municipal Comprehensive Review that is currently underway by the City Planning Division.
3. Upon a decision by City Council respecting the land use designation of the lands at 675 Progress Avenue under the Five Year Review of the Official Plan and Municipal Comprehensive Review, staff be authorized to:
 - (i) schedule a community consultation meeting for the lands at 675 Progress Avenue, together with the Ward Councillor; and
 - (ii) provide notice for a community consultation meeting to be given to landowners and residents within 120 metres of the site.

4. Upon the completion of the McCowan Precinct Plan Study and the reporting of the results of the Study to Council, targeted for the First Quarter of 2014, staff be authorized to give notice for the public meeting at Scarborough Community Council under the Planning Act according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The owner of 675 Progress Avenue filed an Official Plan Amendment (OPA) application (File No.10 287207 ESC 38 OZ) in October, 2010, to convert employment lands to "Mixed Use Areas" (from the existing "Employment Areas" land use designation of the Official Plan) and to incorporate the site into the Scarborough Centre Secondary Plan area. The lands at 675 Progress Avenue are occupied by the A.G. Simpson heavy metal stamping plant. A tenant currently occupies the plant and operates a metal stamping operation. The owner of the lands advises that the stamping plant is scheduled to cease operation in early 2014.

The subject site is surrounded by the Scarborough Centre Secondary Plan area (and therefore the surrounding lands are designated "Mixed Use Areas") on three sides. Given the site's location and context and the intended cessation of the industrial use on the property, the owner is seeking approval to redevelop the lands for mixed residential and commercial (office/retail) use and to incorporate the lands into the Scarborough Centre. The OPA application proposes to change the identification of the site on the Urban Structure Map (Map 2) of the Toronto Official Plan from "Employment Districts" to "Centres" and to redesignate the land use from "Employment Areas" to "Mixed Use Areas".

Approval of the proposed redevelopment of 675 Progress Avenue, the change in land use from "Employment Areas" and the change from "Employment Districts", would be considered a conversion of employment lands. Under the Provincial "Growth Plan for the Greater Golden Horseshoe", a municipality can only permit the conversion of employment lands to non-employment uses through a "Municipal Comprehensive Review". Currently, the City is undertaking a five year review of its Official Plan. This review includes a Municipal Comprehensive Review that is intended to update and strengthen the Official Plan economic health and employment lands policies. The Municipal Comprehensive Review is also examining, amongst other matters, requests from landowners respecting the conversion of employment lands to non-employment use.

At its meeting of March 24, 2011, the Planning & Growth Management Committee considered a Preliminary Report by City Planning on the owner's application to amend the Official Plan. The following are links to the report and decision:

<http://www.toronto.ca/legdocs/mmis/2011/pg/bgrd/backgroundfile-36623.pdf>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG2.9>

The Planning & Growth Management Committee adopted the following recommendation:

- i) Staff process the OPA application concurrently with the City's Five Year Review of the Official Plan;
- ii) Upon completion of the Municipal Comprehensive Review, staff be authorized to
 - (a) schedule a community consultation meeting for the lands at 675 Progress Avenue, together with the Ward Councillor;
 - (b) provide notice for a community consultation meeting to be given to landowners and residents within 120 metres of the site; and
 - (c) give notice for the public meeting under the Planning Act according to the regulations under the Planning Act.

The Five Year Official Plan Review and the Municipal Comprehensive Review is on-going. At its meeting of November 27, 2012, City Council adopted, with amendment, the recommendations of the Planning and Growth Management Committee (at its meeting of November 8, 2012) contained in a report by City Planning Staff titled "Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews - Draft Policies and Designations for Employment". This report (dated October 23, 2012) addressed a number of conversion requests received for inclusion in the Municipal Comprehensive Review. The report, amongst other matters, also sets out policy direction respecting several of these requests to convert lands from employment areas to non-employment uses. The following are links to the report:

Part 1: <http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51493.pdf>

Part 2: <http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51834.pdf>

With respect to the lands at 675 Progress Avenue, the staff report noted that:

"...a preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that these lands should be converted to Mixed Use Areas with an accompanying site and area specific policy to address:

- i. provision of new public streets to connect with the existing and planned street network, pedestrian connections, blocks and densities,
- ii. conformity with the Scarborough Centre Secondary Plan, including recommendations of the McCowan Precinct Plan currently under development and targeted for consideration of Scarborough Community Council in early 2013,
- iii. replacement of existing employment levels with re-development, within the context of the McCowan Precinct Plan, and
- iv. community facilities and services."

At its meeting of July 16, 17, 18 and 19, 2013, City Council adopted recommendations of the Planning & Growth Management Committee contained in a May 21, 2013 report from City Planning to "direct the Chief Planner and Executive Director, City Planning to prepare final recommendations on all requests/applications for conversions of employment lands received

prior to May 31, 2013 including those not reported out to date, at a statutory special public meeting of the Planning and Growth Management Committee".

The revised employment policies and designations were presented to Planning and Growth Management Committee at its meeting of September 12, 2013, with the recommendation that the proposed Official Plan Amendment containing "Economic Health Policies, and Employment Area Designations and Mapping" be used as the basis for consultation at an open house on September 19, 2013. The Planning Growth Management Committee also directed that Planning staff bring forward a "Final Recommendations Report" with a proposed Official Plan Amendment containing the Economic Health and Employment policies, designations and mapping (including any site-specific policies) for lands designated as Employment Areas to a statutory Special Public Meeting of the Planning and Growth Management Committee on November, 21, 2013.

With respect to the lands at 675 Progress Avenue, the recommendation respecting the conversion of the lands to Mixed-Use Areas remains unchanged from the October 23, 2012 report, noted above.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on March 20, 2013 and July 15, 2013 to discuss the proposed rezoning and redevelopment of the site and the complete application submission requirements. Planning staff advised that the proposal must, as a first step, conform to the Official Plan. In this regard, the conversion of the land use from employment to mixed use must first be determined under the on-going Five Year Official Plan Review/Municipal Comprehensive Review. Once determined, consideration of the rezoning and plan of sub-division applications could occur. Notwithstanding, the pending decision respecting the land use applicable to the site, Planning staff advised the owner of the policies of the Scarborough Centre Secondary Plan and the policy directions and guidelines emerging from the McCowan Precinct Plan Study, currently under development. In addition, staff, amongst other matters, provided feedback on the owner's conceptual designs and raised a number of issues related to the built form, proposed public street network, replacement of employment on-site, compatibility with adjacent land uses and the provision of park lands and open space on the site.

ISSUE BACKGROUND

Proposal

The Official Plan Amendment (OPA) application (File No. 10 287207 ESC 38 OZ) filed in October, 2010 requests that the entire site be converted from employment to mixed use. As noted above, this application is being considered concurrent with the Five Year Official Plan Review and the Municipal Comprehensive Review. The owner has now filed two additional planning applications respecting the proposed use of these lands. The rezoning application (File No. 13 175197 ESC 38 OZ) which is the subject of this report, requests that the northern portion of the site (Phase 1) be rezoned to permit mixed use development. The draft plan of sub-division application (File No. 13 175005 ESC 38 SB) contemplates the division of the

entire site into four development blocks (3.3 hectares, 8.0 acres) for residential, retail and office use; a block (0.23hectare, 0.57 acres) for a public park; a north/south public street to provide vehicular and pedestrian connections to the interior of the site; an east/west public street that could form part of a future extension of Bushby Drive (and which forms the south limit of the Phase 1 development); and a block reserved for a potential future road conveyance (see Attachment Nos. 1 & 3). The proposed public streets are intended to connect to an emerging network of public streets, laneways and connections within the McCowan Precinct area of the Scarborough Centre and are in response to a street and block plan under development as part of the emerging McCowan Precinct Plan Study currently being undertaken by City Planning, Scarborough District.

With respect to the rezoning application, the owner contemplates that only the north portion of the site would be re-zoned at this time. Phase 1 of the development of the entire site would therefore include the lands immediately south of Progress Avenue and north of the proposed east/west public street (Blocks 1, 2 & 5 and a proposed north/south street - see Attachment Nos. 2 & 3). Blocks 3, 4 & 6 and the east/west road would be subject to a future rezoning application (Phase 2) to develop these lands for mixed use purposes. Phase 2 contemplates an additional 1,592 residential dwelling units and 1,960 square metres (21,100 square feet) of retail on the southerly portion of the lands.

Phase 1 (Blocks 1, 2 & 5 and a north/south street - see Attachment Nos. 1 & 4) would include mixed use buildings. Block 1 (the westerly block) would have building podiums that range in height from 6 storeys (fronting Progress Avenue) to 8 storeys, and building components that are 10, 16 and 55 storeys in height (at the south-east corner of Block 1). The base component of the building on Block 1 would incorporate above-grade vehicle parking areas, oriented behind residential dwelling units and the retail and office uses. Two levels of below-grade vehicle parking are proposed. Block 2 would have similar, above and below-grade vehicle parking areas. Block 2 contemplates a 12 storey residential building fronting onto Progress Avenue. A building (tower) component of 50 storeys in height would be located immediately south of the 12 storey building. At the south-east corner of Block 2, a 35 storey tower is proposed. A 0.23 hectare (0.57 acre) public park is proposed on Block 5, located to the southwest and framed by the 50 and 35 storey towers. The Phase 1 development contemplates 1,581 residential units on Blocks 1 & 2. Block 1 would contain a mix of office, residential and retail use. Two floors of retail (fronting Progress Avenue) are proposed within the 6 storey podium. Floors 3 to 16 would contain offices (13,300 square metres (143,165 square feet)). Block 2 contemplates similar uses as Block 1 with the exception of the office use. A two-level retail space is proposed within the 12 storey building fronting Progress Avenue. A total of 1,839 square metres (19,795 square feet) of retail space is proposed in Phase 1. With the inclusion of Phase 2, a total of 3,173 residential dwelling units are proposed on the lands. Phase 1 would provide 1,180 vehicular parking spaces to serve the residential, office and retail uses and for visitors. Vehicle parking would be located within below-grade and enclosed, above-grade facilities. Phase 2 proposes similar parking facilities to accommodate 1,148 vehicle parking spaces. Access to all vehicle parking and loading facilities is proposed from a private laneway, accessed from the proposed north/south public street.

Site and Surrounding Area

The subject site is currently occupied by a low-rise (one- and two-storey) industrial building which houses the former A.G. Simpson Inc. heavy metal stamping plant. AG Simpson Inc. is no longer the operator of the stamping plant; rather, the lands are tenanted to a company that conducts a similar metal stamping operation. The owner advises that the stamping plant use on the lands is scheduled to cease operation in early 2014.

The 4.6ha (11.3ac) site at 675 Progress Avenue is located on the south side of Progress Avenue west of Bellamy Road and east of Grangeway Avenue. It is geographically located within the eastern portion of the Scarborough Centre area, although the site is excluded from the Scarborough Centre. Surrounding land uses are as follows:

- North: single storey, employment buildings on several properties (670 to 710 Progress Avenue) containing a variety of warehouse, commercial and light industrial uses, a private education institution and a community service facility (all lands are within the Scarborough Centre and designated “Mixed Use Areas”);
- South: the TTC McCowan yard, containing tail-track and transit car storage facilities for the Scarborough Rapid Transit (in part, within the Scarborough Centre and designated “Mixed Use Areas” and partially beyond the Centre boundary and designated “Employment Areas”);
- West: a six-storey office building at 111 Grangeway Avenue and two commercial parking lots (one of which is owned and operated by the Toronto Parking Authority (these lands are within the Scarborough Centre and designated “Mixed Use Areas”); and
- East: 705 Progress Avenue, a site containing six, single-storey commercial/light industrial buildings jointly owned by the City of Toronto and the Toronto District School Board. The site is within the Scarborough Centre, designated “Mixed Use Areas” and intended for school/park and related purposes.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The PPS and the Growth Plan provide policy direction for planning authorities respecting the conversion of lands within employment areas to non-employment uses. Staff will review this rezoning application, the owner's application to amend the Official Plan (File No. 10 287207 ESC 38 OZ) and the owner's draft plan of sub-division request within the context of the Official Plan Review and the Municipal Comprehensive Review, consistency with the PPS and conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The owner is seeking approval to convert the lands at 675 Progress Avenue from its current industrial (employment) use to mixed use. This site is identified as “Employment Districts” on Map 2 (Urban Structure Map) of the Official Plan. This map and the associated policies in Chapter 2 of the Plan set out a policy framework and strategy for managing Toronto’s growth. In keeping with the relevant policies, lands within "Employment Districts" are identified as locations targeted for future growth to meet the Plan’s employment goals.

The site is designated “Employment Areas” on Map 19 (Land Use Map) of the Official Plan. Lands designated " Employment Areas” are intended for a wide range of employment uses including offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

The owner is seeking to change the identification of the site on the Urban Structure Map (Map 2) of the Official Plan from “Employment Districts” to “Centres” (to bring the lands into the Scarborough Centre). The Official Plan identifies Scarborough Centre as one of four designated Centres in the City of Toronto, as shown on the Urban Structure Map. The Centres are generally described in the Official Plan as being “places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings.

The Scarborough Centre is an important mix of retail, government, institutional, cultural, employment and residential uses at the core of an established employment corridor along Highway 401. As a mixed use area, the Scarborough Centre provides both employment and housing opportunities for workers and residents. Scarborough Centre is also a destination point for surrounding communities; with a regional mall, municipal and federal government services and a variety of recreational, educational and community services. The Scarborough Centre Secondary Plan incorporates detailed policies on land use, housing, employment, transportation, parks, open spaces, community services and facilities and urban design.

While the subject site (675 Progress Avenue) may be geographically located adjacent to, and almost completely surrounded by, the area of the Scarborough Centre, the boundary of the Centre excludes the site. An amendment to the Official Plan is required to permit the proposed designation of the lands to "Mixed-Use Areas". An amendment to the Official Plan is also required to change the identification of the site from “Employment Districts” to “Centres” in order to incorporate the lands into the Scarborough Centre. Such an amendment can only be considered within the context of the Five Year Review of the Official Plan and a

Municipal Comprehensive Review. As discussed earlier in this report, the owner's request to convert the lands from employment use to mixed use is under consideration as part of the City's Five Year Review of the Official Plan Five and the Municipal Comprehensive Review.

The owner has also requested that the entire site be incorporated into the Scarborough Centre and that the lands be designated "Mixed Use Areas". The "Mixed Use Areas" designation permits a range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities. The policies of this land use designation include development criteria which direct that new development: create a balance of high quality land uses with the potential to reduce auto dependency and meet the needs of the community; provide additional employment and housing in the Centre areas; locate/mass new buildings to provide a transition between areas of different development intensity/scale; take advantage of nearby transit services; locate/mass new buildings to minimize shadow impacts; locate/mass new buildings to frame streets and parks with good proportion and maintain sunlight and comfortable wind conditions; have access to schools, parks, community centres, libraries and child care; provide good site access and circulation and an adequate supply of parking for residents and visitors; locate and screen service areas; provide indoor and outdoor amenity space and provide attractive pedestrian environments.

The Built Form policies of the Official Plan ((3.1.2) will assist in the review of this rezoning application. The Built Form policies specify that new development be located and organized to fit with its existing and/or planned context and to frame and support adjacent streets, parks and open spaces. New development is to be located parallel to streets, and its massing and location assist in defining the edges of streets and parks/open spaces, at good proportion. New buildings are to be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadowing and uncomfortable wind conditions. Vehicle parking and facilities are to be organized to minimize its impact on the property and on surrounding properties. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development and each resident will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

The Tall Building policies (3.1.3) of the Official Plan will also apply to this redevelopment proposal. Taller buildings must fit within the existing and/or planned context, reinforce the overall City structure and be located to ensure adequate access to sky view. Taller buildings are expected to provide high quality, comfortable and usable publicly accessible open space areas.

The owner proposes to redevelop the lands to permit new housing, office and retail uses, a park, open spaces and new streets. The "New Neighbourhoods" policies of the Official Plan (3.3) provide guidance for applications that propose extensive redevelopment for mixed use.

The Housing policies of the Official Plan (3.2.1) support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. Large residential

developments such as proposed by this rezoning application may provide an opportunity to enhance the mix of housing types and unit sizes within the Scarborough Centre.

The Public Realm policies of the Official Plan (3.1.1) recognize that Toronto's road grid is a major organizing element to be maintained and improved. These policies also recognize that streets are significant public open spaces that serve pedestrians and vehicles, provide space for trees and landscaping, building access, amenities such as view corridors, sky view and sunlight and are public gathering places. The Public Realm policies of the Plan call for new streets to be:

- designed to provide connections with adjacent neighbourhoods;
- promote a connected grid of streets;
- divide larger sites into smaller development blocks;
- provide access and addresses to new development; and
- create adequate space for pedestrians, bicycles and landscaping as well as vehicles.

The Plan also provides that new streets should be public and new City blocks and development lots within blocks are to be of an appropriate size and configuration for the proposed use of the lands. New parks and open spaces are to be located onto a street and be well designed to provide a comfortable setting for users.

Schedule 2 of the Official Plan provides for the "Designation of Planned but Unbuilt Roads" across the City. Specifically, the Plan notes that a planned future road link (Bushby Drive) is to be created from Grangeway Avenue to Markham Road. The owner's lands are located east of the current intersection of Grangeway Avenue and Bushby Drive. As a result, there is a need to protect for a future east/west extension of Bushby Drive across the owner's lands.

Staff will review this application for compliance with these and all relevant policies of the Official Plan. The Official Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/introduction.htm.

McCowan Precinct Plan Study

The lands at 675 Progress Avenue are geographically adjacent to the McCowan Precinct, part of the Scarborough Centre Secondary Plan area. City Planning is currently undertaking a "McCowan Precinct Plan Study to develop a detailed "Precinct Plan" for the McCowan Precinct. Such a plan would provide implementation policies, development principles, and design strategies for the McCowan Precinct that would be used to: inform, evaluate and shape future redevelopment in the area; guide change and manage growth; identify necessary public and private realm improvements; identify needs and opportunities for improvements to parks, transportation and community and social services; strengthen the employment base within the Precinct; direct infrastructure investment; and provide a foundation for the preparation of any policy and zoning by-law amendments and design guidelines for the McCowan Precinct to manage future development. The Study is being undertaken with the assistance of area residents, landowners, business owners, the Ward Councillor(s) and other City Divisions, who have formed "Working Groups" to assist in the development of the Precinct Plan. The owner's consultant has been involved in the McCowan Precinct Plan Study as a member of the

"McCowan Precinct Plan Study Community Working Group". A report on the McCowan Precinct Plan Study is targeted for consideration by Scarborough Community Council in the first quarter of 2014. Details respecting the McCowan Precinct Plan Study are available on the City's website at:

<http://www.toronto.ca/planning/mccowan-precinct-plan.htm>

Zoning

At its meeting on May 9, 2013, City Council enacted a new City-wide Zoning Bylaw (No. 569-2013). The owner submitted a complete application to amend the Official Plan to change the designation of the lands at 675 Progress Avenue, prior to the enactment of the new City-wide Zoning By-law. Therefore, the site is not subject to the new City-wide Zoning By-law and the former City of Scarborough, "Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended." continues to apply to the site. Under this Zoning By-law the site is zoned "Industrial Zone (M)". The M zoning permits general industrial, manufacturing, processing and other employment land uses such as offices (to a maximum of 10 000 square metres (107,642 square feet) and a maximum height of 12 metres, 40 feet). A maximum gross floor area (for all buildings) of 0.50 times the lot area is permitted on the site.

Site Plan Control

The proposed development is subject to site plan control approval. Staff have recommended to the owner that a site plan control application be filed in conjunction with the zoning by-law amendment application. To date, an application for site plan control approval has not been submitted.

Design Review Panel

The Design Review Panel is designed to provide independent advice, during the development approval process for public and municipal development in selected areas across the City, with the goal of helping to ensure a high level of urban design that fits well into the cityscape. The Scarborough Centre is one of the areas of the City within which development proposals are to be reviewed by the Design Review Panel. The proposed development of the lands has the potential to play a key role in the overall development of the Centre. As such, a review of the proposal by the Design Review Panel will assist staff in the review of the proposal by providing advice on matters of design that affect the public realm. The owner's proposal should be considered by the Design Review Panel after City Council has made a decision under the Municipal Comprehensive Review respecting the appropriate land use that should apply to the lands at 675 Progress Avenue.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. Staff will review the owner's redevelopment

proposal within the context of the Tall Building Design Guidelines. The Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate that the development proposes the removal of four trees located on the City road allowance and the removal of ten trees, located on the site. The owner will be required to address tree protection and injury mitigation issues identified through the processing of the application as well as tree replacement and landscaping requirements. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City's Tree Preservation By-law Number 388-2000, as amended.

Reasons for the Application

A zoning by-law amendment application is required to permit the proposed use of the lands and to establish appropriate performance standards to regulate the development, such as density, height, setbacks, parking and building setbacks. The Draft Plan of Subdivision application is necessary to create the proposed new blocks, a public park, and public streets and to facilitate conveyance to public ownership.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report including a Community Services & Facilities Analysis;
- Transportation Assessment Report;
- Functional Servicing Report;
- Environmental Noise Feasibility Study;
- SRT Vibration Analysis;
- Pedestrian Level Wind Assessment;
- Tree Inventory and Preservation Plan Report;
- Geotechnical Investigation Report;
- Toronto Green Standard Checklist;
- Stage 1-2 Archaeological Assessment Report; and a
- Phase 1 Environmental Site Assessment Report;

A Notification of Complete Application was issued on June 7, 2013.

Issues to be Resolved

The application has been circulated to City Divisions and Public Agencies for comments prior to presenting a preliminary report to Scarborough Community Council. The following preliminary issues have been identified by staff to date:

- Conformity/Consistency with Provincial Policy and Plans:**
 The Provincial Policy Statement (PPS) contains policies related to employment areas and states that planning authorities shall promote economic development and competitiveness. The PPS also states that planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion. This application will be reviewed and processed concurrently with and within the context of, the City's Five Year Review of the Official Plan which includes a Municipal Comprehensive Review.
- Conformity with the Toronto Official Plan:**
 The owner is seeking approval to incorporate the site into the Scarborough Centre, thereby changing its identification as "Employment Districts" to "Centres" on the Urban Structure Map, and to redesignate the site from "Employment Areas" to "Mixed Use Areas". The official plan identifies "Centres" in the City of Toronto (as shown on the Urban Structure Map (Map 2)) as "places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings". The appropriateness of incorporating the lands into the Scarborough Centre will be reviewed in conjunction with the City's Five Year Review of the Official Plan and Municipal Comprehensive Review. Conformity of the proposed development with the applicable Official Plan policies including, but not limited to: "Mixed Use Areas" (Chapter 4) and policies including but not limited to, "Shaping the City (Chapter 2); the Built Environment (Chapter 3); Managing Growth and Change (Chapter 5); and the Scarborough Centre Secondary Plan (Chapter 6) will be reviewed.
- Consistency with the McCowan Precinct Plan:**
 As noted earlier in this report, City Planning, Scarborough District is undertaking a study of the McCowan Precinct. The McCowan Precinct Plan Study is intended to result in a "Precinct Plan" for the area that will further articulate the policies of the Toronto Official Plan (including the Scarborough Centre Secondary Plan) and guide future growth and development of the McCowan Precinct. The Precinct Plan is also intended to articulate detailed land use, the physical character of the Precinct, and the streetscape and built form objectives to be achieved in the McCowan Precinct. As part of the study, planning and transportation consultants were retained to undertake a "Street Design and Transportation Network Study", that has resulted in the development of a public street and block plan, a park and open space plan, and design details for public streets for the McCowan Precinct. The consultant's report is currently under review by City staff. The owner's development proposal will be evaluated within the context of the results of the McCowan Precinct Plan Study. A report on the McCowan Precinct Plan Study is targeted for consideration by Scarborough Community Council in the first quarter of 2014.

- Phasing of Development:**

The owner has filed an application to amend the Official Plan (File No.10 287207 ESC 38 OZ) to convert the entire site from its employment use and to incorporate the entire site into the Scarborough Centre Secondary Plan area. The owner has also filed a draft plan of sub-division application (File No. 13 175005 ESC 38 SB) that applies to the entire site. The rezoning application (File No. 13 175197 ESC 38 OZ) requests that only the northern portion of the site (Phase 1) be rezoned to permit mixed use development. The balance of the lands would remain as industrial zoned lands. While the owner contemplates a mixed use designation of the entire site to permit residential, office, retail and park use on the lands, only the Phase 1 lands (the north portion of the site) is proposed to be rezoned for these uses under the owner's current proposal. The balance of the site (the south portion, identified as Phase 2 lands) would continue to be zoned for industrial use and as such, compatibility and interface issues would be created between the residential use(s) and the industrial use which currently permit a variety of uses such as assembling, manufacturing, processing, and warehousing. The owner does not wish to proceed with a rezoning amendment application for the Phase 2 development at this time. Planning staff will be reviewing the appropriateness of the proposed phasing of the zoning of the lands.
- The Amount, Location and Type of On-Site Employment Use(s).**

While currently not part of the McCowan Precinct and the Scarborough Centre Secondary Plan area, the owner proposes that the lands at 675 Progress Avenue become part of the Scarborough Centre, one of four designated Centres in the City of Toronto. Scarborough Centre, is described in the Official Plan as being a place "with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings". The Scarborough Centre Secondary Plan describes the McCowan Precinct as "a focus for residential and employment growth" and where "...large scale office development will be encouraged". The appropriateness of the type, amount and location of employment uses, in particular office use, under the owner's current development proposal, will be evaluated to ensure conformity with the Official Plan (including the Scarborough Centre Secondary Plan) and the emerging policies and guidelines of the McCowan Precinct Plan.
- The Provision of Public Streets & Connections:**

A key feature of the Scarborough Centre Secondary Plan is to improve connections within the Centre. Chapter 5, Policy 5.10 of the Plan, states "the connectivity and accessibility of the road network in the Centre will be enhanced by initiatives including... the construction of new roads within the Centre that will break up larger development parcels." The rezoning and plan of subdivision applications contemplate new streets and connections. Staff will evaluate the proposed public streets, laneways, connections and private but publicly accessible laneways and connections in relation to the Scarborough Centre Secondary Plan and the emerging street and block plan, and the policies and guidelines of the McCowan Precinct Plan Study.

Phase 1 of the proposed development of the lands at 675 Progress Avenue contemplates the construction of a singular north/south public street, designed as a cul-de-sac. Access to the proposed Phase 1 buildings and the new park would be via Progress Avenue and the new cul-de-sac. The appropriateness of the north/south cul-de-sac to serve the proposed Phase 1 development will be evaluated.

The alignment, right-of way width and design parameters of the proposed east/west public street that forms part of the required extension of Bushby Drive, eastwards from Grangeway Avenue (as contemplated in the Official Plan) will need to be reviewed.

- **Transportation Improvements, Traffic & Access:**

The need for improvements to the transportation network to support the development and strengthen connections and linkages within the Centre will need to be evaluated. The owner's proposal includes public streets, private laneways and publicly accessible pedestrian walkways within the development to provide vehicle and pedestrian access and connectivity. Details on how the proposal can accommodate/facilitate the provision of an adequate public street network and the appropriateness of the proposed access facilities and connections for vehicles, pedestrians and cyclists will need to be reviewed.

Traffic impacts, including the suitability of the proposed driveway accesses and on-site vehicle circulation will be evaluated. Impacts associated with the proposed parking, loading spaces, and access, all need to be addressed. The development will be reviewed to assess impacts on area traffic operations and any traffic concerns applicable to the proposal.

- **Built Form, Massing & Urban Design:**

The appropriateness of the proposed built form and building massing will be reviewed in terms of the existing and planned context. Staff will review the proposed density, massing, built form and building configuration to ensure the proposed development achieves, amongst other matters, built form and urban design objectives such as high-quality design of the buildings, adequate building-face to building-face relationships, adequate sunlight and comfortable wind conditions, animated street-edges, and whether the proposal adequately addresses potential noise impacts from sources in the vicinity.

- **Building Heights:**

The proposed Phase 1 buildings would have heights of 6 to 55 storeys. The proposed heights of the taller components of the proposed buildings would match the description of a “Tall Building” in the Toronto Official Plan and the Tall Building Design Guidelines adopted by Council. As such, the proposal should be reviewed under the built form policies of the Official Plan and the Tall Building Design Guidelines to assess such matters as façade articulation, building placement and massing, transition in scale, shadow impacts and pedestrian-level wind effects.

- **Mix of Housing Units:**
 The Official Plan encourages a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. Large residential developments such as proposed by this rezoning application may provide an opportunity to enhance the mix of housing types and unit sizes that would appeal to a range of residential users, including families. The proposal will be reviewed to evaluate the mix of housing units/types proposed.
- **Vehicle Parking:**
 The appropriateness of vehicle parking supply including the amount and location of parking available for visitors will need to be further assessed. In addition, the amount and location of above-grade vehicular parking areas and the amount, orientation and accessibility of below-grade vehicular parking facilities will be reviewed.
- **On-Site Amenity:**
 The owner proposes both indoor and outdoor amenity areas for residents, workers and visitors. The appropriateness of the amount, location and type of on-site amenity spaces will be evaluated.
- **Public Art:**
 The Official Plan encourages the creation of public art that reflects the City's cultural diversity and history in all significant private sector developments. Staff will explore the provision of public art as part of the development of the lands at 675 Progress Avenue and in particular opportunities to recognize and express the history of the site as a metal stamping plant through artistic display of artefacts, equipment, artwork signage or other public art components.
- **Park & Open Spaces:**
 The adequacy, location and configuration of the proposed park and the provision of adequate landscaped open spaces and tree plantings is to be assessed.
- **Community Services & Facilities:**
 The proposal will need to be assessed in terms of its ability to contribute to, and strengthen the provision of community services and facilities to serve the residential and commercial (office/retail) users on-site and from the surrounding community.
- **Section 37:**
 City Planning staff have discussed with the owner, the use of Section 37 of the Planning Act to secure the provision/enhancement of community benefits associated with the development of the lands, should the development proposal be considered good planning and be recommended for approval.
- **Toronto Green Standard:**
 The Toronto Green Standard (TGS) Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance

measures. Implementation of Green features and sustainable design features into the development will be reviewed.

- **Tree Preservation/Replacement:**
Tree Preservation on and replacement on, and adjacent to the subject property will be assessed.
- **Site Servicing and Stormwater Management.**
A review of the site servicing and storm water management facilities needed to support the proposed development is required.

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

CONTACT

Russell Crooks, Senior Planner
Tel. No. (416) 396-7040
Fax No. (416) 396-4265
E-mail: rcrooks@toronto.ca

SIGNATURE

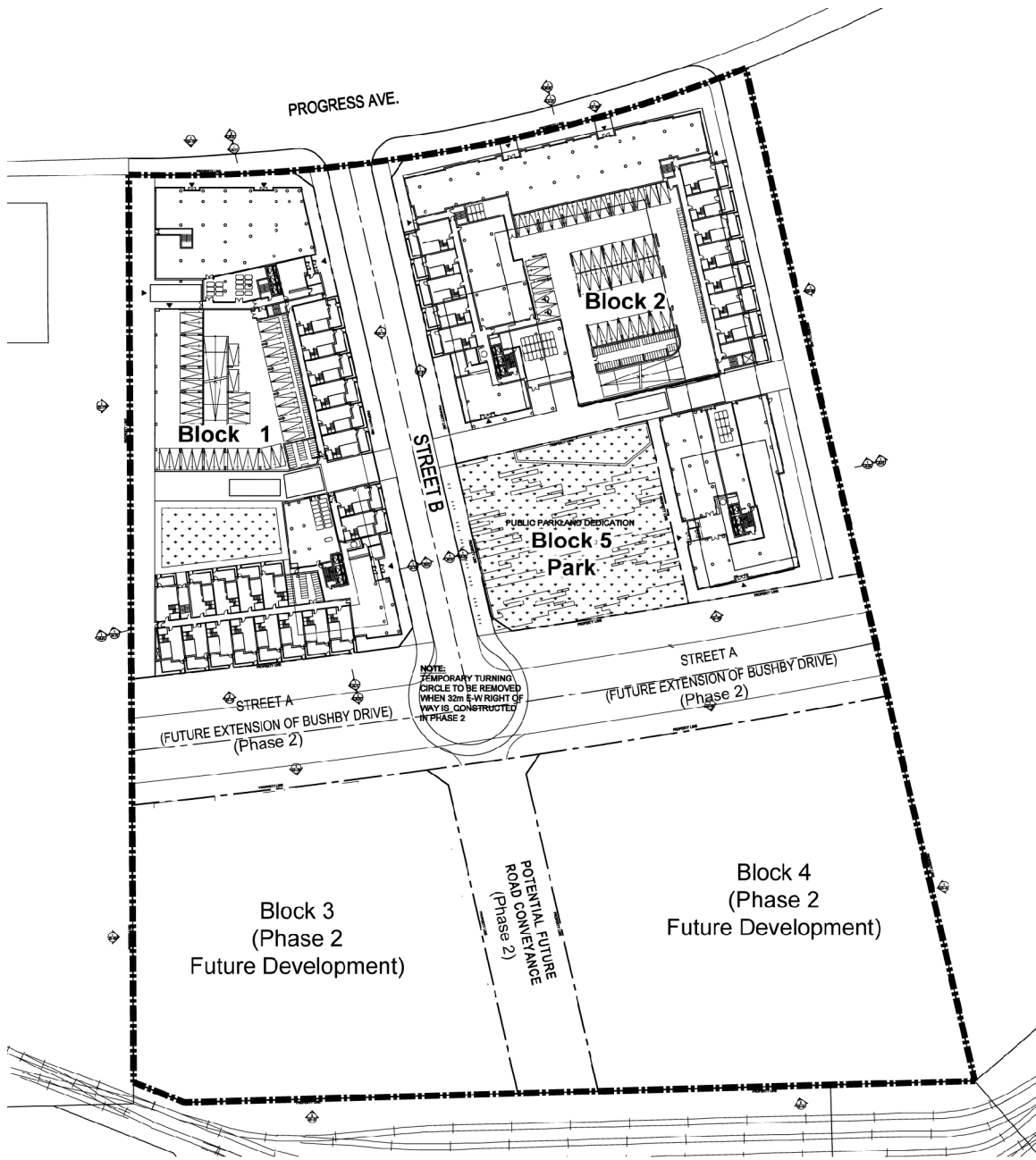
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

[P:\2013\Cluster B\PLN/pgmc/pg 13086]

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3: Concept Plan (Phase 1 & 2)
Attachment 4: Roof (Height) Plan
Attachment 5a-f: Elevations
Attachment 6: Official Plan
Attachment 7: Zoning
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

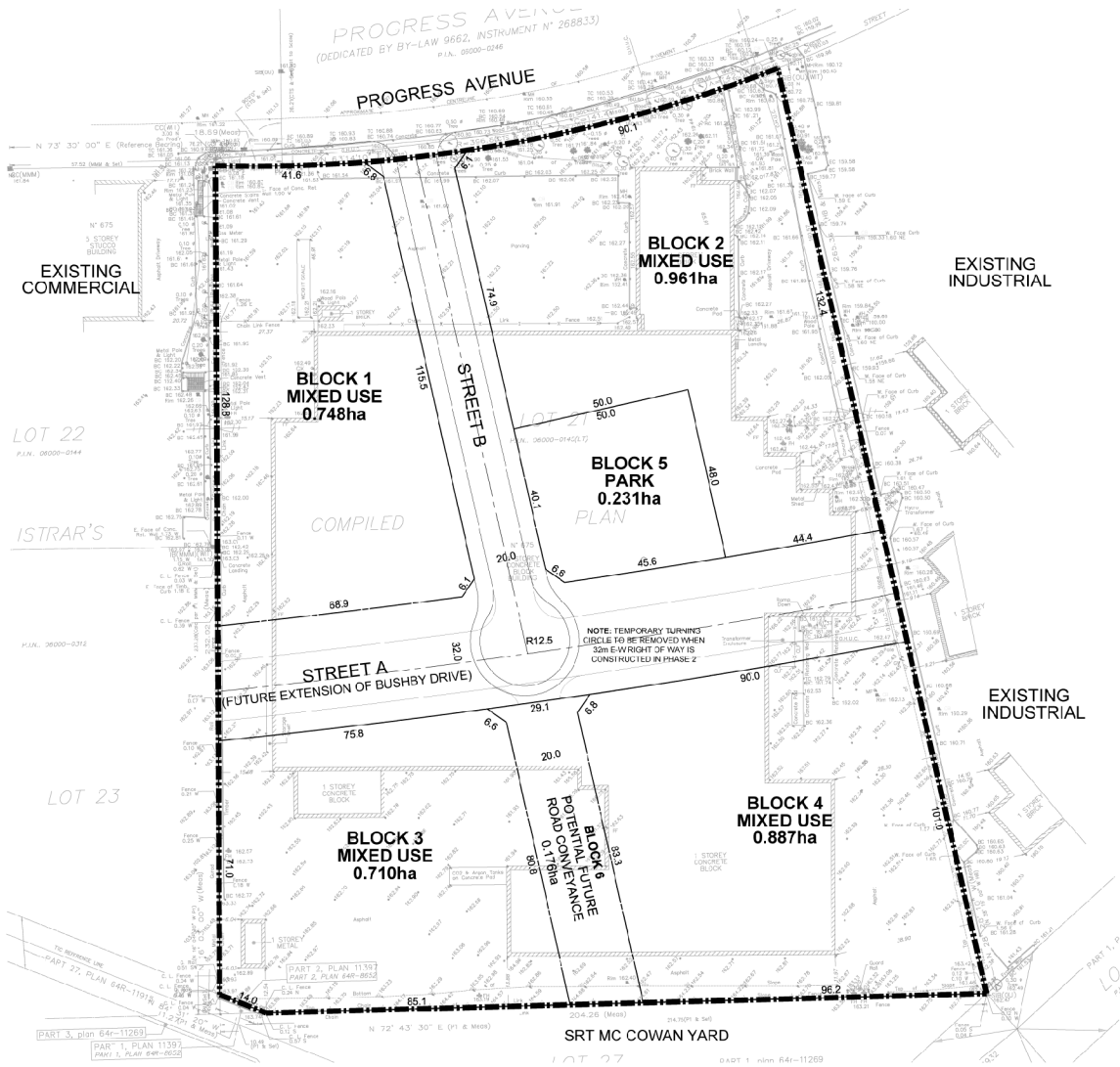
Not to Scale
9/4/13



675 Progress Avenue

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 1: Draft Plan of Subdivision



Draft Plan of Subdivision

675 Progress Avenue

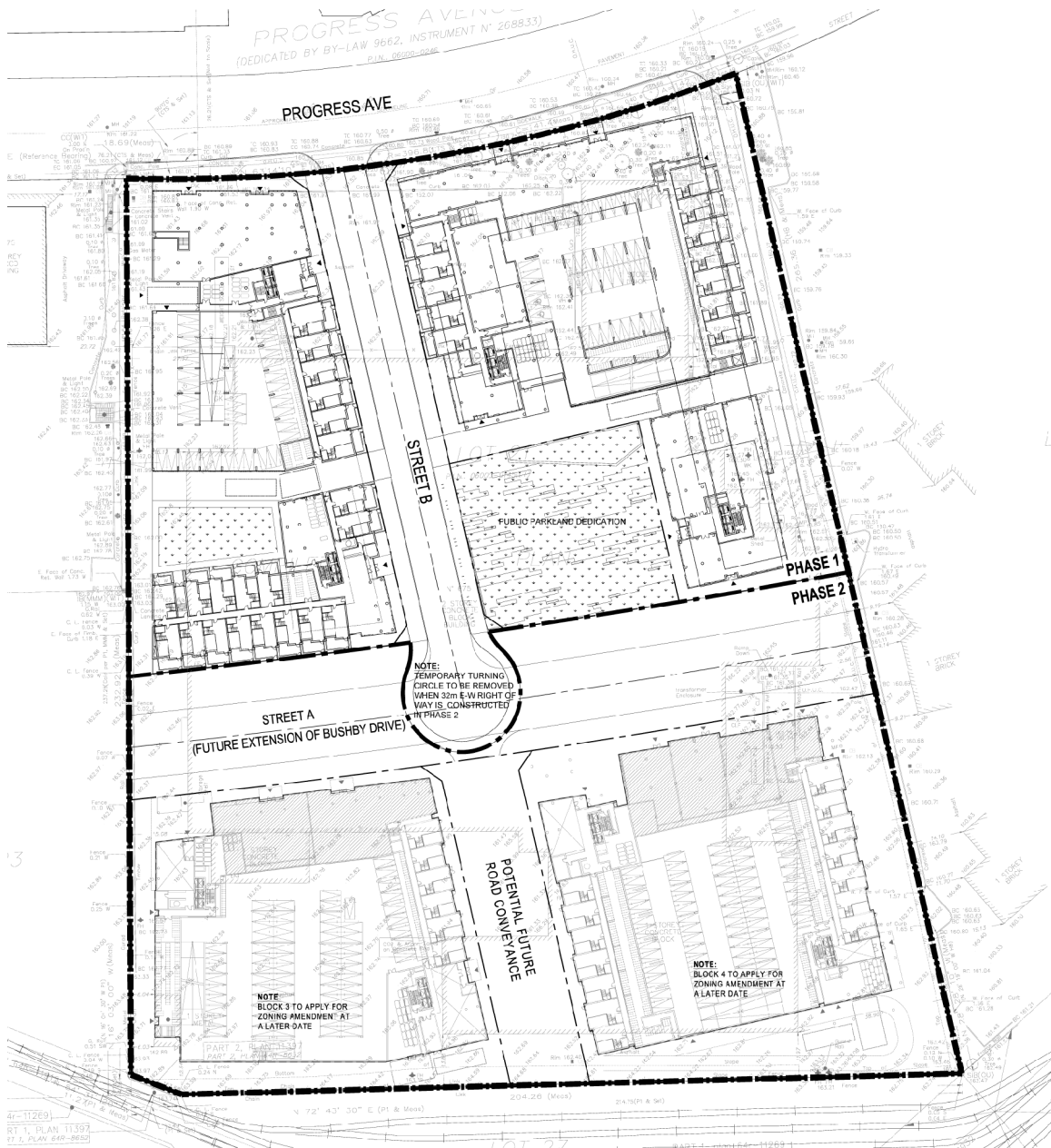
Applicant's Submitted Drawing

Not to Scale
9/4/13



File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 3: Concept Plan (Phase 1 & 2)



Draft Concept Plan Phase 1 and Phase 2

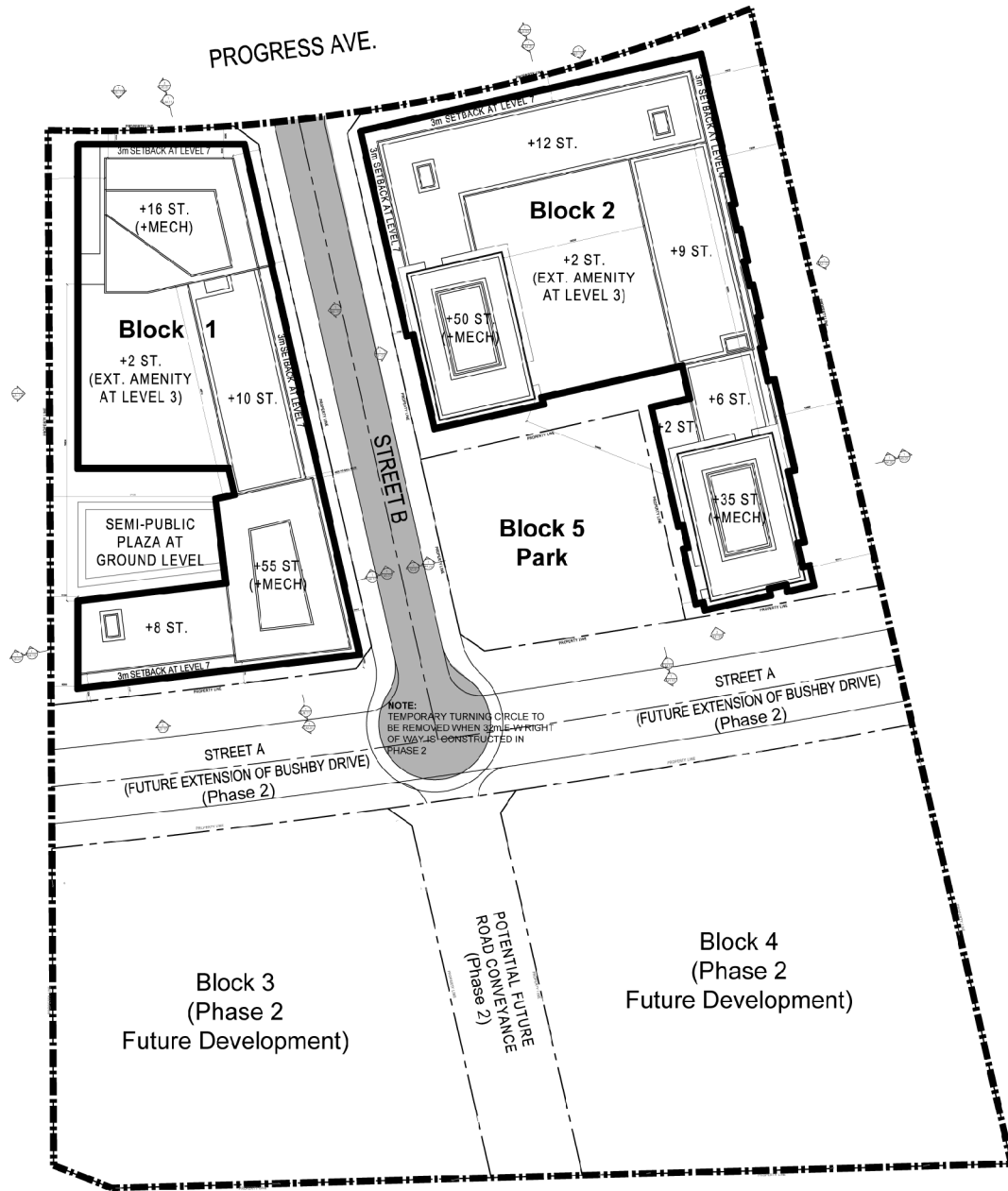
675 Progress Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 4: Roof (Height) Plan



Roof Plan

675 Progress Avenue

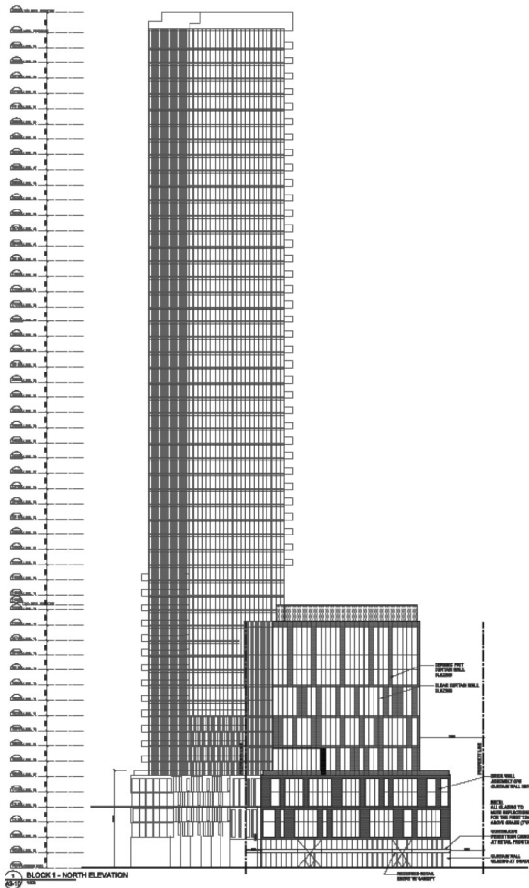
Applicant's Submitted Drawing

Not to Scale
9/11/13

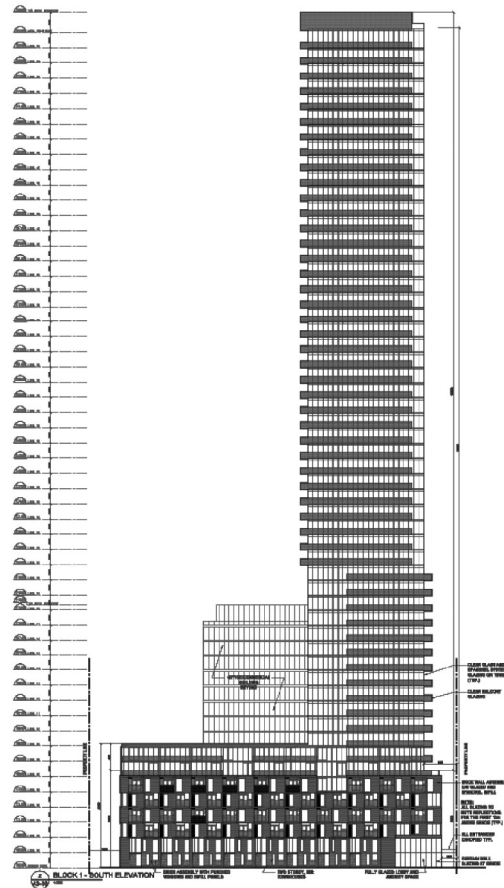


File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5a: Elevations



North Elevation
(Progress Avenue)



South Elevation

Elevations - Block 1

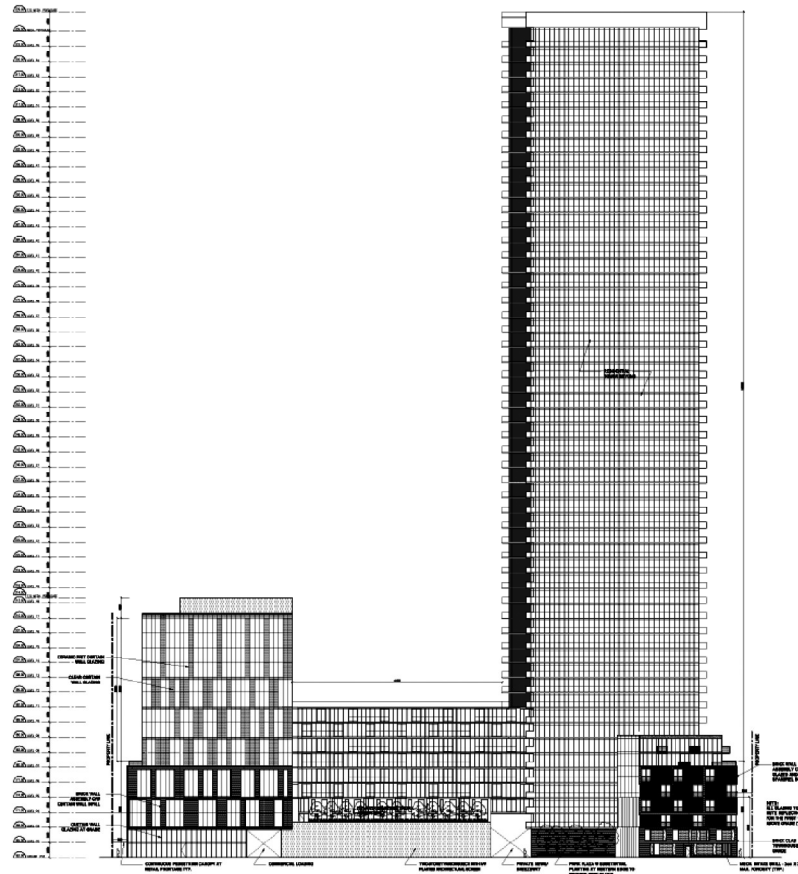
Applicant's Submitted Drawing

Not to Scale
9/5/13

675 Progress Avenue

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5b: Elevations



West Elevation

Elevations - Block 1

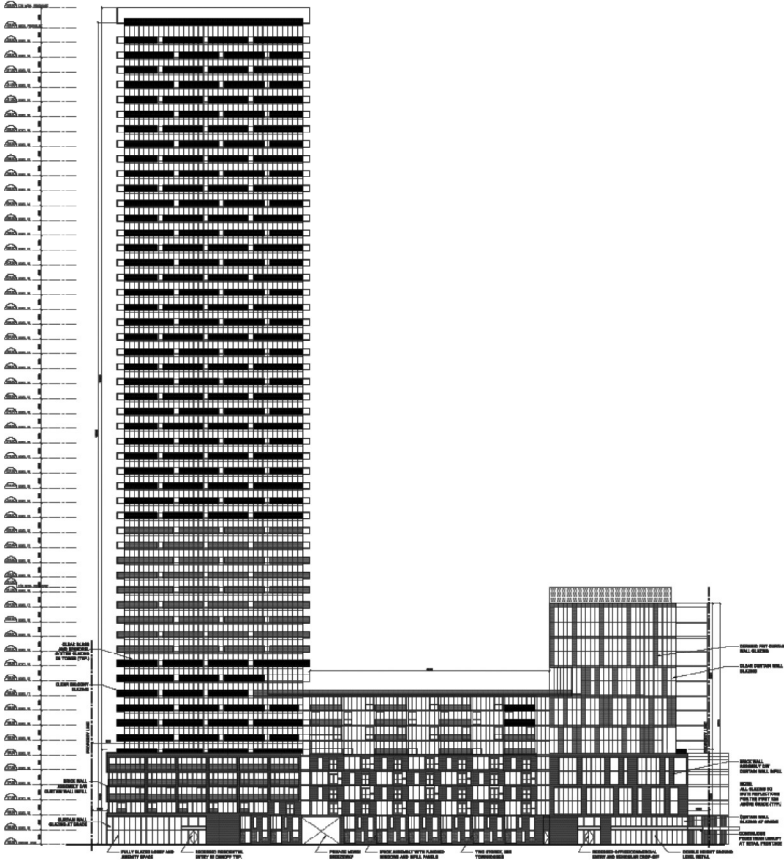
Applicant's Submitted Drawing

Not to Scale
9/5/13

675 Progress Avenue

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5c: Elevations



East Elevation

Elevations - Block 1

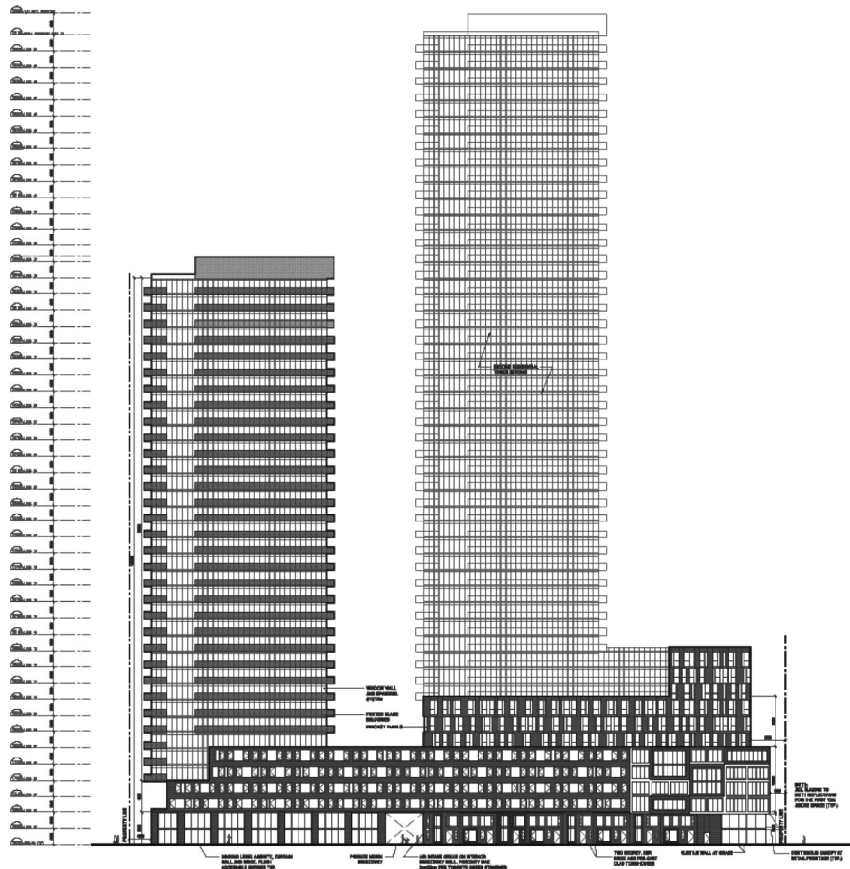
675 Progress Avenue

Applicant's Submitted Drawing

Not to Scale
9/5/13

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5d: Elevations



East Elevation

Elevations - Block 2

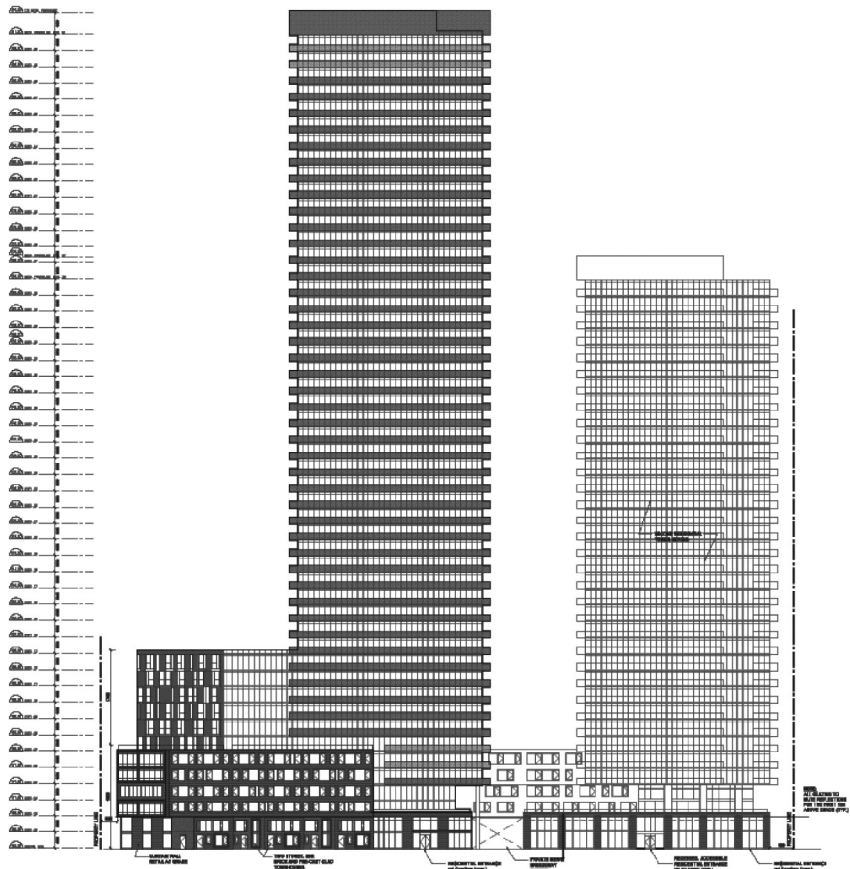
675 Progress Avenue

Applicant's Submitted Drawing

Not to Scale
9/5/13

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5e: Elevations



West Elevation

Elevations - Block 2

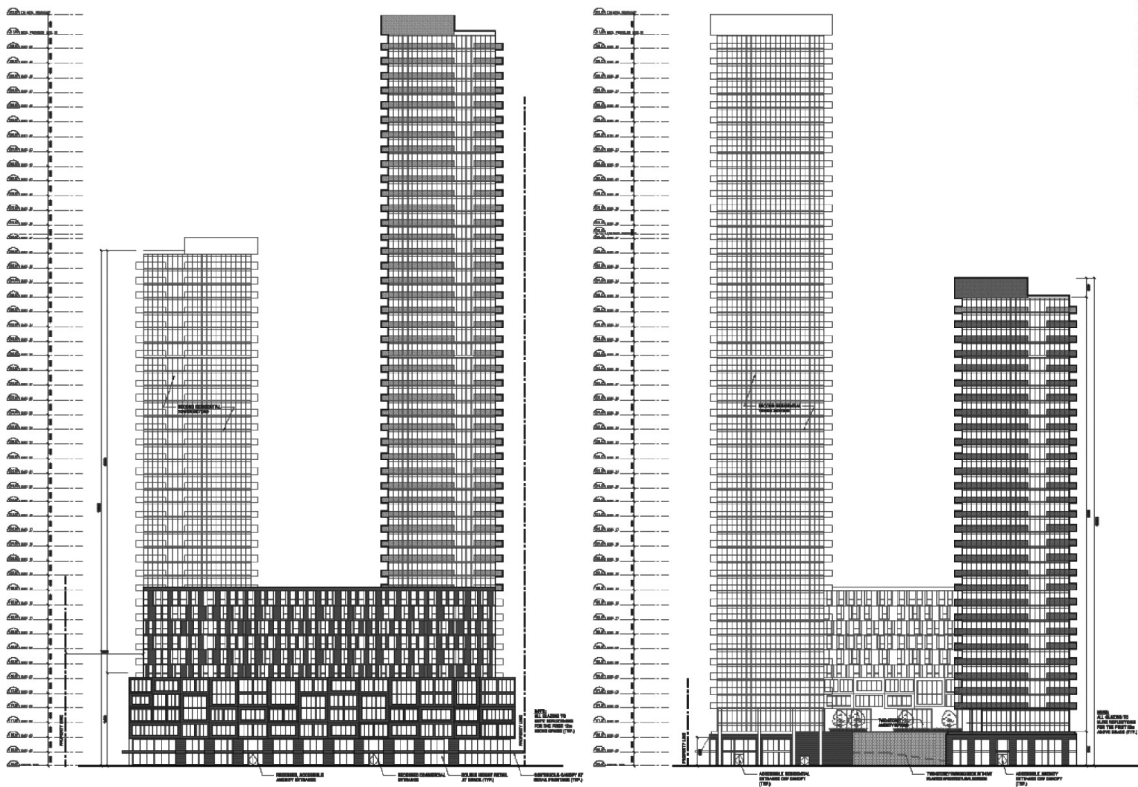
675 Progress Avenue

Applicant's Submitted Drawing

Not to Scale
9/5/13

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 5f: Elevations



North Elevation
(Progress Avenue)

South Elevation

Elevations - Block 2

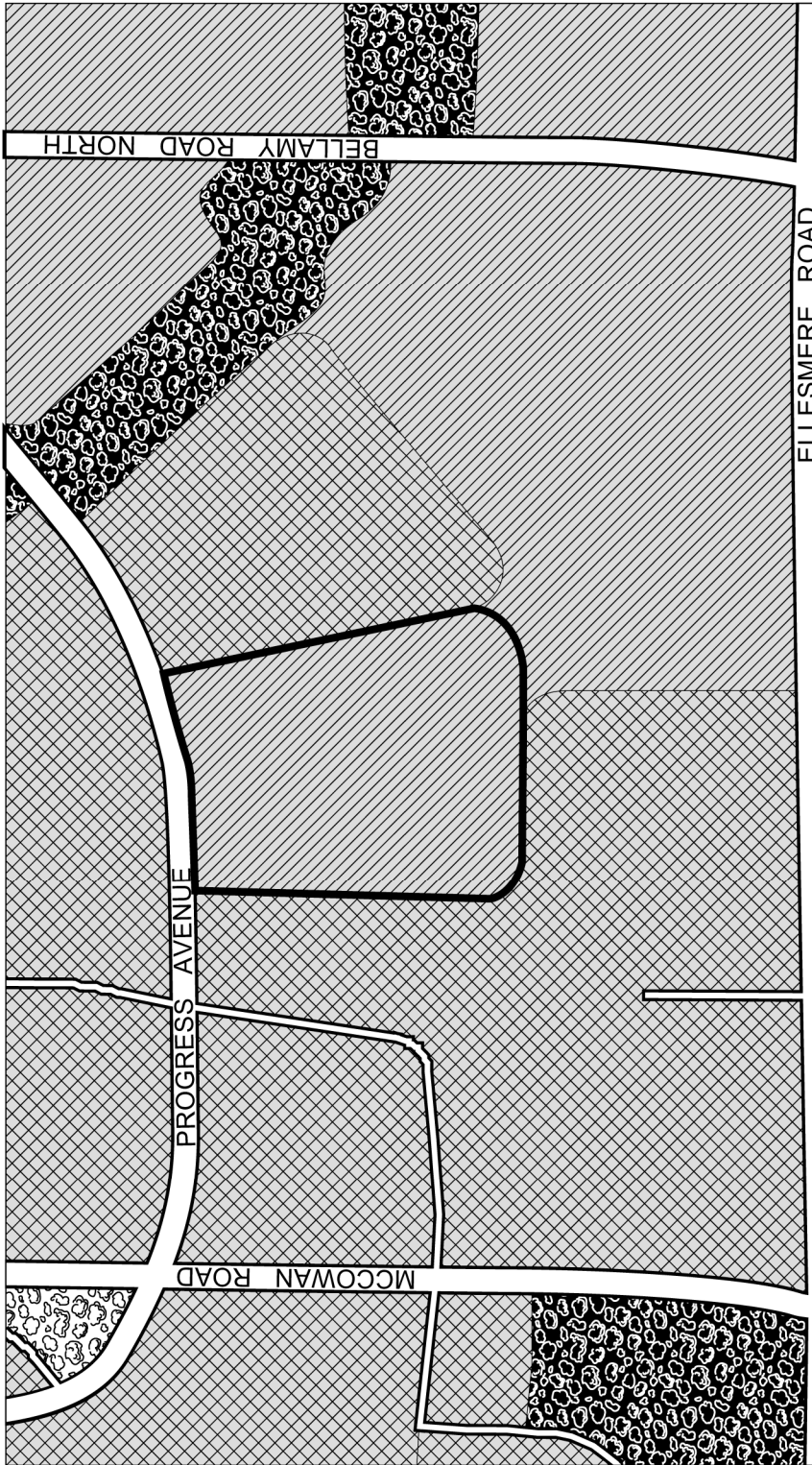
Applicant's Submitted Drawing

Not to Scale
9/5/13

675 Progress Avenue

File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

Attachment 6: Official Plan



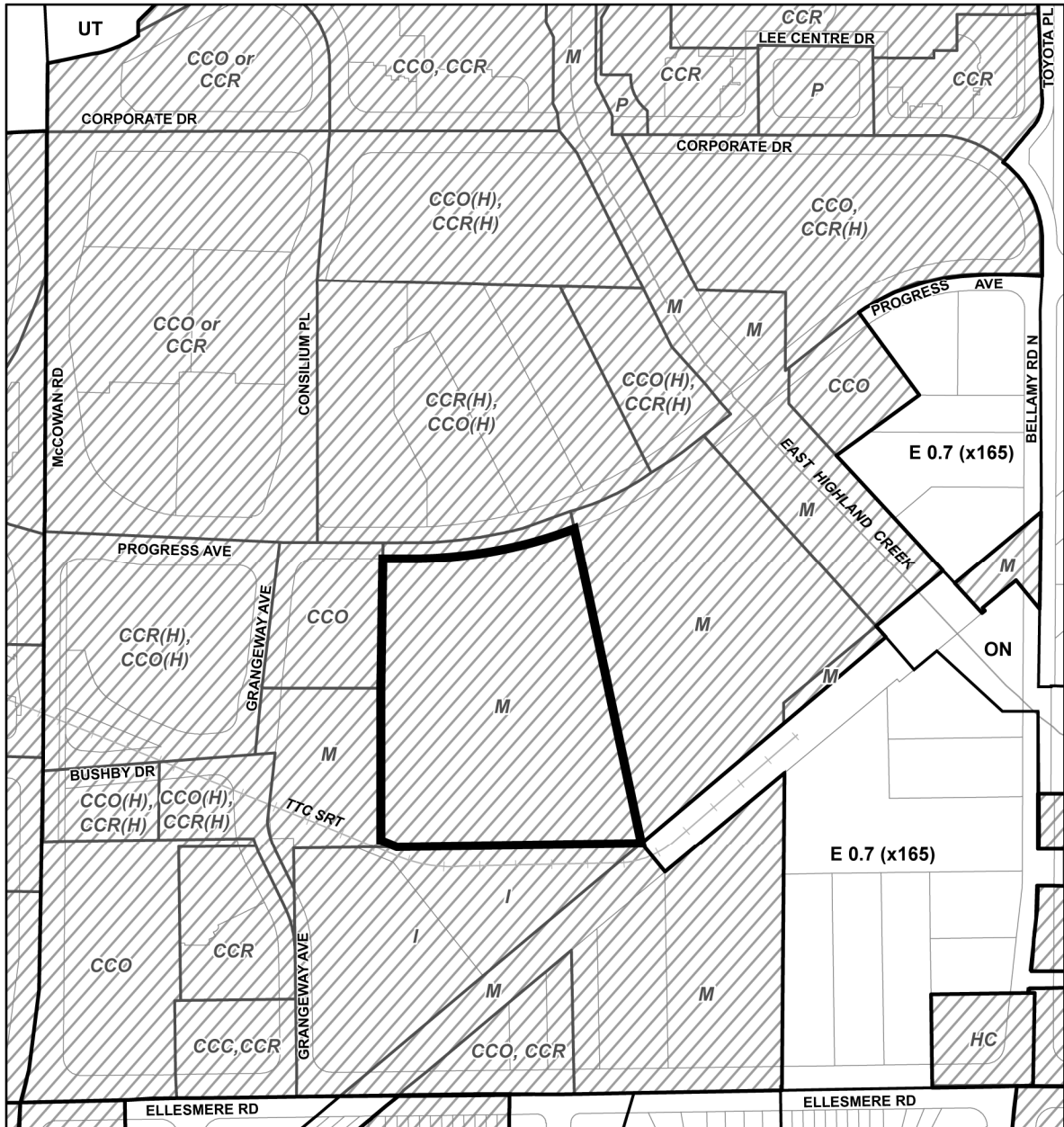
Toronto City Planning
Official Plan
 675 Progress Avenue

File # 13 175197 ESC 38 0Z




↑
 Note to Scale
 9/3/13


Attachment 7: Zoning



Toronto City Planning
Zoning By-law 569-2013

675 Progress Avenue
 File # 13 175197 ESC 38 OZ & 13 175005 ESC 38 SB

- | | | |
|---|---|-----------------------------------|
|  Location of Application |  See Former City of Scarborough Employment District Bylaw No. 24982 (Progress) | |
| E Employment Industrial | M Industrial Zone | HC Highway Commercial Zone |
| ON Open Space Natural | CCC City Centre Commercial Zone | P Parks Zone |
| UT Utility and Transportation | CCO City Centre Office Zone | |
| | CCR City Centre Residential Zone | |
| | I Institutional Zone | |


 Not to Scale
 Extracted 09/04/2013

Attachment 8: Application Data Sheet

Application Type	Rezoning & Draft Plan of Sub-Division	Application Number:	13 175197 ESC 38 OZ 13 175005 ESC 38 SB
Details	Rezoning, Standard	Application Date:	May 27, 2013
Municipal Address:	675 PROGRESS AVE		
Location Description:	PLAN 10152 PT LOT 21 **GRID E3802		
Project Description:	Rezoning Application and Sub Division Application to permit the redevelopment of a 4.6ha site with a mixed-use development including residential, retail and office/commercial. The remaining lands are not subject to the rezoning and sub-division applications. Two blocks containing residential, retail, and office/commercial use are proposed. A block for park purposes is also proposed. Buildings of 35 to 55 storeys totaling approx. 1,500 residential units are proposed. The owner previously submitted an Official Plan Amendment application (see File No. 10 287207 ESC 38 OZ) to change the designation of the entire 4.6 ha site from "Employment Area" to "Mixed Use Areas". This application is under review by the City as part of the Official Plan review.		

Applicant:	Agent:	Architect:	Owner:
REGIONAL ARCHITECTS			1512642 ONTARIO INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	45780	Height:	Storeys:	55
Frontage (m):	161		Metres:	166
Depth (m):	243			
Total Ground Floor Area (sq. m):	10957			Total
Total Residential GFA (sq. m):	137534		Parking Spaces:	1180
Total Non-Residential GFA (sq. m):	20142		Loading Docks	0
Total GFA (sq. m):	157676			
Lot Coverage Ratio (%):	23.9			
Floor Space Index:	3.4			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	949
2 Bedroom:	474
3 + Bedroom:	158
Total Units:	1581

FLOOR AREA BREAKDOWN (Phase 1)

		Above Grade	Below Grade
Residential GFA (sq. m):		137534	0
Retail GFA (sq. m):		1839	0
Office GFA (sq. m):		13300	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT:	PLANNER NAME:	Russell Crooks, Senior Planner
	TELEPHONE:	(416) 396-7040