

LORNE ROSS PLANNING SERVICES INC.

36 Saratoga Drive, Scarborough, ON, M1P 4J1
Tel: 416-289-2789 e-mail lrps@sympatico.ca

February 12th, 2013.

Mr. Paul Bain
Project Manager, OP Review
Metro Hall, 22nd Floor
55 John Street
Toronto ON M5V 3C6

RECEIVED

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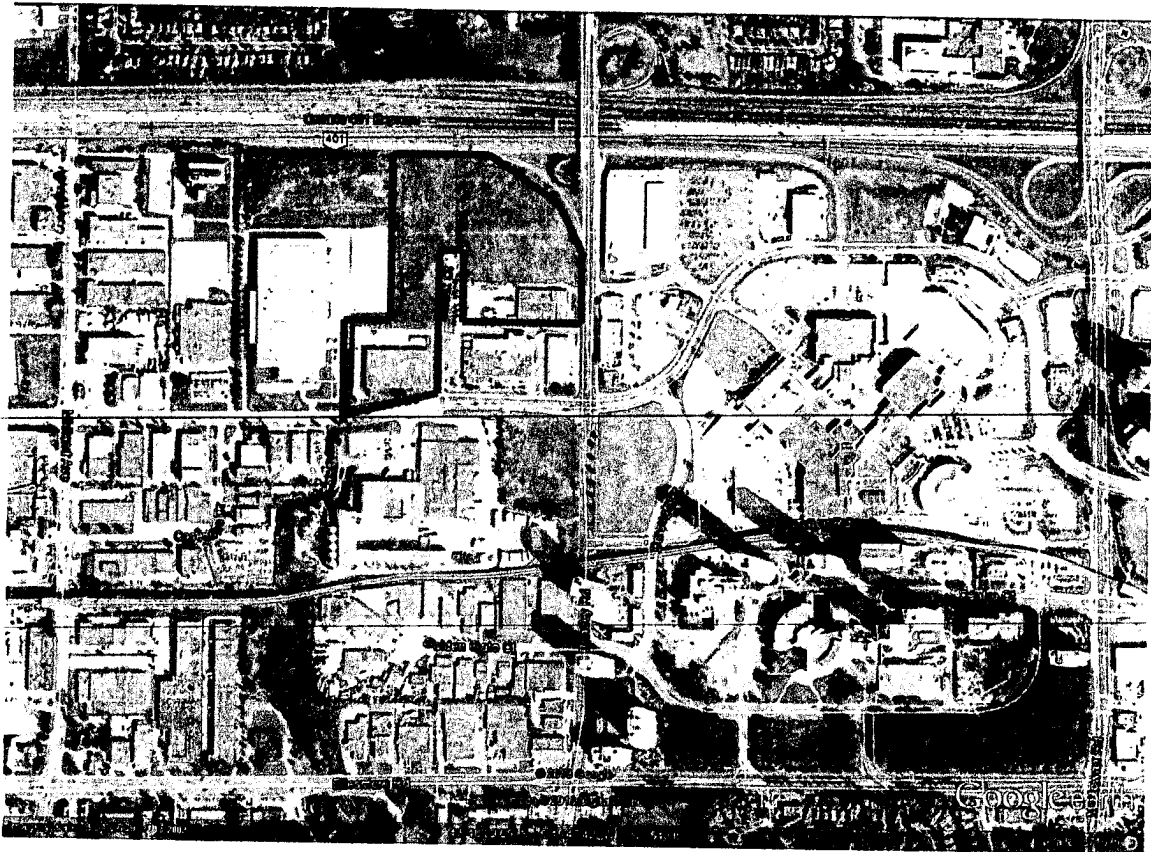
2013-729

CITY OF TORONTO
CITY CLERK

**RE: EMPLOYMENT POLICY REVIEW
TRANSMETRO LIMITED
SCHICK COURT**

Dear Mr. Bain:

Transmetro Limited is the registered owner of 8.7 hectares of land on Schick Court running north from Progress Avenue west of Brimley Road as outlined in red below.



I am writing to you with respect to the proposed redesignation of a portion of the Transmetro property arising from the Municipal Comprehensive Review of Employment Lands.

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The majority of the subject site is shown as white on Map 17 in your October 23rd 2012 report which appears to leave such lands under the existing Scarborough Centre Secondary Plan.

However, Map 17 proposes to redesignate 350 Progress and Block 1 in the subdivision plan to Core Employment.

Block 1 and 350 Progress are zoned **CCO-City Centre Office Uses** [extracts of the By-law are attached]. The sole permitted use other than the accessory uses listed below is Offices. The maximum permitted total gross floor area is 40,430m². A maximum 10% of total built gross floor area, i.e. 4,043m², may be used for the following accessory uses:

- Day Nurseries
- Financial Institutions
- Personal Service Shops
- Recreational Uses
- Restaurants
- Retail Stores

The existing zoning does not restrict the size of any of these 6 accessory uses provided the total gfa remains at/under 10% of built gross floor area.

Page 11 of your October 23rd report describes the purpose of Core Employment Area designations as follows:

The Core Employment Areas are business areas where there is often heavy truck traffic and industries which could impact sensitive uses.

I read this to mean that a Core Area designation is meant to apply to lands already occupied or permitted by By-law to be developed for "heavy" industry, the type of uses which through outdoor storage/outdoor operations or the generation of potentially objectionable noise, heavy truck traffic, dust, vibration or other environmental outputs, are likely to conflict with more sensitive land uses.

350 Progress/ Block 1 are not zoned for "heavy" industry. In fact they aren't zoned for any type of industry at all. They are also adjacent to lands zoned for 1,797 units of high density residential development on Blocks 2, 3 and 6 in the plan of subdivision.

In addition, a Core Employment designation permits a very restricted set of secondary uses as follows:

- small-scale restaurants and catering facilities whose size is limited by zoning,
- small scale service uses that directly serve businesses such as courier services, banks and copy shops;
- workplace daycare ancillary to a business,

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These secondary use restrictions may be appropriate for "heavy" industrial uses located in the depths of a large employment district. They do not reflect the planned function of a site zoned for major office development at the entrance to a high density residential neighbourhood located in one of the City's three planned urban Centres. Core Employment secondary uses do not permit recreational uses although this is zoned as of right on the subject site. Core Employment secondary uses do not permit retail stores although this is zoned as of right on the subject site. Day nurseries are a permitted use on the subject site without restriction as to the operator. I have experience with how staff implement the phrase 'small scale' as it applies to restaurants and services; none of which is needed where we are trying to animate street edges leading into a high density residential neighbourhood, none of which apply in the as-of-right zoning of 350 Progress/Block 1.

As an alternative I suggest the site be brought into the Scarborough Centre Secondary Plan in much the same fashion as staff are now proposing to bring the Simpson's plant on Progress into the Scarborough Centre. The existing **CCO-City Centre Office** zoning of 350 Progress/Block 1 is the same zone applying to the Scarborough Civic Centre, the three tower Consilium office complex on McCowan Road, the Royal Bank office tower on Grangeway, the Federal Government offices and 55 Town Centre Court.

Development of all of Transmetro's ownership, including 350 Progress/Block 1, was put forward and processed by the City as a comprehensive planning proposal including plan of subdivision, a single zoning By-law amendment, urban design guidelines, and transportation studies. Planning Staff initially proposed that 350 Progress/Block 1 be left in the Progress Employment District at a time when they did not support City Centre residential development on the west side of Schick Court. Through studies and reports Transmetro addressed and resolved all of Staff's concerns with respect to extending the boundary of the Scarborough Centre to include lands on the west side of Schick Court, being Block 2 and the west part of Block 3. As part of a joint submission to the Board, Staff agreed to amend the Official Plan to bring Block 2 and the west part of Block 3 into the Scarborough Centre. Site and Area Specific Policy No. 310 which applies to 350 Progress/Block 1 demonstrates that development of this property is part of the comprehensive development of all of the Transmetro lands and relates more to the Scarborough Centre than the Progress Employment District.

I look forwards to your response to these observations and if any additional information is required please contact me at your earliest convenience.

Yours truly,



Lorne Ross Planning Services Inc.

CC: Mr. Tom Flood, Transmetro Limited
Ms Kim Kovar, Aird & Berlis.

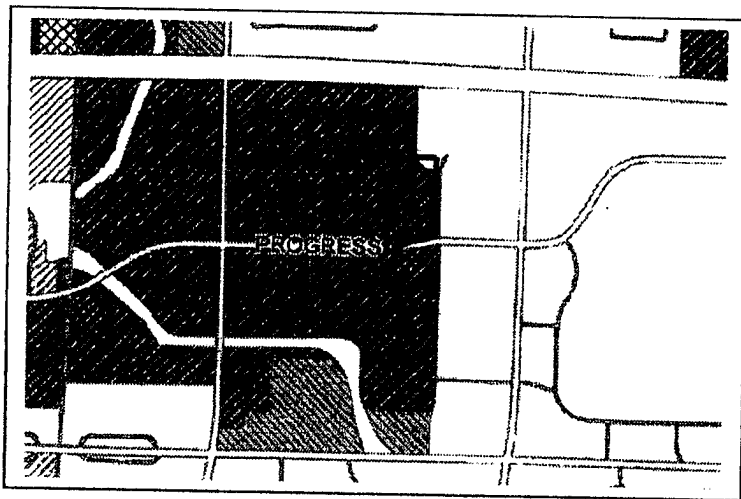
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Mr. Michael Thompson, Councillor, Scarborough Centre
Ulli Watkiss, Clerk, City of Toronto,

Attachments:

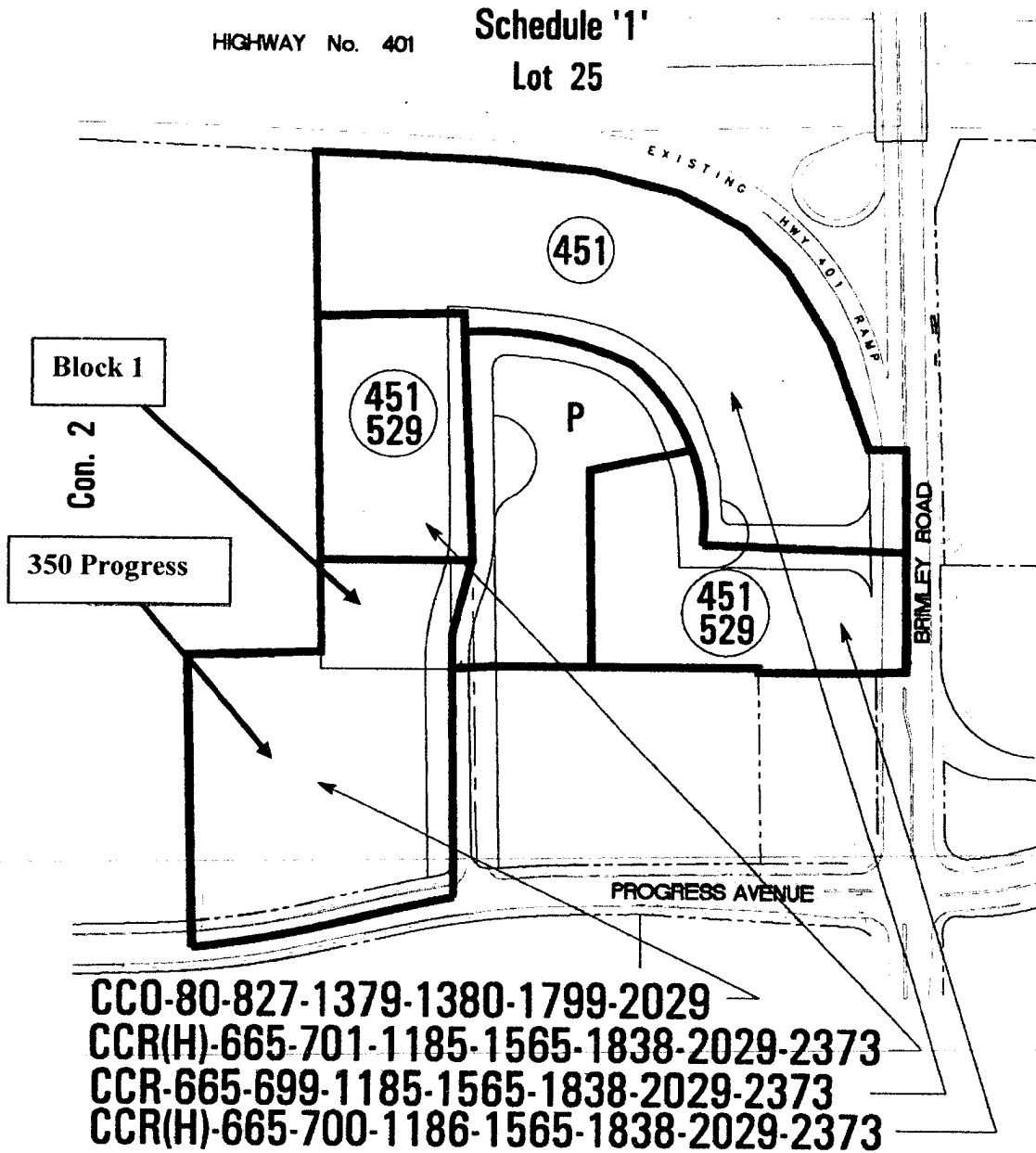
1. Portion of Map 17, Staff Report, October 23, 2012
2. Map Schedule from Toronto By-law 1347-2007
3. Extract of Existing Zoning



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Schedule to Toronto By-law 1347-2007.



CCO-80-827-1379-1380-1799-2029
 CCR(H)-665-701-1185-1565-1838-2029-2373
 CCR-665-699-1185-1565-1838-2029-2373
 CCR(H)-665-700-1186-1565-1838-2029-2373



Zoning By-Law Amendment

Brimley Road & Highway 401

File #SC-P20000014, SC-Z20000023, SC-T20000002

 **Area Affected By This By-Law**

Progress Employment District Bylaw
 Not to Scale
 8/30/03

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**Extract of Zoning 350 Progress + Block 1.
Source: Zoning By-law 24982.**

CCO – 80 – 827 – 1379 – 1380 – 1799 – 2029.

Zoning Category: City Centre Office Uses.

(a) Permitted Uses:

Offices

(b) Permitted Accessory Uses:

Day nurseries

Financial Institutions

Parking Areas

Personal Service Shops

Recreational Uses

Restaurants

Retail Stores.

Performance Standards:

Intensity of Use:

80. Maximum gross floor area of all buildings 40,430 m2. [435,199 sq. ft.]

Miscellaneous:

827. The gross floor area of all accessory uses permitted by CLAUSE V1, 15(b) shall not exceed 10% of the total built gross floor area of CCO Uses.