

3250 Markham Road and 568 Passmore Avenue – Zoning Amendment Application – Preliminary Report

Date: December 2, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 23 - Scarborough North

Planning Application Number: 19 236107 ESC 23 OZ

Notice of Incomplete Application Issued: November 8, 2019

Current Use(s) on Site: The site is currently vacant.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3250 Markham Road and 568 Passmore Avenue. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3250 Markham Road and 568 Passmore Avenue in consultation with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and former City of Scarborough Employment District By-law no. 24982 (Tapscott Employment District) to permit the construction of three one storey multi-tenant industrial buildings at 3250 Markham Road and 568 Passmore Avenue. The proposed buildings are 10.95 metres in height measured to the top of the rooftop stair enclosures and would contain a mezanine level. Combined, the three buildings are proposed to contain 8,592 square metres of office floor area, and 24,114 square metres of warehouse floor area. A total of 380 at-grade parking spaces are proposed around the site, with individual loading spaces for each unit centralized between the three buildings. Vehicular access to the site is proposed from two access points off of Passmore Avenue, and one access point off of Markham Road.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report, for three dimensional representations of the project in context.

Provincial Policy Statement

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

The Growth Plan (2019) contains policies pertaining to provincially significant employment zones (PSEZs). PSEZs are areas defined by the Minister of Municipal Affairs and Housing for the purpose of long-term planning for job creation and economic development. The conversion of PSEZs can only occur during a municipally-initiated MCR.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from *The Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities,

including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Employment Areas* on Map 2 of the Official Plan and designated *General Employment Areas* on Map 22. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas*. The policies for *General Employment Areas* were brought in force through Official Plan Amendment 231 (OPA 231). OPA 231 was adopted as part of the Official Plan and a Municipal Comprehensive Review conducted under the 2006 Growth Plan for the Greater Golden Horseshoe and some policies still remain subject to appeals.

See Attachment 5 of this report for the Land Use Map highlighting the subject site.

Zoning By-laws

The site is zoned Agricultural (AG) under the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) as illustrated on Attachment 6. Permitted uses in the Agricultural (AG) zone include day nurseries and agricultural activities such as apiaries, flower gardens, field and berry crops, orchards and the grazing of livestock.

City-wide Zoning By-law No. 569-2013 does not currently apply to this site.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Employment uses are not permitted in the existing Agricultural (AG) Zone. An application to amend the Zoning by-law is required to establish a suitable zone for the subject site and establish appropriate performance standards to facilitate the proposed development. A zoning amendment to permit industrial uses would also bring the zoning for the subject lands into conformity with the Official Plan.

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

Official Plan Conformity

The property is designated *General Employment Areas* in the City of Toronto Official Plan. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas* identified on Map 2. This designation permits a broad range of employment uses as well as restaurant and service uses. Development within this land use designation will contribute to the creation of competitive, attractive, highly functional *Employment Areas*, in part, by:

- Integrating the development into the public street network and systems of roads, sidewalks, walkways, and transit facilities;
- Mitigating the potential negative impacts from traffic generated by development within *Employment Areas* and adjacent areas;
- Providing adequate parking and loading on-site;
- Avoiding parking between public sidewalk and retail uses; and
- Providing landscaping on the front and any flanking yard adjacent to any public street to create an attractive streetscape, and screening parking, loading and service areas.

Staff will evaluate the application to determine conformity with the Official Plan.

Built Form, Planned and Built Context

Staff will assess the suitability of the proposed height and massing or other built form issues based on Section 2 (q) and (r) of the *Planning Act*; the Growth Plan (2019), the City's Official Plan policies and the City's Design Guidelines. Staff will assess whether the application is contextually appropriate and whether it fits with the planned or built context of the area. This will include assessing transition impacts, if any, to adjacent areas, as well as impacts on the public realm.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The application proposes to remove or injure 8 street trees, 6 private trees which meet the criteria for protection under the Tree Protection By-law, and 3 private trees that are exempt from the Tree Protection By-law. The application also proposes to retain 9 trees. The applicant has submitted an Arborist Report and Tree Preservation Plan, which are currently under review by City staff.

Infrastructure/Service Capacity and Transportation

Staff will review the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

The lands are part of the Tapscott Employment District which originally consisted of approximately 300 acres of unserviced lands. In 2006, the Tapscott Landowners Group (TLG) entered into a Core Servicing Agreement with the City of Toronto, wherein the TLG agreed to install certain core services on their lands within the Tapscott Employment District, including roads, sanitary sewers and stormwater management infrastructure. Although the subject lands are within the Tapscott Employment District, the previous owner was not part of the TLG. As a result, the site is not currently serviced by any municipal servicing infrastructure.

Staff are reviewing a Servicing Report provided by the applicant with the submission. The purpose of the report is to provide a site servicing strategy for the proposed development that addresses applicable regulations and provides the rationale for detailed servicing design to provide for adequate servicing to the proposed development. The Servicing Report will be reviewed by staff to determine the appropriateness of this strategy and if any further upgrades to existing servicing infrastructure is required.

A Transportation Impact Study (TIS) was not initially submitted with the application material and is required for the application to be deemed complete. Once the TIS has been submitted, Staff will review the TIS to evaluate the effects of the development on the transportation system, and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

A TGS Checklist was not submitted with the initial application. Once the TGS Checklist has been submitted, Staff will review the checklist for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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E-mail: Yishan.Liu@toronto.ca

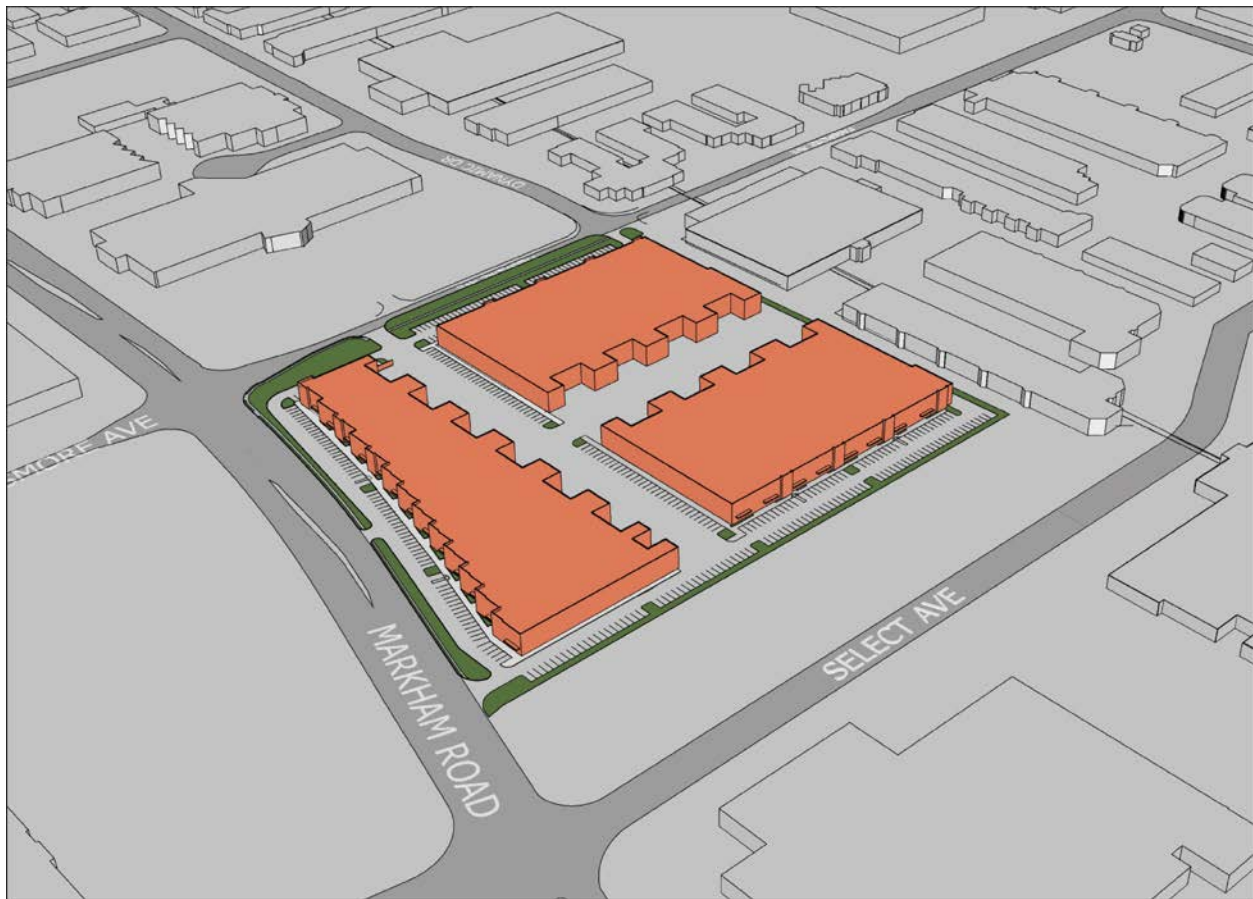
SIGNATURE

Paul Zuliani, Director, RPP, MBA
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context (Looking Southwest)
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (Looking Southwest)

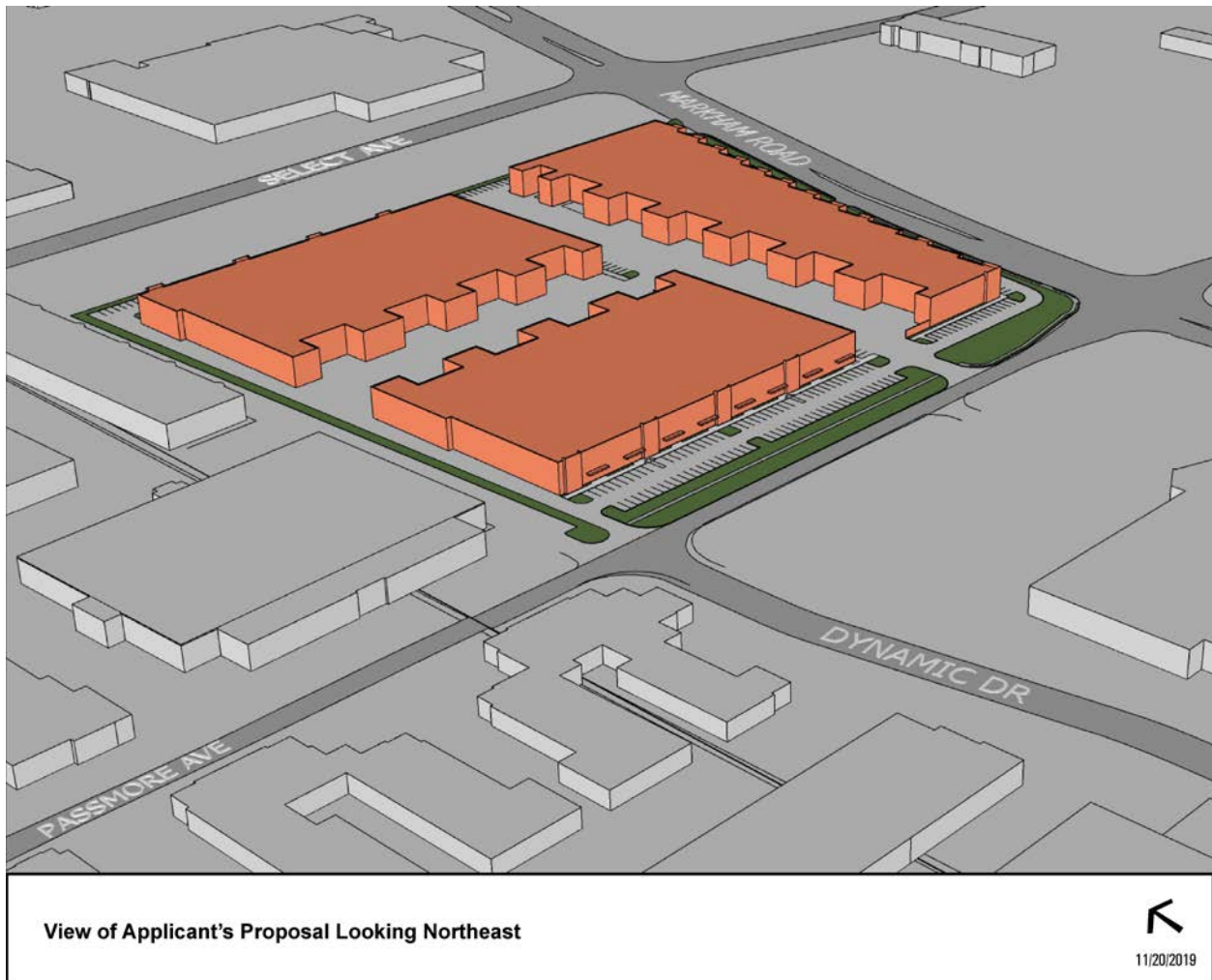


View of Applicant's Proposal Looking Southwest

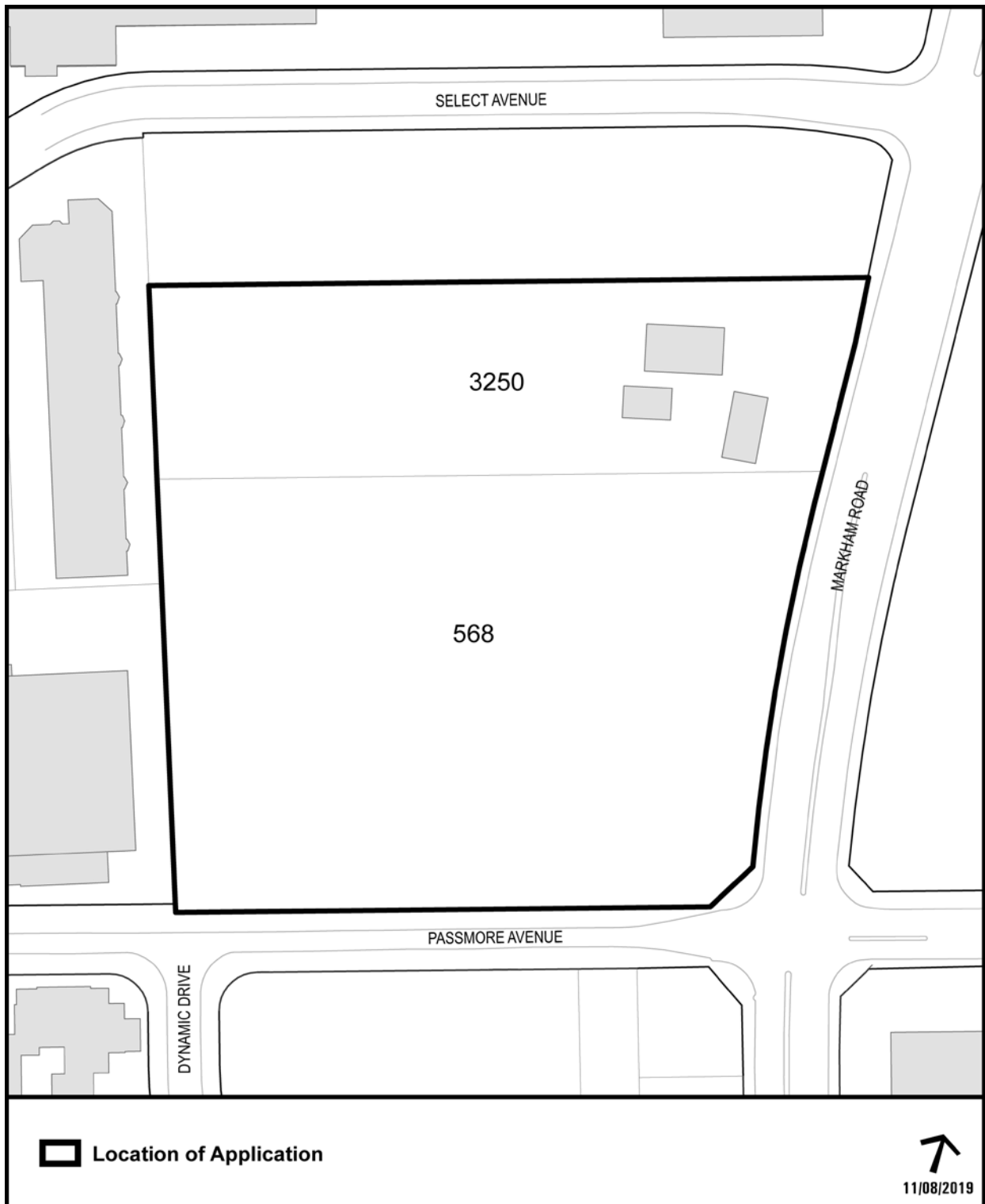


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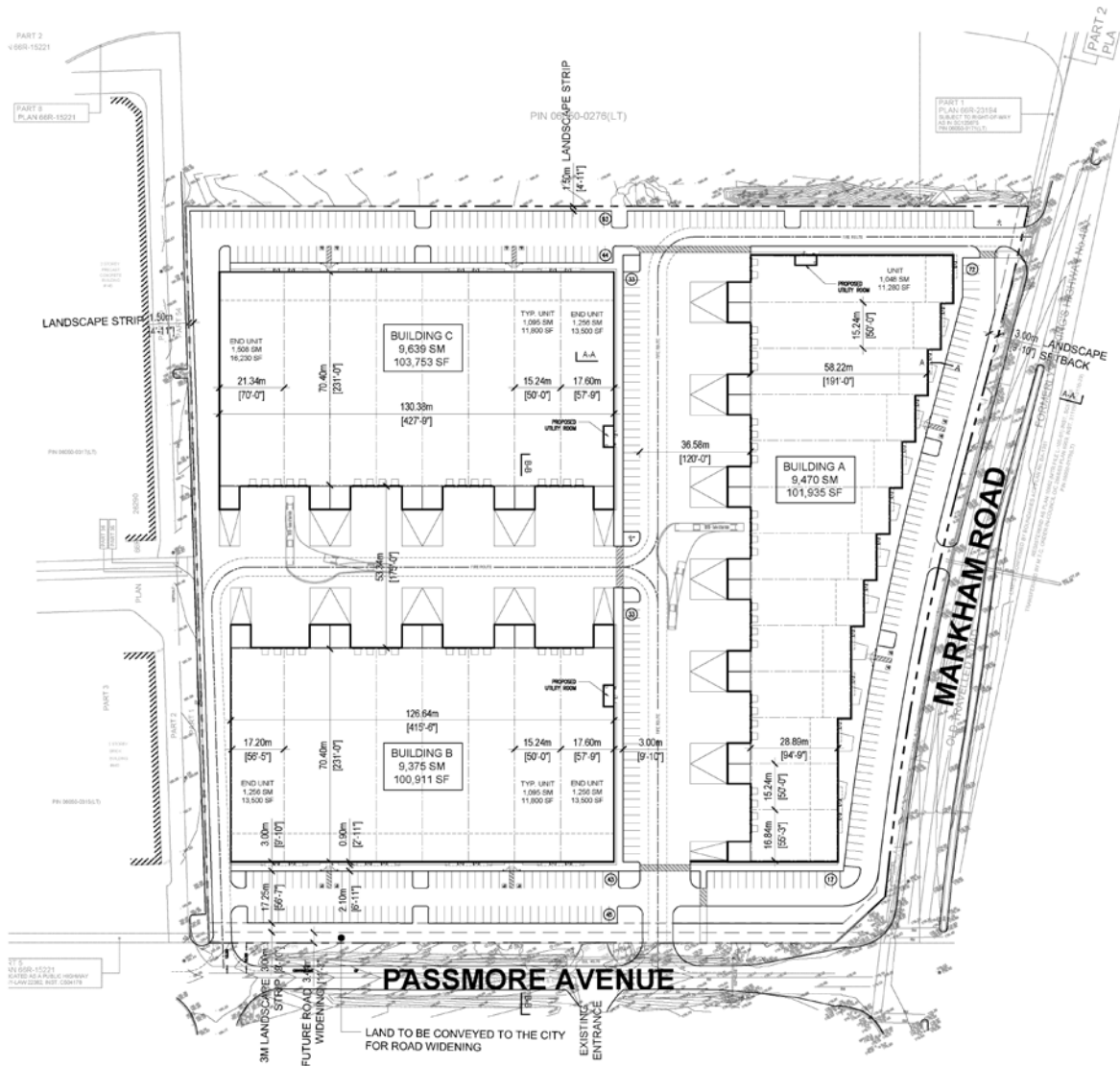
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)



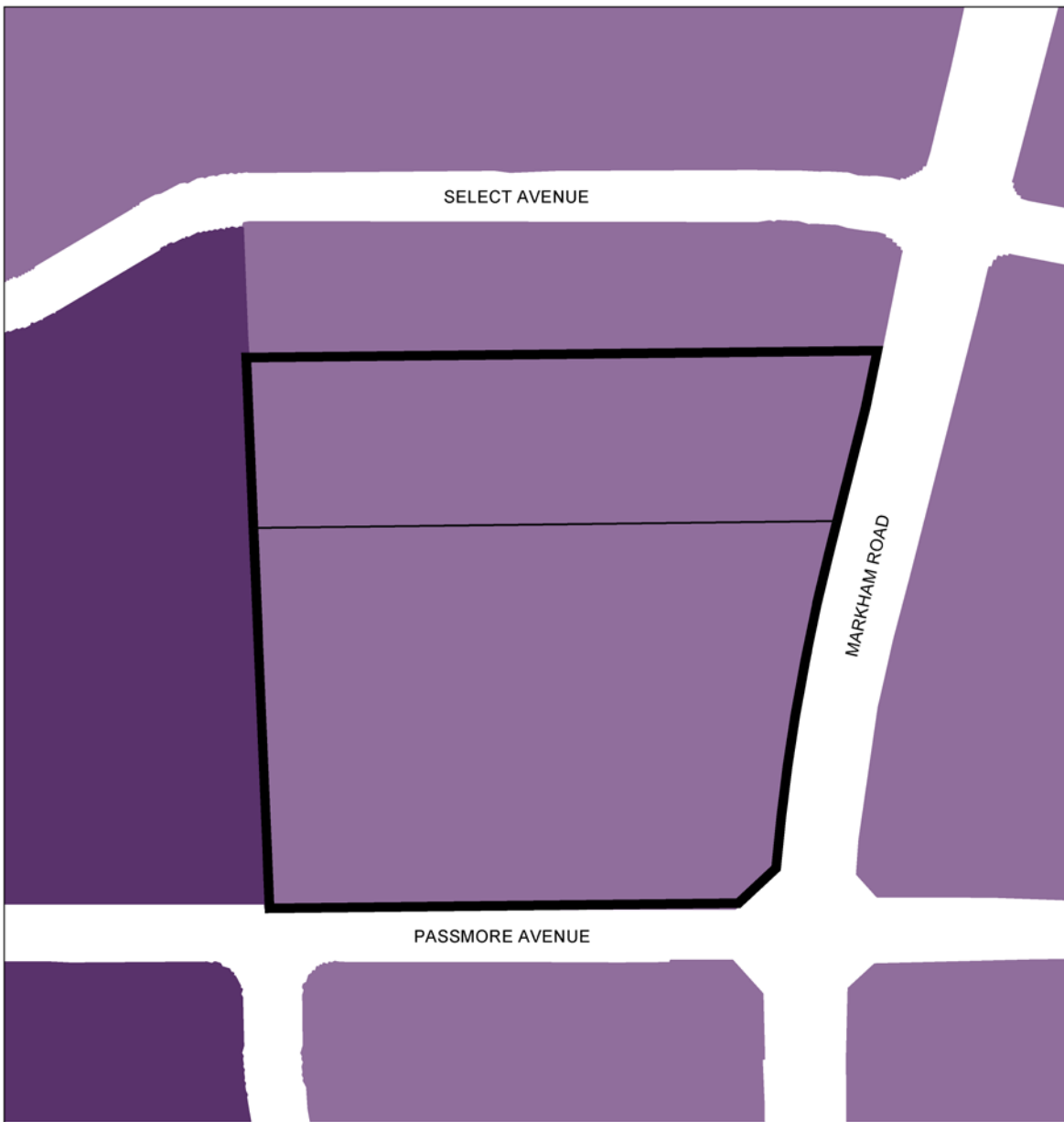
Attachment 3: Location Map



Attachment 4: Site Plan



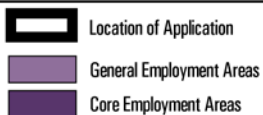
Attachment 5: Official Plan Map



3250 Markham Road and 568 Passmore Avenue

Official Plan Land Use Map #22

File # 19 236107 ESC 23 0Z



Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

3250 Markham Road and 568 Passmore Avenue

File # 19 236107 ESC 23 02



Location of Application



See Former City of Scarborough Employment District By-law No. 24982 (Tapscott)

E Employment Industrial

M Industrial Zone
MDC Industrial District Commercial Zone
SDC Special District Commercial Zone
AG Agricultural Zone



Not to Scale
 Extracted: 11/13/2019

Attachment 7: Application Data Sheet

Municipal Address: 3250 MARKHAM ROAD & 568 PASSMORE AVENUE Date Received: October 15, 2019

Application Number: 19 236107 ESC 23 OZ

Application Type: Rezoning

Project Description: Proposed development of vacant lands for three multi-tenanted industrial buildings.

Applicant	Agent	Architect	Owner
Mike Duff		Glenn Piotrowski	Beedie On
10 Four Seasons		Architect Limited	(Markham Road)
Place, Suite 610		167 Navy Street	Property Limited
Toronto, ON		Oakville, ON	3030 Gilmore Divers
M9B 6H7		L6J 2Z6	Burnaby, BC
			V5G 3B4

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Employment Areas</i>	Site Specific Provision:	N
Zoning:	Agricultural (AG-913-1159)	Heritage Designation:	N
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 59,958 Frontage (m): 233 Depth (m): 224

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			28,484	28,484
Residential GFA (sq m):			0	0
Non-Residential GFA (sq m):			32,706	32,706
Total GFA (sq m):			32,706	32,706
Height - Storeys:			1	1
Height - Metres:			10	10

Lot Coverage Ratio (%)	47.51	Floor Space Index:	0.55
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:

Retail GFA:

Office GFA:	8,592
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Industrial GFA:	24,114
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Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	380	Bicycle Parking Spaces:	38	Loading Docks:	29
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