

Preliminary Report - 875 Morningside Avenue - Official Plan and Zoning By-law Amendment Application

Date: June 7, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 25 - Scarborough-Rouge Park

Planning Application Number: 22 152202 ESC 25 OZ

Related Applications: 16 209876 ESC 44 OZ (UTSC Secondary Plan)

Notice of Complete Application Issued: June 7, 2022

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and Zoning By-law to permit the construction of a 6 storey (35 metres) institutional building located on the University of Toronto Scarborough Campus (UTSC) at 875 Morningside Avenue. The proposed building is known as the Scarborough Academy of Medicine and Integrated Health (SAMIH) and is intended to be a medical academy containing a total gross floor area of 15,177 square metres.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 875 Morningside Avenue together with the Ward Councillor.
2. Staff provide notice for the community consultation 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The subject site is located on the North Campus of the University of Toronto Scarborough Campus (UTSC) north of Military Trail and east of Morningside Avenue (Please see Attachment 2 - Location Map). The property is generally bounded by the Toronto Pan Am Sports Centre (TPASC) Plaza to the north, Pan Am Drive to the east, landscaped areas to the south and Military Trail to the west. The subject lands have an irregular shape as the site's frontage on Military Trail tapers diagonally to reduce the overall amount of frontage on Military Trail. The total project area for the site is 9,242.3 square metres and the total site area is 12,380.5 square metres and has an approximate frontage of 149.4 metres along Military Trail.

The neighbouring Toronto Pan Am Sports Centre (TPASC), which is jointly owned by the City of Toronto and the Governing Council of the University of Toronto. A five-storey parking structure, the UTSC Retail and Parking Commons, is proposed east of the subject application, which is currently subject to development applications for Zoning By-law Amendments (21 125114 ESC 25 OZ; 21 125111 ESC 25 OZ) and Site Plan Control (21 125115 ESC 25 SA). Two new buildings are currently under construction to the immediate south of the site - the Indigenous House and the Instructional Centre 2.

Existing Use: The site is currently in use as a surface parking lot which is available to users of TPASC as well as University students and visitors.

Official Plan Designation: The lands are designated *Institutional Areas* and Military Trail has a planned right-of-way width of 27 metres. See Attachment 4 of this report for an excerpt from the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Secondary Plan: The subject lands are located within the Highland Creek Secondary Plan, identified as 'Site and Area Specific Policies [10] on Map 2-1. For these lands, development will proceed generally in accordance with design guidelines entitled "The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines" dated April 2011.

Proposed Secondary Plan for the University of Toronto Scarborough Campus: The University has proposed a new Secondary Plan for the campus. This proposal was submitted to the City for review as an Official Plan Amendment application. The objective of this document is to guide future growth and development of a campus that is compact and integrated, connected, open and green. The draft Secondary Plan is

currently under review, and has evolved through staff commentary, community input and focussed workshops with staff and relevant agencies.

Zoning By-laws: The subject site is regulated by the former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended. Under Zoning By-law 10827, the site is zoned Institutional Uses (I). The Institutional zone permits institutional uses and day nurseries. In this case “institutional uses” mean Public and Semi-Public Uses generally consisting of large tracts of land with low building coverage and shall include only the following: cemeteries, fire halls, homes for the aged, hospital, libraries, municipal park, nursing and convalescent homes, private and public educational institutions.

The subject lands are also subject to site specific exceptions and performance standards. Within by-law 10827, a site-specific exception (By-law No. 781-2011) applies to the subject site, which permitted the development of the Toronto Pan Am Sports Centre. By-law No.781-2011 only includes performance standards to permit and regulate the development of the TPASC site. These performance standards include: a maximum gross floor area, height, setbacks and vehicle and bicycle parking.

Within By-law 781-2011 the land are divided into two Exception areas: Exceptions 51 and 52. Exception 51 applies to the TPASC Site and Exception 52 applies to the subject proposal. Exception 51 permits recreational uses and parks, as well as several ancillary uses, including retail stores, restaurants, business and professional offices, parking lots and education and training facility uses. Exception 52 permits only parking lots.

See Attachment 5 of this report for the existing Zoning By-law Map.

The lands currently do not form part of the City's Zoning By-law 569-2013.

THE APPLICATION

Complete Application Submission Date: June 7, 2022

Description: A 6 storey (35 metres) mid-rise institutional building with a gross floor area of 15,177 square metres. While the majority of the floor area is dedicated to the Institutional uses that support the integrated health sciences learning and research mandate of the University, 256 square metres of retail commercial space is also proposed. The building envelope, design and massing as proposed is at the early conceptual stages reflecting the preliminary thinking regarding built form and public realm design.

Density: approximately 1.8 times the area of the lot.

Access, Parking and Loading: A total of 92 and 42 long term and short term bicycle parking spaces are proposed, respectively. Vehicular parking for the site is proposed to be provided within the proposed parking structure located at 40 Pan Am Drive.

Additional Information

See Attachment 1 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Official Plan Map, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reasons for the Application

The Highland Creek Secondary Plan was amended with a Site and Area Specific Policy when the TPASC Site was developed (SASP Policy 10). An Official Plan Amendment is required to remove the subject site from SASP 10 to broaden the permitted uses within the Highland Creek Secondary Plan to accommodate the subject proposal.

An amendment to the Highland Creek Community Zoning By-law No. 10827, as amended, is also required as By-law 781-2011 provides performance standards related to the TPASC site. The zoning by-law amendment proposes to replace the contents of Exception 52 with new zoning provisions and performance standards. The proposed zoning provisions and performance standards will reflect the direction set out in the UTSC 2011 Campus Master Plan, draft UTSC Secondary Plan and allow for a building design that reflects the proposed UTSC Urban Design Guidelines.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted as part of this application.

COMMENTS

Issues to be Resolved

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage, the following preliminary issues have been identified as detailed below.

General

Staff have identified the following General issues:

- Potential issues regarding the amendment to the existing Site Plan Agreement for the TPASC site;
- Determining the appropriateness of the adjacent parking structure providing parking, loading and servicing for the subject development and TPASC;
- Evaluating the proposed organization of the site plan, including encouraging the provision of greater retail and commercial space at grade in order to activate and enrich the public realm;
- Evaluating the proposed setback of the building along the existing Military Trail and the proposed future alignment of Military Trail to ensure appropriate streetscape conditions;
- Determining the appropriateness of the proposed height of the mid-rise building in relation to the existing and planned built form context of the overall North Campus area including massing, transition and scale;
- Reviewing the block context plan including, soft site analysis, public realm and street network analysis;
- Assessing the potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby open spaces and the public realm, particularly along Military Trail's existing and future alignment;
- Determining the availability of infrastructure capacity (water, sewage, hydro, etc.) to accommodate the proposed development; and
- Encouraging the University of Toronto to pursue Tier 2, 3 or 4 of the Toronto Green Standard.

Eglinton East LRT (EELRT)

In April 2019 City Council identified the EELRT as one of the City's priority transit projects and a critical component of the City's network transit plan. The EELRT concept is based on the Scarborough-Malvern LRT, which was approved under Ontario's Environmental Assessment Act in 2009. The EELRT will provide a future connection to the subway system at Kennedy Station and is expected to operate along Eglinton Avenue East to Kingston Road, from Kingston Road east to Morningside Avenue and from Morningside Avenue north through the University of Toronto Scarborough Campus to Malvern.

Planning for the EELRT has concluded the Initiation and Development stage and some preliminary design and engineering work has been undertaken. The path of the EELRT through the UTSC campus is anticipated to be within a realigned Military Trail creating a new central street through the North Campus lands. The existing Military Trail would be decommissioned and, as proposed through the Draft UTSC Secondary Plan, turned into an active open space spine providing pedestrian and cycling connections to and through campus.

As part of the zoning by-law amendment and official plan amendment, Staff are evaluating whether the placement of the subject proposal adequately protects for the full future buildout of the North Campus including potential alignments of the Eglinton East LRT and associated transit stops and infrastructure.

A report recommending that the Transit Expansion Office advance the Transit Project Assessment Process and 10 percent design for a distinct-service concept with an at-grade connection at Kennedy Station for the Eglinton East LRT was adopted at Executive Committee on June 8th, 2022. The decision of the Executive Committee can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX33.2>

Planning staff will continue to monitor these developments and engage with divisional partners including the Transit Expansion Office regarding the subject proposal and how it relates to the EELRT planning.

Additional Issues

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

CONTACT

Samuel Baron, Planner, Community Planning, Scarborough District, Tel. No. 416.392.4582, E-mail: Samuel.Baron@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

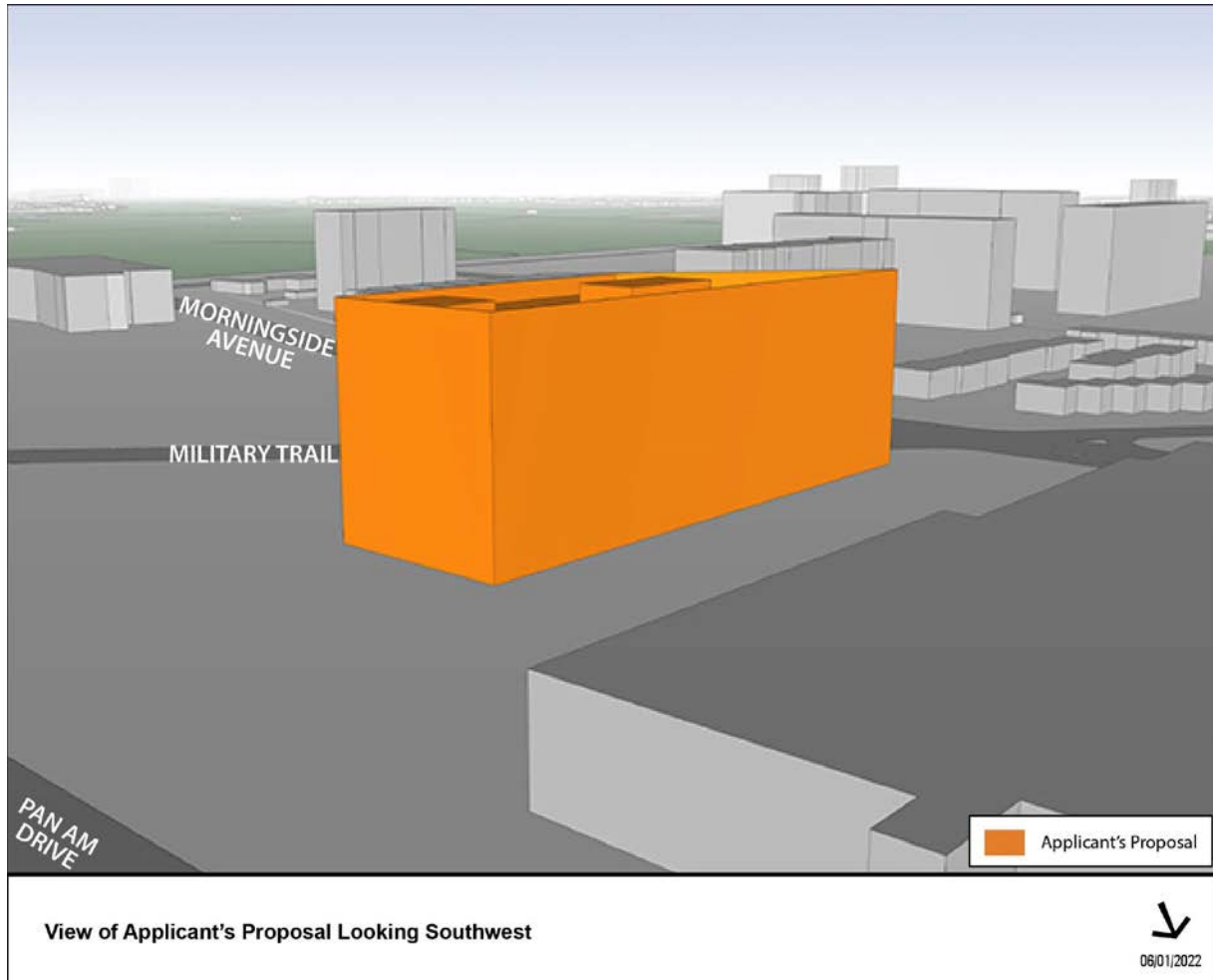
Attachment 2: Location Map

Attachment 3: Site Plan

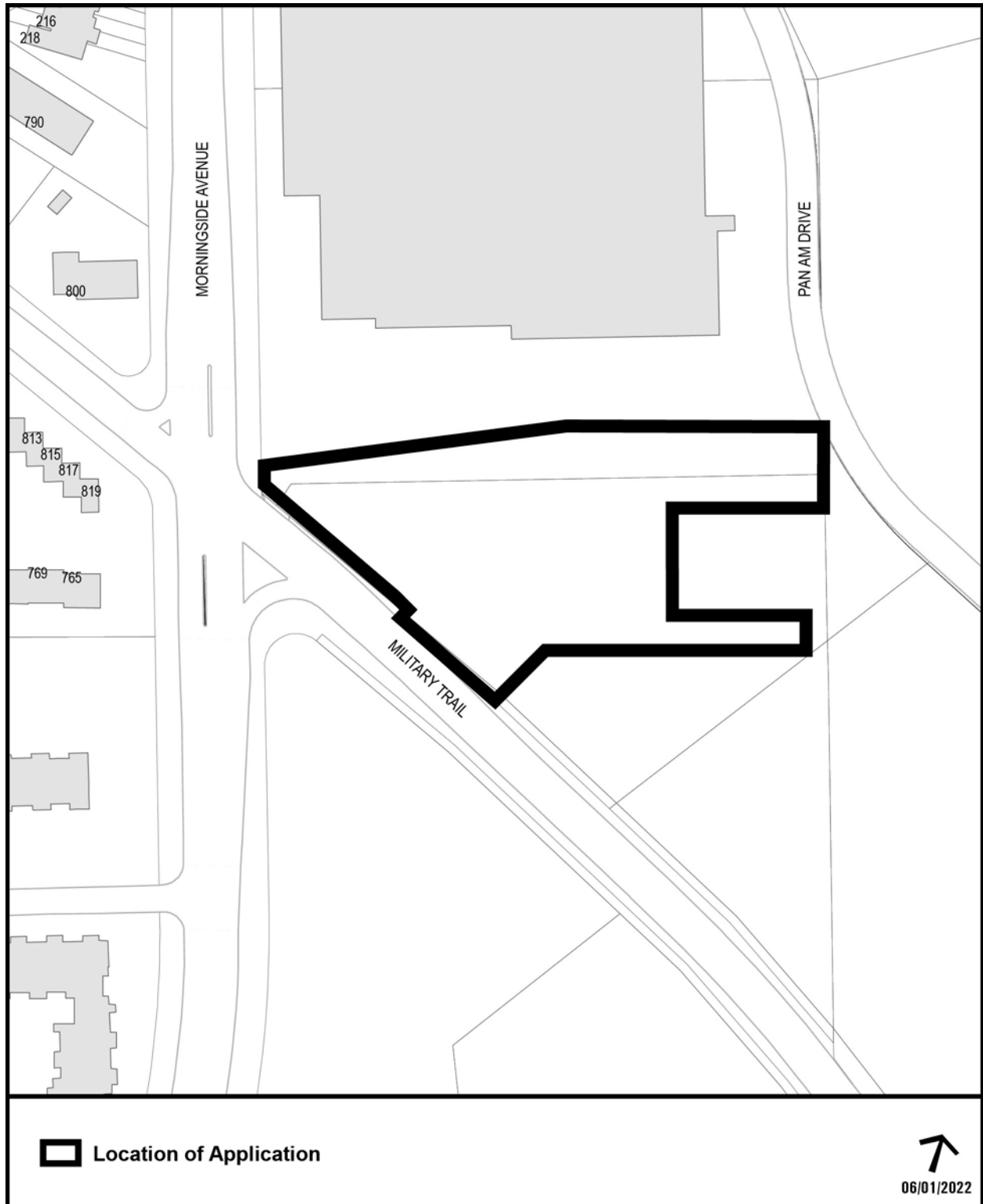
Attachment 4: Official Plan Map

Attachment 5: Existing Zoning By-law Map

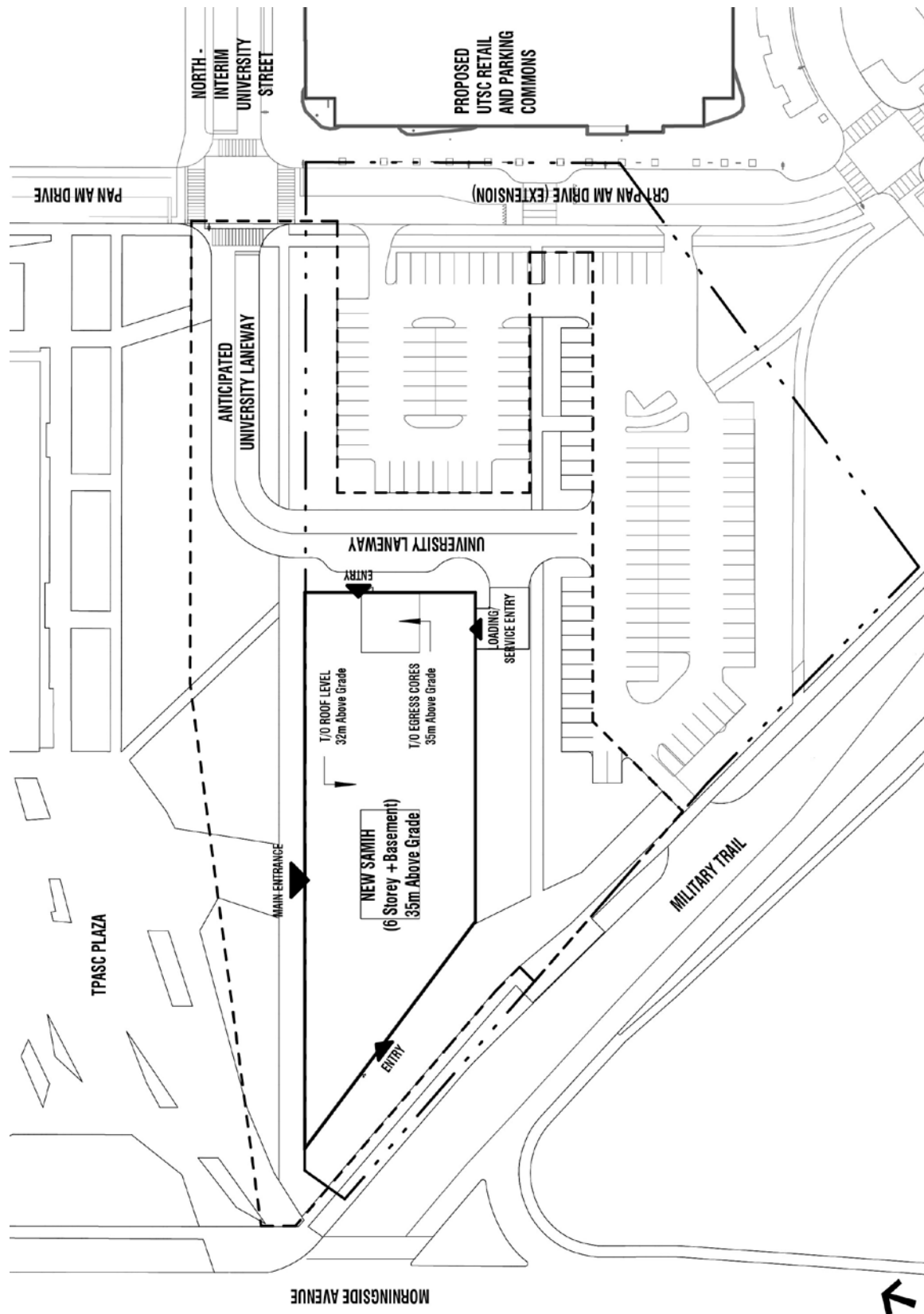
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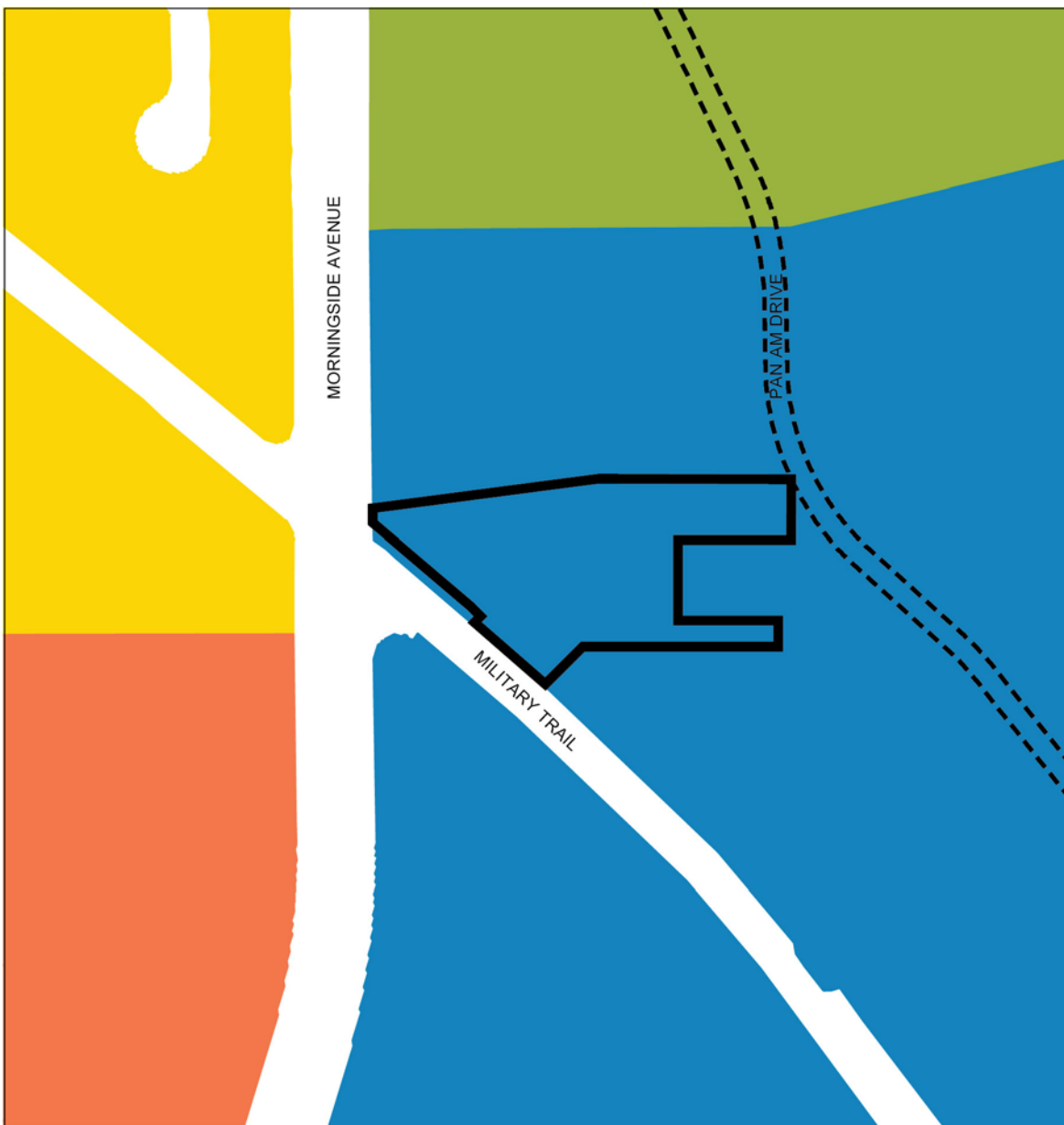
Attachment 2: Location Map



Attachment 3: Site Plan



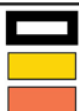
Attachment 4: Official Plan Map



Official Plan Land Use Map 22

875 Morningside Avenue

File # 22 152202 ESC 25 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Parks

Institutional Areas

--- Roads not currently shown
on Land Use Map



Not to Scale
06/02/2022

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

875 Morningside Avenue

File # 22 152202 ESC 25 02

	Location of Application
RD	Residential Detached
RT	Residential Townhouse
RM	Residential Multiple
RA	Residential Apartment
RAC	Residential Apartment Commercial
CL	Commercial Local

	See Former City of Scarborough Highland Creek By-law No.10827 and Morningside Community By-law No.11883 Communities
S	Single-Family Residential
ST	Street Townhouse Residential
M	Multiple-Family Residential
A	Apartment Residential
NC	Neighbourhood Commercial
HC	Highway Commercial
I	Institutional Uses

Not to Scale
Extracted: 06/01/2022