

## **875 Morningside Avenue (840 Military Trail) Official Plan and Zoning Amendment – Decision Report - Approval**

Date: June 23, 2023

To: Scarborough Community Council

From: Acting 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)

### **SUMMARY**

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This application proposes to amend the Official Plan and Zoning By-law to permit the development of a 6 storey (32 metres) institutional building located on the University of Toronto Scarborough Campus (UTSC) at 875 Morningside Avenue. While originally identified as 875 Morningside Avenue, the subject lands underwent a Municipal Address Change and are now municipally known as '840 Military Trail'. The proposed building is known as the 'Scarborough Academy of Medicine and Integrated Health' (SAMIH) and will serve as a medical academy containing a total gross floor area of 9,543 square metres.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The development of the proposed institutional building will create a landmark building as part of the development of the University's North Campus as provided for by the Official Plan and the draft UTSC Secondary Plan. Most significantly, the development provides a needed training facility for physicians and health care professionals that can connect to local health care institutions in Scarborough and the eastern Greater Toronto Area.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 875 Morningside Avenue (840 Military Trail) substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend the former City of Scarborough Highland Creek Community Zoning By-law 10827 for the lands at 875 Morningside Avenue (840 Military Trail) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to:
  - a. submit a revised Technical Engineering Memorandum to the Satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services which addresses matters as set out in the Engineering and Construction Services memorandum dated May 26, 2023.

## **FINANCIAL IMPACT**

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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.

## **DECISION HISTORY**

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### **Toronto Pan Am Sports Centre (TPASC)**

At their meeting of June 14 and 15, 2011 City Council adopted By-laws 780-2011 and 781-2011 to permit the development of the TPASC. The by-laws apply to the subject property where the SAMIH is proposed to be constructed. The Decision of Community Council can be found at the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2011.SC7.18>

## Retail and Parking Commons

At their meeting of July 19, 2022, City Council adopted By-laws 911-2022 and 912-2022 to permit the development of a five-storey parking structure, known as the UTSC Retail and Parking Commons. The project is to be located east of the subject application, and is subject to Site Plan Control (21 125115 ESC 25 SA) . The Decision of Community Council can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.SC33.11>

## UTSC Secondary Plan

In September 2016, the University of Toronto Scarborough submitted an Official Plan Amendment application to establish a new Secondary Plan for its campus lands. The effect of this proposed Official Plan Amendment would be the removal of the lands from the Highland Creek Community Secondary Plan, and the creation of a new standalone Secondary Plan to establish the policies that would guide development of the campus. A preliminary report was considered by Scarborough Community Council on October 17, 2017 and can be viewed here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC25.7>

## Current Application

The current application was submitted May 26, 2022 and deemed complete on June 7, 2022. A Preliminary Report on the applications was adopted by Scarborough Community Council without amendment on June 30, 2022 authorizing staff to conduct a community consultation meeting with the standard notification area. The Decision of Community Council can be found at the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.SC33.22>

## THE SITE

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**Description:** The subject site is located on the North Campus of the University of Toronto Scarborough Campus (UTSC) at the intersection of Military Trail and Morningside Avenue (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. The only municipal street which the project has frontage is Military Trail, with an approximate frontage of 149.4 metres along this street. The total project area for the purposes of the Zoning By-law amendment are 9,242.3 square metres and the total project boundary is 12,380.5 squares metres.

**Surrounding Area:** The neighbouring Toronto Pan Am Sports Centre, which is jointly owned by the City of Toronto and the Governing Council of the University of Toronto, is to the immediate north of the site, separated by a public plaza. A five-storey parking

structure, the UTSC Retail and Parking Commons, is proposed east of the subject application, which is currently subject to an application for 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, adding to the collection of buildings constructed in the past 5 to 10 years as the University begins to build out the portion of its campus north of Ellesmere Road.

**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. There are 249 total parking spaces on the lot.

## **THE APPLICATION**

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**Description:** A 6 storey (32 metres) mid-rise, institutional building which will function as a medical academy and train the next generation of healthcare professionals in the eastern Greater Toronto Area.

**Density:** The application proposes a total gross floor area of 9,543 square metres of academic, administrative, research and clinical spaces in the basement and on the upper floors of the proposed development, including classrooms, offices, teaching and research laboratories and study space. The total proposed density is 1.03 times the area of the lot. The proposed Zoning By-law amendment seeks permissions for a total maximum gross floor area of 15,177 square metres and a maximum height of 35 metres in order to protect for any potential design changes as the application evolves through the Site Plan application process. This is due to the unique design build process that involves both the University, consultant team and City Planning staff.

**Parking and Loading:** No parking is proposed on site as parking on campus is provided on a campus-wide basis through a series of surface parking lots and soon to be constructed structured parking lots. One Type C loading space is provided at the east side of the building and accessed via a University laneway that will be constructed as part of the Retail and Parking Commons. Parking for the SAMIH will be located in the UTSC Retail and Parking Commons, a five-storey parking structure currently under development, which will service the parking needs of the entire north campus lands.

**Reasons for Application:** The Highland Creek Secondary Plan was amended with a Site and Area Specific Policy when the TPASC building was developed. SASP Policy 10 of the Highland Creek Secondary Plan applies to the subject property. An Official Plan Amendment is required to remove the subject site from SASP 10 and broaden the uses provided for on the subject site by the Secondary Plan in order to accommodate the subject proposal.

An amendment to the Highland Creek Community Zoning By-law No. 10827 is also required, as By-law 781-2011 provides performance standards related only to the

TPASC building development. An amendment is required to replace the contents of Exception 52 with new zoning provisions and performance standards specifically for the SAMIH proposal.

**Phasing Plans and Temporary Parking Lot:** As indicated above, the subject lands contain Toronto Pan Am Sport's Centre's south lot which currently has a total of 249 parking spaces. To facilitate the construction of SAMIH, these spaces will need to be relocated. A temporary surface parking lot is proposed to be constructed to the immediate east of Toronto Pan Am Sports Centre on the existing Morningside Athletics Field and will ensure that the parking needs and Zoning By-law requirements of the TPASC can be met for an interim period until the University Parking and Retail Commons is completed. The temporary parking lot is anticipated to contain 253 parking spaces. A rezoning application to permit the temporary parking lot (23 140607 ESC 25 OZ) has been submitted and will be considered at Council on the same agenda as the subject application.

## **POLICY AND REGULATIONS CONSIDERATIONS**

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**Provincial Land-Use Policies:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

**Toronto Official Plan:** The site is designated *Institutional Areas*. See Attachment 3 of this report for the Official Plan Land Use Map. *Institutional Areas* are areas made up of major educational, health and governmental uses which are among the largest employers in the City and attract thousands of employees, patients, students and visitors every day.

**Highland Creek Secondary Plan:** The subject lands are within the Highland Creek Community Secondary Plan, and are regulated by the Site and Area Specific Policy (10) as identified 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. Site and Area Specific (10) was created through the Official Plan Amendment By-law 780-2011, which was approved to facilitate the development of the TPASC building.

**Zoning:** The subject site is zoned Institutional Uses (I) under the former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended. The Institutional zone permits day nurseries and institutional uses (including private and public educational institutions).

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 (TPASC). By-law 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 lands are divided into two Exception areas: Exceptions 51 and 52. Exception 51 applies to the northern segment of the property and includes the TPASC building, while Exception 52 applies to the subject lands where the parking lot is intended to be constructed. 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 4 of this report for the existing Zoning By-law Map.

The lands are not part of the City-wide Zoning By-law No. 569-2013, and it is not currently recommended to bring these lands into this By-law. A comprehensive approach to bring the entirety of the UTSC land holdings into the City-wide Zoning Bylaw is being contemplated to occur at a later date through the Secondary Plan process.

**Eglinton East Light Rapid Transit:** The Eglinton East LRT (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. 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 (see Attachment 10). A report recommending that the Transit Expansion Office advance the Transit Project Assessment Process and 10 percent design for a distinct-service concept 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>

**Design Guidelines:** The following design guideline(s) were used in the evaluation of this application:

- Mid-rise Building Design Guidelines;
- Retail Design Manual;
- Accessibility Design Guidelines;
- Bird Friendly Guidelines; and
- Best Practices for Effective Lighting.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/design-guidelines/>

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

## COMMUNITY CONSULTATION

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**Community Consultation Meeting:** A virtual Community Consultation Meeting to consult with area residents on the proposed rezoning of the subject site was held on January 23, 2023 from 6:00 - 7:30 PM on the City's WebEx platform. The meeting was attended by the Ward Councillor, the applicant team, City Planning staff and approximately 15 members of the public. City staff provided an overview of the policy context and the University presented the proposal, after which questions were asked of staff and the University. Staff and the University provided responses to the questions and clarified next steps for the proposal.

**Statutory Public Meeting Comments:** In making their decision with regard to this application, Council members will have had an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## COMMENTS

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### Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff have reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### Land Use

The proposed medical academy has been determined to conform with the Official Plan.

Section 4 of the Official Plan notes that *Institutional Areas* are one of the four land use designations anticipated to absorb growth, supporting the expansion of universities, hospitals and colleges within their current institutional lands (Policy 3.4.1.2 d)). The construction of the medical academy would grow the University's North Campus in a manner that creates new economic and service opportunities that will help meet the needs of an increasing city and regional population (Policy 4.8.1.). Significantly, institutional facilities, such as the SAMIH, that will serve a broader regional population, should be located close to an existing rapid transit line (Policy 4.8.3). While the Eglinton East LRT is not operational, Planning staff worked closely with the Transit Expansion

office to ensure the the proposal adequately protects for the future alignment of the EELRT along the new Military Trail as detailed below.

In accordance with the above Official Plan policies, Planning staff are of the opinion that the proposed medical academy represents an appropriate use for the *Institutional Areas* land use designation and implements the Official Plan's vision of growth for *Institutional Areas*.

### **Built Form and Public Realm**

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form, massing and the public realm. Furthermore, the proposal meets the intent of the Mid-Rise Buildings Performance Standards and Addendum, the UTSC Campus Master Plan, Draft UTSC Secondary Plan (2019), Draft UTSC Urban Design Guidelines (2020) and the Draft UTSC Landscape and Public Realm Master Plan (2021) (emerging framework and demonstration projects).

Since the initial May 2022 submission, the building height and scale of the overall proposal has been reduced in height (35 metres to 32 metres) and density (from 15,177 square metres to 9,543 square metres).

The new proposed 6 storey (32 metres) height is appropriate for the site and fits within both the existing and planned context. The proposed building has also been designed with a height that is consistent with the City's Mid-Rise Building Performance Standards and Addendum as it appropriately relates to the 36m width of Morningside Avenue and the planned right-of-way of Military Trail when it is realigned to implement the EELRT. The proposal defines and frames the edges of the public realm with good street proportion while ensuring access to direct sunlight and daylight on the public realm by providing street wall heights that fit harmoniously with the existing and/or planned context (Policy 3.1.2.5).

While the building is taller than the existing Military Trail right-of-way width of 27 metres, Staff are satisfied that the careful treatment of the public realm and streetscape reduces any height related impacts on the public realm. The overall reduction in gross floor area has been accompanied a generous setback and articulation of the western façade at the intersection of Morningside Avenue and Military Trail. The reductions in height and scale improves the articulation of the building massing and enhanced setbacks create additional space for a new landscaped area, seating and tree planting.

While the SAMIH proposal will have a smaller building footprint than the existing TPASC facility and soon to be constructed five storey Retail and Parking Commons, the project is critical to defining the emerging character of the North Campus. The subject property is located at a prominent location at the intersection of Morningside Avenue and Military Trail. Aside from the Toronto Pan Am Sports Centre complex, the area surrounding these lands on campus are largely undeveloped. Once constructed, the SAMIH will become a central and functional feature of the North Campus lands, helping define its



pedestrian quality, public realm and streetscape in the near term. Over time, the SAMIH building is expected to front onto a newly aligned Military Trail with the EELRT operating within this new right-of-way .

Through staff's review of the proposal, Staff have determined that the proposed SAMIH building, is an appropriate size and configuration for *Institutional Areas* (3.1.1.15). While the street network and other developments will be built out in the years to come, the structure has been designed to frame the adjacent streets appropriately and has been designed with the future context and future development patterns in mind (Policy 3.1.2.5). As a part of the Zoning By-law Amendment application, a block context plan was required, and the submitted plan demonstrated how the physical form of the proposed development fits within the planned context and the campus's ongoing evolution. Once Military Trail is realigned, the previous Military Trail alignment will be decommissioned and pedestrianized, serving as an important pedestrian spine for the North Campus lands. The SAMIH project has been designed to respond to this evolving and future context.

Due to the site's unique shape, the building has been sited and located in a way that creates an iconic, landmark building that will serve as a gateway to the North Campus. As a mid-rise building, the proposal represents context-sensitive growth, that successfully responds to the evolving intensification of the University's North Campus and recently proposed and approved buildings. Most importantly, the proposal will enrich the public realm and has successfully demonstrated that it has been designed to be adaptable and respond to both the short and long term conditions with respect to Military Trail and the EELRT alignment.

### **Sun, Shadow, Wind**

A sun/shadow study was prepared by the applicant to support the proposal and assess the extent of the shadow from the proposed building on the Spring and Fall equinoxes (March 21 and September 21). Of chief concern were the shadow impacts on the future condition of New Military Trail and pedestrian area, once the full right-of-way has been built out and established. During the equinoxes, shadows fall primarily to the north of the site onto the existing TPASC plaza in the interim condition and the vehicle travel area in the ultimate condition. As a result of the reduction in height from 35m to 32m, the shadow impacts have also been reduced. Under both conditions, the shadows do not reach the TPASC entrance at any time.

The Pedestrian Level Wind Assessment prepared in support of this application has evaluated the predicted wind conditions for the proposed building in conjunction with the existing conditions and future developments. The findings of the study determined that the wind safety criterion is met in all areas on-site in both the interim and long term conditions. Overall, the wind conditions on site are anticipated to be acceptable during all seasons, including around the building entrances and sidewalks.

Based on a review of the submitted studies, the sun, shadow and wind impacts are not of concern to staff.

### **Streetscape and Public Realm**

Along the northern elevation of the building, sufficient space is reserved for an appropriate sidewalk zone and planter zone within the realigned Military Trail. This alignment carries forward the standard set through the review and approval of the proposed Retail and Parking Commons to the east of the site and will result in a consistent streetwall condition along the new street when constructed. At grade, a 3m sidewalk is provided and the main pedestrian access is inset into the frontage by approximately 2.65m, creating a varied architectural expression. Active uses, including retail, rehearsal space, food services and a classroom are proposed on the ground floor contributing a vibrant public realm. A row of trees are proposed in the boulevard, with a proposed connection to the existing TPASC plaza in the interim condition.

Along the western edge of the property, generous setbacks of 11.3m and 9.8m along Morningside Avenue and Military Trail respectively, have been provided to create adequate space for a landscaped area and tree planting. There is also a secondary access to the building along the western edge of the property. The setback increases to 13.5m along Military Trail as the building tapers and meets the southern edge of the zoning boundary property. Along the Southern frontage of the building, there is a main entrance that fronts onto a landscaped public square with details to be finalized through the Site Plan Control process.

### **Highland Creek Secondary Plan**

Site and Area Specific Policy (SASP 10) of the Highland Creek Secondary Plan applies to the subject site and indicates that development on the lands will “proceed generally in accordance with design guidelines entitled “The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines.” The proposed Official Plan Amendment would remove the subject property from SASP 10 within the Highland Creek Community Secondary Plan. Aside from that policy, the Secondary Plan does not provide built form direction on the University campus lands and the management of growth on these lands.

Staff are supportive of the proposed Official Plan Amendment to remove the subject lands from SASP 10. Removing the subject property from SASP 10 will allow for a site and area specific set of regulations and performance standards to be deployed to develop the lands with the SAMIH proposal.

A copy of the proposed Official Plan Amendment can be viewed in Attachment 5.

## **Draft University of Toronto Secondary Plan**

The proposed draft Secondary Plan for the UTSC campus is largely based on the 2011 UTSC Campus Master Plan, and contains a vision and set of objectives that are intended to create an urban, connected and cohesive campus. The draft Secondary Plan is currently under review, and has evolved through Staff review. While the plan and required Official Plan Amendment are still under development, the subject proposal has been reviewed against the draft Secondary Plan, to ensure that it does not conflict with or compromise the emerging draft policies and the UTSC Campus Master Plan. Planning staff have concluded that there are no conflicts with respect to the draft Secondary Plan or UTSC Campus Master Plan as it advances the vision articulated in both plans.

## **Eglinton East LRT (*EELRT*)**

As directed by Council in July 2022, the City is currently advancing 10 per cent Design and Transit Project Assessment Process (TPAP) work on the EELRT. The path of the EELRT through the UTSC North Campus between Ellesmere Road and Morningside Avenue is anticipated to be within a realigned Military Trail, creating a new central street through the North Campus lands as depicted in Attachment 10 of this report. 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 evaluated 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.

Staff used the information and assumptions provided by the consultant team undertaking the EELRT TPAP to ensure the SAMIH proposal has deployed appropriate setbacks along the north façade of the building to ensure the appropriate right-of-way conditions can be met. These setbacks and the building alignment are harmonized with the Parking and Retail Commons project, which was approved by Council in June 2022. The harmonization of setbacks onto the newly aligned Military Trail will create a consistent streetwall condition and ensure that once the EELRT is constructed, all of the necessary operational elements can be met. Cross section drawings have been developed and reviewed in collaboration with UTSC, City Planning and the Transit Expansion Office to safeguard appropriate space within the right-of-way for boulevard elements like tree planting, cycle tracks and sidewalks.

City Planning staff are satisfied that the Zoning By-law amendment has taken into account the future EELRT alignment and will continue to monitor progress on the EELRT design as the SAMIH proposal evolves through the Site Plan Control process.

## **Traffic Impact, Access, Parking**

A Traffic Impact Study was submitted to assess the proposed loading and parking supply in addition to potential traffic impacts, including the existing and planned road and transit networks, as well as the ongoing UTSC Secondary Plan process. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions

The proposed SAMIH building will be located on one of the two surface parking lots which services the Toronto Pan Am Sports Centre, temporarily removing all 249 spaces from the south lot. To maintain the TPASC facility in compliance with the parking standards found in Zoning By-law 781-2011 (the applicable site-specific by-law) a temporary parking lot will be constructed to the east of the Toronto Pan Am Sports Centre in the Morningside Athletics Field providing 253 parking spaces. The spaces provided there will offset the loss of parking that will result from the construction of the medical academy on the subject lands until the Retail and Parking Commons is complete. Ultimately, the temporary parking lot will be decommissioned and all SAMIH parking will be accommodated in the parking structure.

The Zoning By-law requirements for parking on the UTSC campus are calculated on a campus wide basis. According to the Traffic Impact Study, it is anticipated that the parking requirements generated by the proposed development is 266 spaces. These spaces would be accommodated in the Retail and Parking Commons, as detailed above.

In terms of bicycle parking, the Zoning By-law requirements for UTSC are calculated on a campus wide basis. According to the Zoning By-law, the SAMIH building will require 92 bicycle parking spaces which will be provided within the proposed development. These provided spaces will increase the campus wide total to 764 bicycle parking spaces meeting the minimum requirements of the Zoning By-law.

There are no applicable loading requirements in the Highland Creek Community By-law and the City-wide 569-2013 Zoning By-law does not apply to this site. One Type C loading space is proposed at the eastern edge of the building. Transportation Services staff have reviewed the truck turning diagrams for the proposed loading space and are satisfied with the proposed configuration.

Given that the parking requirements and traffic demands generated by the proposed building will be accommodated within the soon to be constructed Retail and Parking Commons, traffic impacts can be ascertained from the traffic studies related to that site. Transportation Services and City Planning staff are satisfied with the submitted Traffic Impact Study.

## **Servicing**

A Functional Servicing and Stormwater Management Report, Geotechnical Study and Hydrogeological Assessment Report were submitted in support of the rezoning

application. The objectives of these reports is to identify the municipal servicing and stormwater management requirements for this development and to demonstrate how each service would be accommodated by the existing infrastructure.

Through a review of the application materials, it was determined, for the purposes of the rezoning that:

- the existing infiltration gallery on site can be relocated to accommodate the proposal and the requirements of the Wet Weather Flow and Management Guidelines can be met;
- sanitary sewage flows from the subject property have been determined to have a negligible impact on the existing sewer system which can be accommodated without the need for upgrades; and
- the existing municipal infrastructure can be serviced in principle and meet the proposed water demands, however, finer details are necessary to confirm sufficient water pressure for fire capacity.

Additional calculations with respect to the proposed water demands and stormwater management targets will be refined as the application proceeds through the Site Plan application process. At this stage, no downstream upgrades are required as part of the project. Should any municipal upgrades be required, the University will be required to enter into a financially secured Development Agreement for the construction of those improvements.

Before introducing the necessary Bills to City Council for enactment, the proponent will be required to demonstrate that the proposed water demands can be met to the satisfaction of Engineering and Construction Services.

### **Soil Gas Assessment**

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

As part of the rezoning and construction approvals for the Toronto Pan Am Sports Centre, extensive subsurface investigations of gas, leachate, hydrogeology, soil quality, as well as the extent and overall composition of waste were undertaken. Remediation was undertaken by the proponents in order to remove all waste from the site and measures were implemented to protect the site from methane migration from adjacent lands.

A Certificate of Waste Approval was secured as part of that process. The approval contains a provision which requires specific information to support any amendment to the subject lands, including:

- a report with monitoring results confirming performance of the passive vent and barrier wall system and that no impacts will occur to the adjacent properties or to the portion of the Site to be removed;
- a statement whether a Record of Site Condition under O. Reg. 153 has been obtained for the portion of the Site to be removed; and
- survey drawings and legal descriptions of both the remaining Site and the portion of the Site to be removed.

The soil gas assessment submitted as part of the application is intended to provide the required information detailed in the Certificate of Waste Approval, in order to support the removal of the subject property from said approval. A separate monitoring program study was initiated on the lands where the SAMIH building will be constructed, which is comprised of three monitoring events in Fall 2022, January 2023 and February 2023 and included the completion of an inventory of the existing gas probes.

Based on the field monitoring completed, combustible gas is still present at the monitoring location on the lands where the SAMIH project will be constructed. The soil gas assessment includes management measures to be included in the development of the subject proposal including: a gas impermeable membrane, a passive venting system and a combustible gas detection system.

Solid Waste Management staff have had the opportunity to review the submitted Soil Gas Assessment as described in the GHD letter (dated April 18, 2023) and are satisfied with the methodology and UTSC should implement the recommendations for protective measures in the design of the building.

### **Economic Impact**

The SAMIH project forms part of the University of Toronto Scarborough's investment in its Master Plan and is anticipated to generate a significant economic impact in the eastern region of Toronto. The SAMIH project will assist in filling a huge need for health care professionals in east Toronto as well as the eastern Greater Toronto area. Once operational in 2026, it is anticipated that the SAMIH will graduate 30 Physicians, 30 Physician Assistants, 30 Nurse Practitioners, 40 Physical Therapists and 300 Life Science Students per year. The inclusive hub of healthcare education and its focus on Scarborough and communities east of the City will provide economic and employment opportunities for the residents of this community benefiting current and future generations to come.

## **Open Space/Parkland**

The subject proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30. A. (10) (b) of the Toronto Municipal Code, since the code exempts buildings or structures owned by a public university.

With reference to the subject proposal, Parks Development recognizes that the loss of parking from the Toronto Pan Am Sports Centre south lot is not ideal as many users access the recreational facility by driving. As an interim measure, Parks staff have had the opportunity to review the proposed temporary parking lot (Planning Application No. 23 140607 ESC 25 OZ) and are satisfied that this is an appropriate interim measure.

Due to the interrelated nature of the TPASC facility, the parking lot and the SAMIH project, future comments and conditions from Parks staff will be provided through the Site Plan approval process. At that time, the appropriate TPASC staff will be circulated for commentary to ensure appropriate integration of the temporary lot with access and egress from the TPASC facility among other matters.

## **Tree Preservation**

As per the Arborist Report, there are no privately-owned trees on or adjacent to the subject lands which qualify for regulation under the provisions of the Private Tree By-law.

In total, 94 privately-owned trees between the sizes of 3cm diameter at breast height (DBH) to 13cm DBH located within the project scope boundary will need to be removed to facilitate the proposed development. As the trees requiring removals are all under 30cm DBH, they are not considered for protection under the City of Toronto Private Tree By-law, Article 3 of Chapter 813.

The seven (7) by-law protected City owned trees include: City-owned trees J37-43 is located on the easement on Military Trail. The purpose of the easement is for site access, and no excavation is expected to occur within the TPZ of city-owned trees J37-43. Tree protection hoarding proposed on the provided TPP for Trees J37-43 shall be installed prior to the start of construction. The hoarding shall remain on site until development has completed. Permission from Urban Forestry must be granted before any tree protection hoarding can be modified or removed.

The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 3, which based on the area of the site, requires 1,680.4 cubic metres of soil volume. The submitted landscape plans specify soil volumes above the required amounts, including a combined total of 56 proposed new trees on the private and public portions of the site. These tree planting plans will, with minor modifications and details, be satisfactory to Urban Forestry. The submission of satisfactory plans/revisions will be a condition of Urban Forestry's approval of the subsequent Site Plan Control application.

## **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.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Agreement.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS, the Growth Plan and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan and Official Plan.

As a landmark building for the UTSC North Campus, the proposed development will support the ongoing urbanization and advance the UTSC's future vision for the North Campus. The proposal, if approved, would also bring a range of economic development and educational opportunities to a regionally and provincially important *Institutional Area* in close proximity to planned higher order transit. In accordance with Official Plan policies, the proposal will expand both a health and educational institution, and provide an unprecedented opportunity to train the next generation of healthcare professionals in the eastern Greater Toronto Area. The design, siting and location of the proposal is appropriate as a mid-rise building and represents context sensitive development that has also accounted for the realigned New Military Trail and future implementation of the Eglinton East LRT.



Planning staff recommend City Council approve the application to amend the Official Plan and Zoning By-law to permit the proposed development.

## **CONTACT**

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Samuel Baron, Senior Planner, Community Planning, Scarborough District, Tel. No. (416) 392-4582, E-mail: Samuel.Baron@toronto.ca

## **SIGNATURE**

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Renrick Ashby, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

### **Applicant Submitted Drawings**

- Attachment 7: Simplified Site Plan
- Attachment 8: Axo View (Northwest)
- Attachment 9: Axo View (Southwest)
- Attachment 10: North Campus Lands (Proposed Future Condition)

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 840 MILITARY TRAIL Date Received: May 26, 2022

Application Number: 22 152202 ESC 25 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: OPA and Rezoning for proposed 6-storey, 9,543 m<sup>2</sup> institutional building, known as the Scarborough Academy of Medicine and Integrated Health ("SAMIH")

Applicant	Agent	Architect	Owner
SIGNE LEISK			TORONTO CITY

### EXISTING PLANNING CONTROLS

Official Plan Designation: Institutional Areas Site Specific Provision:

Zoning: Institution Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 9,242 Frontage (m): 158 Depth (m): 367

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,848	1,848
Residential GFA (sq m):				
Non-Residential GFA (sq m):			9,543	9,543
Total GFA (sq m):			9,543	9,543
Height - Storeys:			6	6
Height - Metres:			35	35

Lot Coverage Ratio (%) 20 Floor Space Index: 1.03

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:	34	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	8,659	850

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:				
Other:				
Total Units:				

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:					

Parking and Loading

Parking Spaces:	266	Bicycle Parking Spaces:	123	Loading Docks:	2
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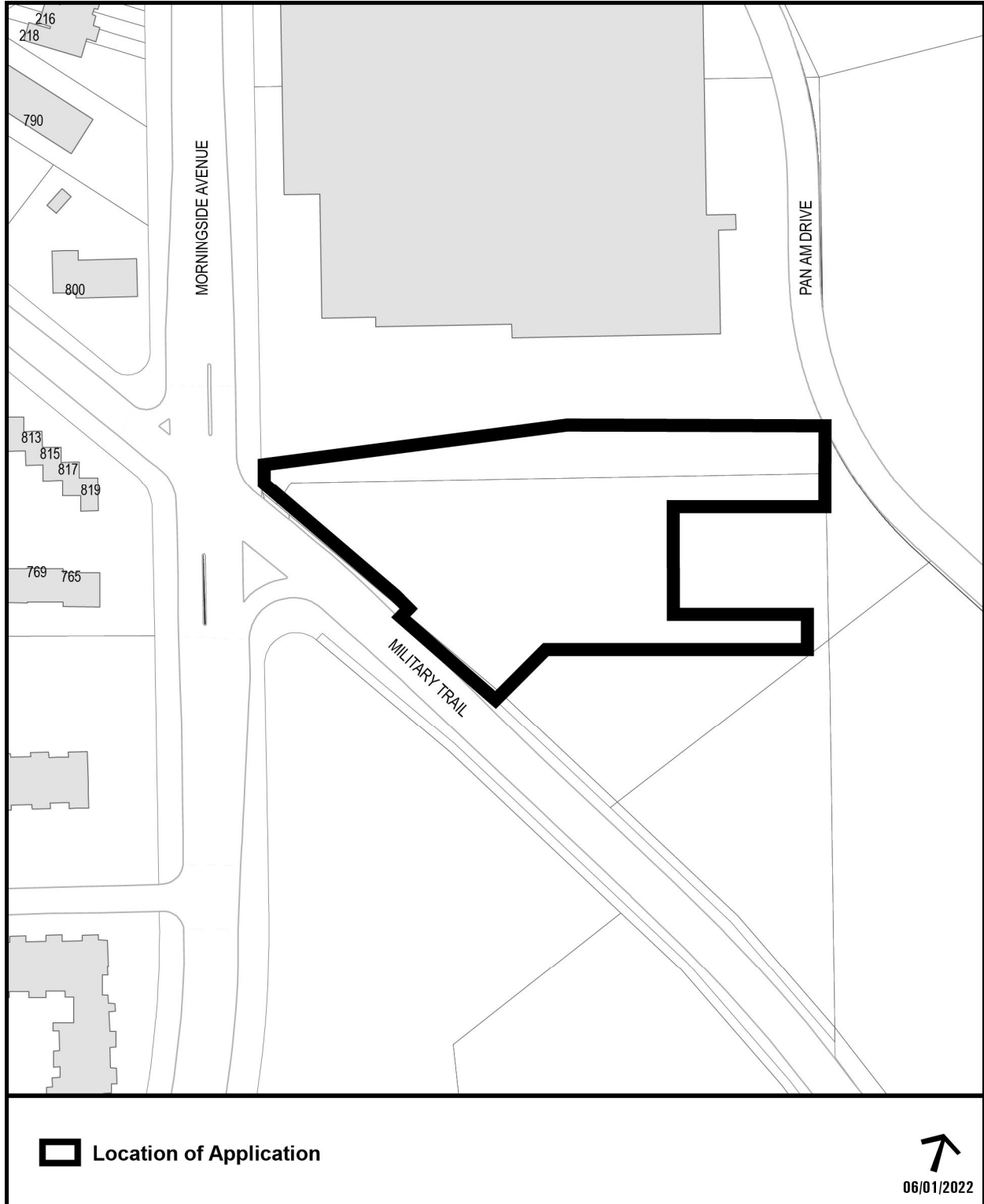
CONTACT:

Samuel Baron, Senior Planner, Community Planning

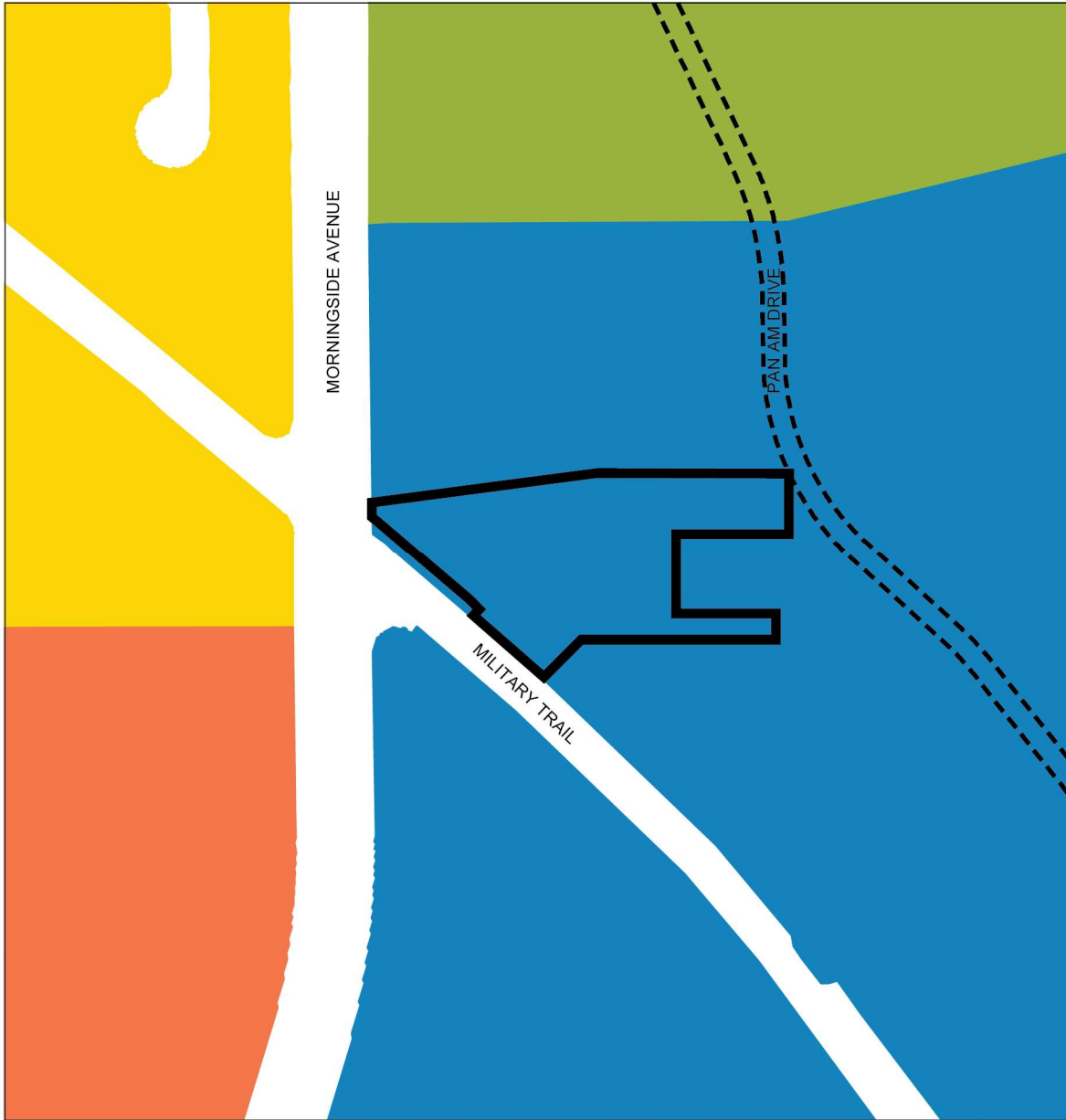
(416) 392-4582

[Samuel.Baron@toronto.ca](mailto:Samuel.Baron@toronto.ca)

## Attachment 2: Location Map



# Attachment 3: Official Plan Land Use Map



## Official Plan Land Use Map 22

875 Morningside Avenue (840 Military Trail)

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 4: Existing Zoning By-law Map




Zoning By-law 569-2013

875 Morningside Avenue (840 Military Trail)

File # 22 152202 ESC 25 0Z

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

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

  
 Not to Scale  
 Extracted: 06/01/2022

## Attachment 5: Draft Official Plan Amendment

### CITY OF TORONTO

#### BY-LAW XXX-2022

#### To adopt Amendment No. XXX to the Official Plan for the City of Toronto with respect to lands known municipally in 2022 as 1050 Military Trail (840 Military Trail)

WHEREAS authority is given to Council under the Planning Act, R.S.O. 1990, c. P.13, as amended to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto hereby enacts as follows:

1. The attached Amendment XXX to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on XXX.

Frances Nunziata,  
Speaker  
(Seal of the City)

John D. Elvidge,  
City Clerk

City of Toronto By-law No. XXX-2022

**AMENDMENT NO. XXX TO THE OFFICIAL PLAN**

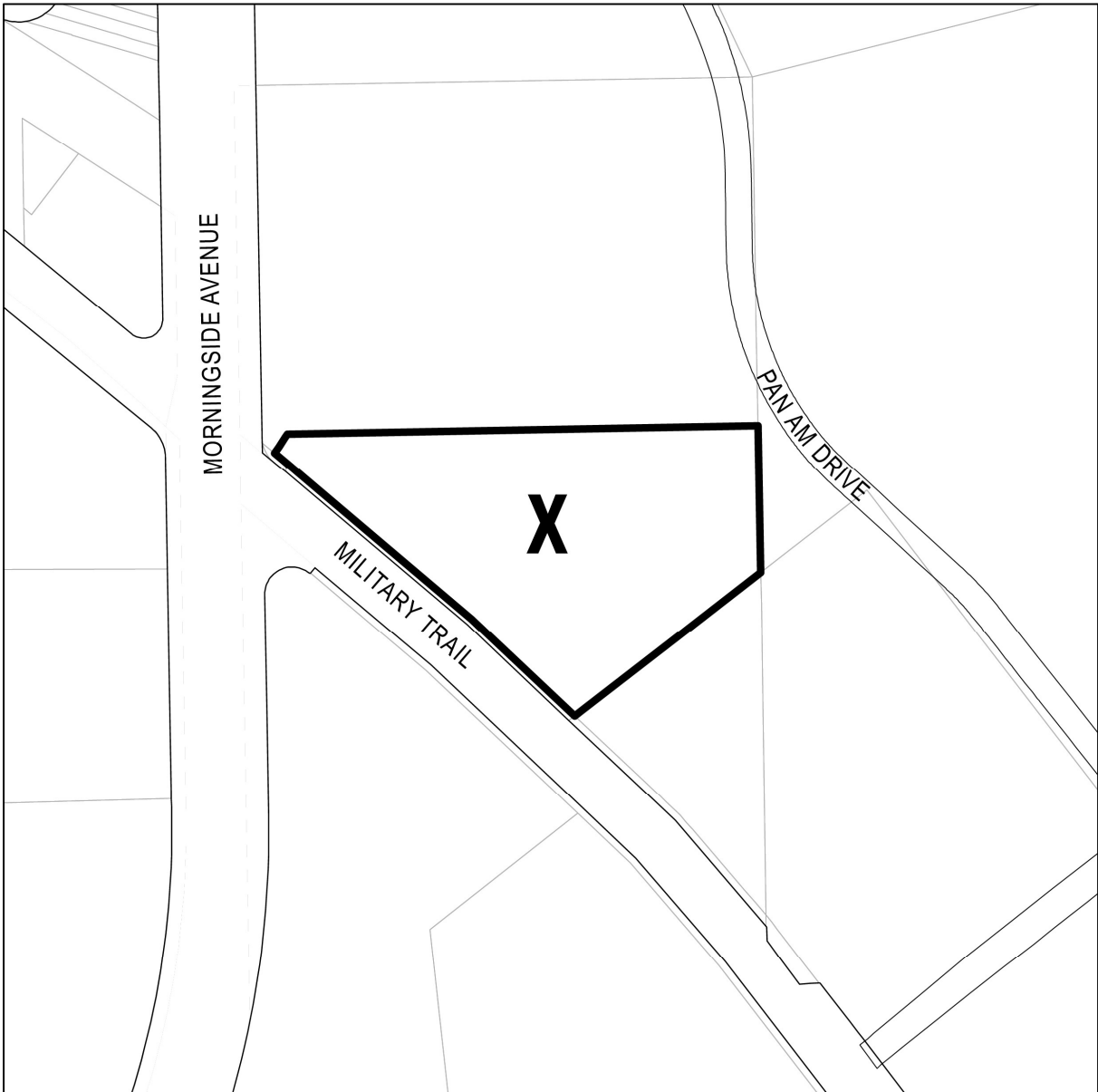
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1050 MILITARY TRAIL  
(840 MILITARY TRAIL)**

The following text and map constitute Amendment No. XXX to the City of Toronto Official Plan.

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

1. Chapter 6, Section 2, Highland Creek Community Secondary Plan, Map 2-1 is amended by removing the lands shown as X on Map 2-1 from within the area identified as Site Specific Policy 10.





Official Plan Amendment #

875 Morningside Avenue (840 Military Trail)

File # 22 152202 ESC 25 0Z



Location of Application



05/12/2023

## Attachment 6: Draft Zoning By-law Amendment

### CITY OF TORONTO BY-LAW No. X-2023

**To amend former City of Scarborough Highland Creek Community Zoning By-law No. 10827, as amended, and City of Toronto Zoning By-law 781-2011 with respect to the lands municipally known as 875 Morningside Avenue and 1050 Military Trail (840 Military Trail)**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. **Schedule "B", PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standard 211 (a) and replacing it with the following:

#### **PARKING**

211. (a) Parking shall be provided at a minimum rate of 2.5 **parking spaces** per 100 m<sup>2</sup> of **gross floor area**, with a minimum of 0.65 **parking spaces** per 100 m<sup>2</sup> of **gross floor area** provided on the subject lands and a minimum of 1.85 **parking spaces** per 100 m<sup>2</sup> of **gross floor area** provided off-site within the lands regulated by Exception 26. (c) of Schedule "C", provided all such off-site **parking spaces** are located north of Ellesmere Road and may be used on a shared use basis as set out in that Exception 26. (c).

2. **Schedule "C", EXCEPTION LIST**, is amended by deleting Exception 52 in its entirety and replacing it with the following:

52. On those lands identified as schedule 1 to this By-law, after Schedule "C" map, the following provisions shall apply:

i) **Only the following uses are permitted:**

- Institutional Uses
- Educational and Training Facility Uses
- Parking Lots

ii) **The following ancillary uses are also permitted:**

- Restaurants
- Retail stores

iii) **Height:**

- The maximum building **height** shall be 35 metres excluding **basements**, parapets and mechanical penthouses);

iv) **Gross Floor Area:**

- The maximum **gross floor area**: 10,750m<sup>2</sup>;

v) **Setbacks:**

- The setbacks from the **lot** line(s) to the **main wall**(s) shall be the minimum distance in metres specified by the numbers identified on Schedule 1 of this By-law, which are as follows:

- i) Front Lot Line (Military Trail): 9.5 metres
- ii) Side Lot Line: 11.0 metres
- iii) Side Lot Line: 78.5 metres
- iv) Rear Lot Line: 331.0 metres

vi) **Loading:**

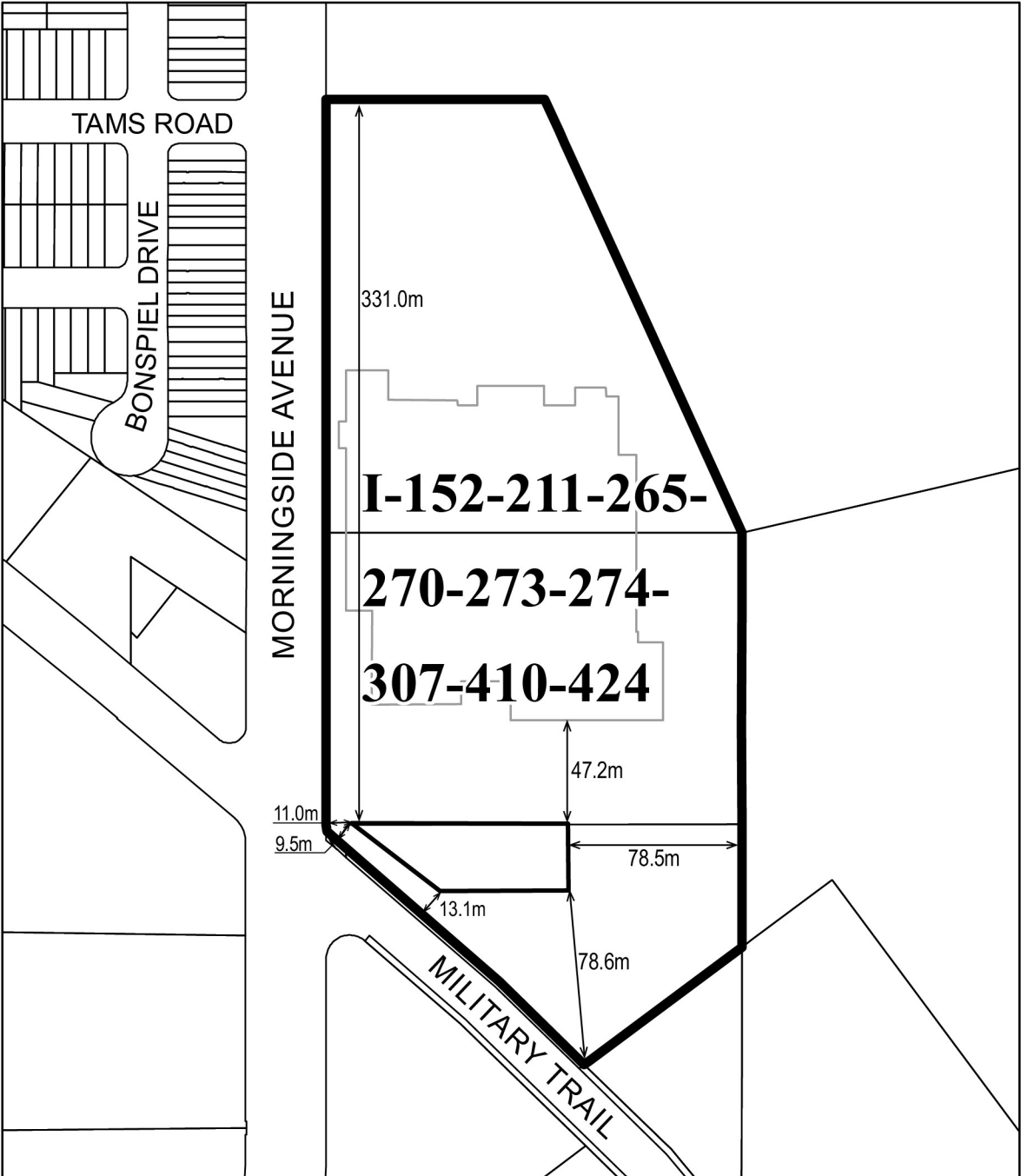
- A minimum of 1 loading space shall be provided, as follows:
  - i) 1 Type “C” loading space, which each must have a: minimum length of 6.0m; minimum width of 3.5m; and minimum vertical clearance of 3.0m.

Enacted and passed on **X,2023**

Frances Nunziata,  
Speaker

(Seal of the City)

John Elvidge,  
City Clerk



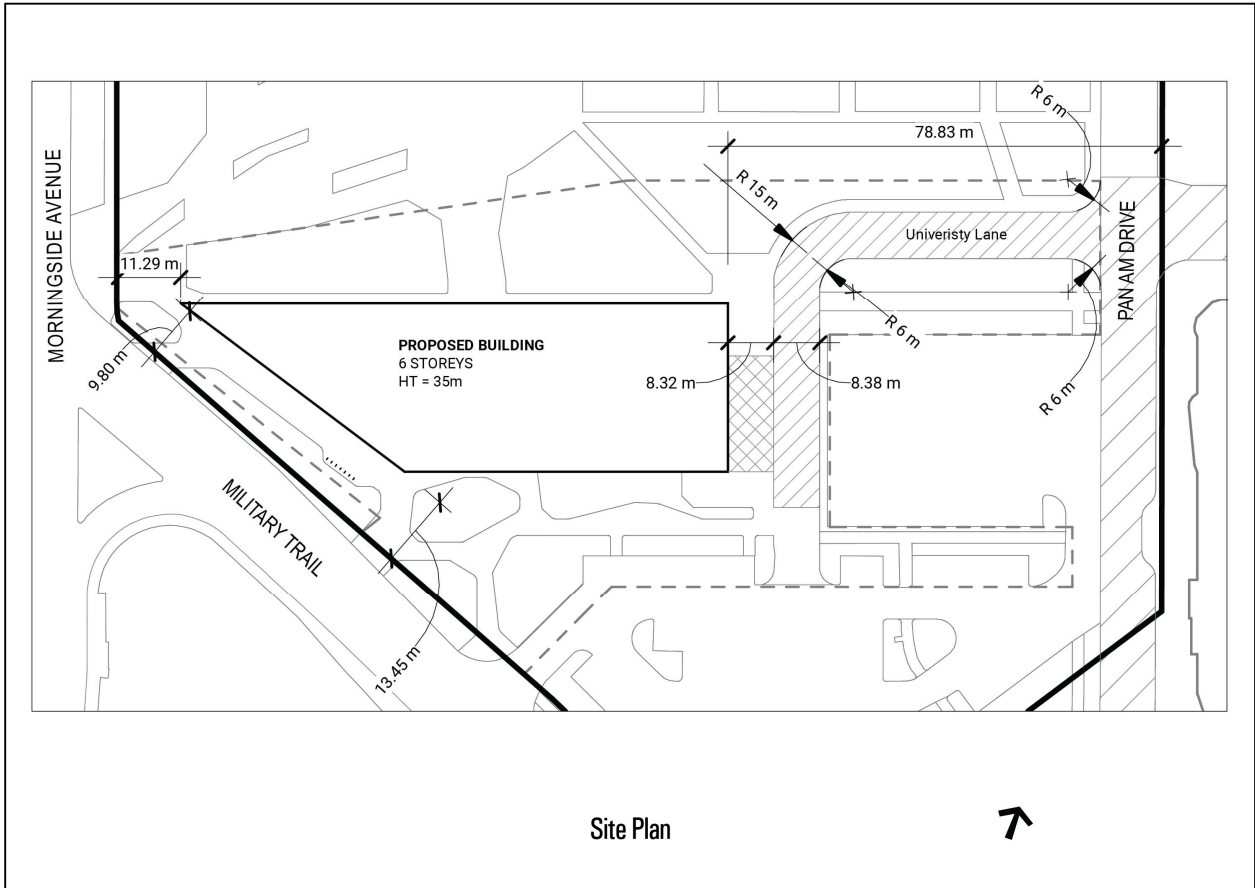
**Toronto**  
Schedule 1

**875 Morningside Avenue (840 Military Trail)**

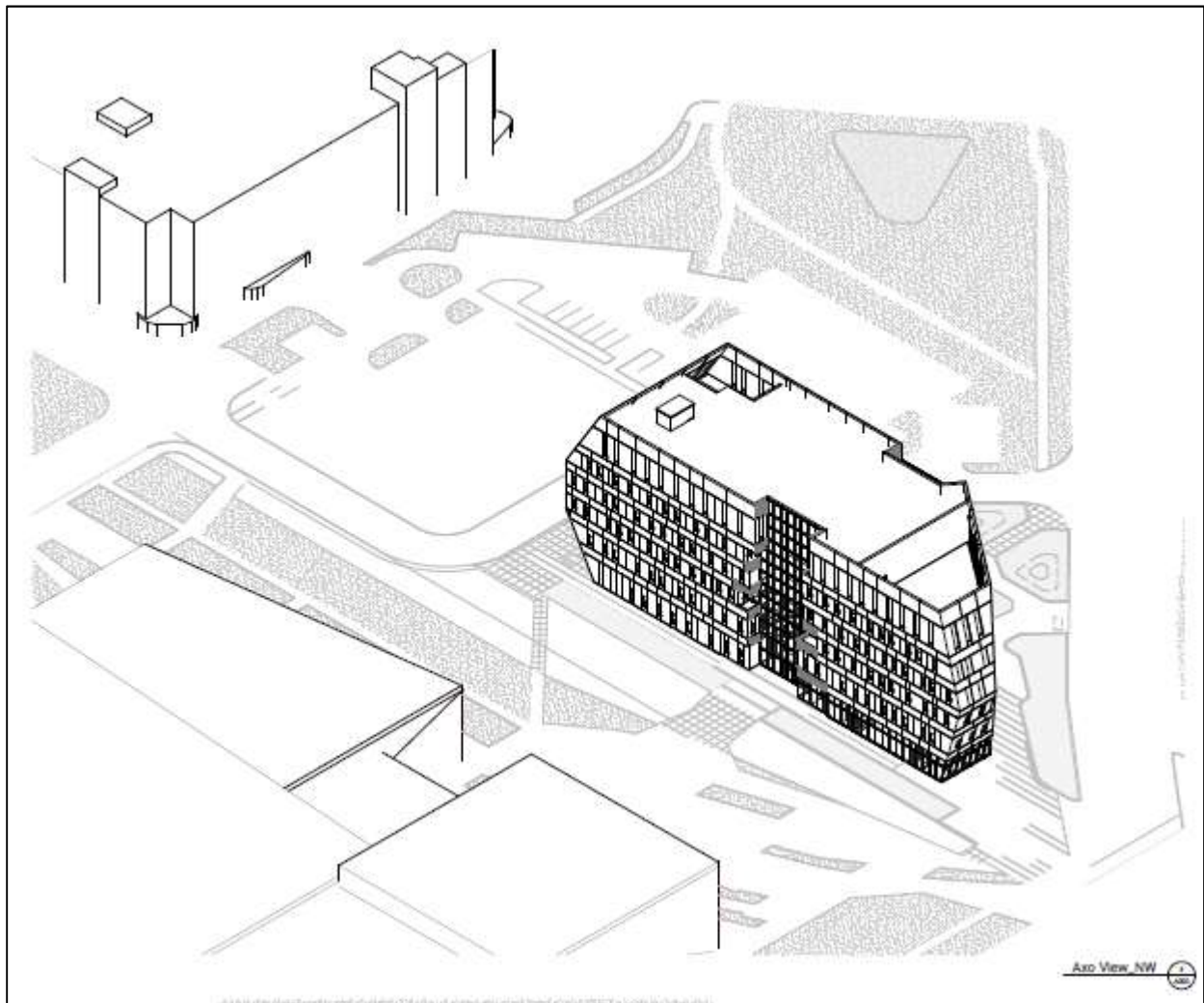
File # 22 152202 ESC 25 OZ

↑  
Highland Creek Community By-law No.10827  
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05/11/2023

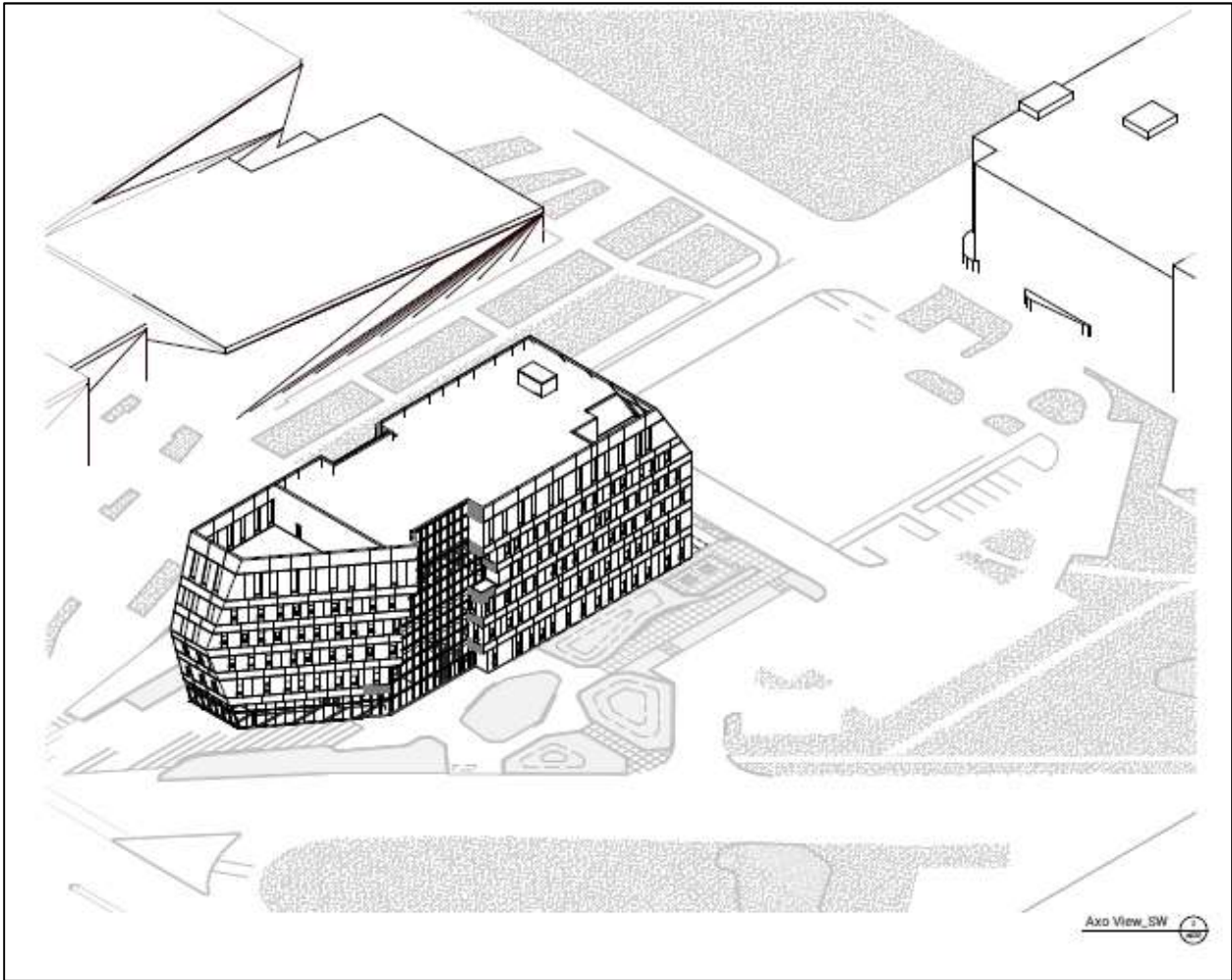
# Attachment 7: Simplified Site Plan



## Attachment 8: Axo View (Northwest)



**Attachment 9: Axo View (Southwest)**



# Attachment 10: North Campus Lands (Proposed Future Condition)

