

**300 Silver Star Boulevard – Zoning Amendment
Application – Preliminary Report**

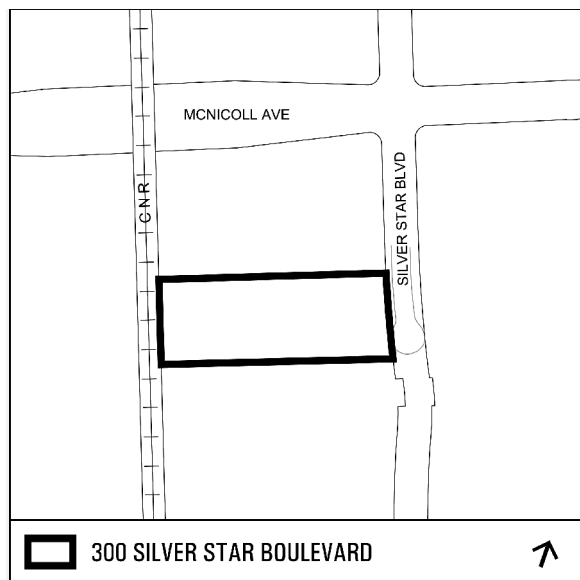
Date:	October 15, 2012
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	12 180353 ESC 41 OZ

SUMMARY

This application proposes to amend the City's zoning by-law to permit a 4-storey building that will contain offices, retail stores, a 29-bed respite/transitional care use and recreational uses at 300 Silver Star Boulevard.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report and public meeting are targeted for the winter of 2013 provided all the required information is provided by the applicant in a timely manner and issues raised during the review are satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for

- the lands at 300 Silver Star Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
 3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on February 27, 2012 to discuss complete application submission requirements. Staff identified issues related to the respite/transitional care component of the proposal and concluded that an amendment to the zoning by-law will be required.

DECISION HISTORY

There are no previous planning decisions on the lands subject to this application

ISSUE BACKGROUND

Proposal

This application proposes to amend the City's zoning by-law in order to permit a 4-storey building that will contain offices, retail stores, a 29-bed respite/transitional care component and recreational uses at 300 Silver Star Boulevard.

Specifically, the applicant proposes to develop the subject lands with a 5,319 square metre (57,256 square feet), 4-storey multi service centre consisting of the following uses: administrative/medical/social service office, recreational, vocational training, complementary retail stores and a temporary stay respite care/transitional care element for a maximum of 29 persons occupying 13 shared rooms.

Parking will be provided at-grade located to the south and west of the proposed new building. A total of 148 vehicular parking spaces will be provided of which approximately 5 will be barrier free.

Vehicular access to the site will be from Silver Star Boulevard via a driveway which runs in an east-west direction to the south of the proposed new building. See Attachment 1: Site Plan.

Site and Surrounding Area

The site is located on the west side of Silver Star Boulevard, south of McNicoll Avenue. The site is approximately 0.92 hectares (2.28 acres) in area, having approximately 58.5 metres (192 feet) frontage on Silver Star Boulevard and an average depth of 156 metres

(512 feet). The site is vacant, generally flat and treeless. There is a safety berm along the western property line adjacent to the Canadian National Railway line. This safety berm continues to the property immediately to the north. Abutting uses include:

North: Grand Baccus Banquet Hall and Conference – zoned Mixed Employment (ME)

South: Hydro right-of-way beyond which lands are zoned Industrial (M), General Industrial (MG), Special Industrial (MS);

East: Japanese Gospel Church of Canada zoned Mixed Employment (ME); and,

West: CNR rail corridor with Metrolinx service, beyond which lands are vacant and zoned Industrial (M), General Industrial (MG), Special Industrial (MS).

Provincial Policy Statement and Provincial Plans

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

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

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is shown as an 'Employment District' on the Urban Structure Map (Map 2) of the Official Plan. Section 2.2.4, Policy 2, of the Official Plan states that 'Employment Districts' will be enhanced to ensure they are attractive and function well, through actions such as permitting a broad array of economic activity that facilitates firms with functional linkages to locate in close proximity to one another, and investing in key infrastructure or facility investment through special tools, programs or partnerships in order to promote the distinctive character or specialized function of a District to attract firms within a particular targeted cluster of economic activity.

The Official Plan designates the property as 'Employment Areas' on Map 19, Land Use Plan which provides for uses such as office, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small-scale stores and services that serve area businesses and workers.

Site and Area Specific Policy No. 104 is applicable to the subject lands. Site and Area Specific Policy No. 104 permits the following additional uses: business and trade schools,

libraries, fraternal organizations, long-term care facilities, recreational uses and places of worship.

Zoning

The subject lands are zoned Mixed Employment (ME) by the Employment Districts Zoning By-law No. 24982, as amended. Generally, permitted uses within the Mixed Employment Zone include: day nurseries, educational and training facility uses, financial institutions, offices, personal service shops, places of worship, recreational uses, restaurants and retail stores.

Exception No. 432 allows service shops as an additional permitted uses.

Site Plan Control

The subject lands are subject to site plan control and an application has been made.

Tree Preservation

The subject lands are generally flat and treeless, staff have received a tree declaration confirming that there are no trees on these lands.

Reasons for the Application

An amendment to the City's zoning by-law is required to permit the 29-bed respite/transitional care component to the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rational Report, Tree Declaration, Functional Servicing and Storm Water Management Report, Noise/Vibration Report, Geotechnical Assessment Report and a Phase I and limited Phase II Environmental Site Assessment Report.

The applicant has been advised that this submission is considered a complete application and a Notification of Complete Application was issued on July 3, 2012.

Issues to be Resolved

The lands subject to this application are located on the west side of Silver Star Boulevard, south of McNicol Avenue. This application proposes to amend the City's zoning by-law to permit a 4-storey building that will contain offices, retail stores, a 29 bed respite/transitional care including recreational uses.

Official Plan

Site and Area Specific Policy No. 104 permits long-term care facilities. Staff will review the proposal for compliance with policies of the Official Plan.

Land Use

The 29-bed respite/transitional care component of the applicants proposal is not permitted within the Mixed Employment Zone of Employment Districts Zoning By-law No. 24982, as amended. Staff will review the appropriateness of a 29-bed respite/transitional care use at this location. The remainder of uses proposed are permitted within the Mixed Employment Zone of the by-law.

Impact / Compatibility

During the review of this application, staff will examine the implications of introducing a sensitive use in this area and whether or not any negative impacts will result from the introduction of a 29-bed respite/transitional care use at this location.

Traffic

The applicant has submitted a traffic operations assessment. Staff will examine the proposed parking arrangement, vehicular flows including access and drop-off/pick-up points to ensure the site functions efficiently.

Urban Design

Through the site plan control process, staff will explore opportunities to improve upon the proposed north, west and east elevations. Staff will also examine areas for enhanced landscaping as well as appropriate screening around the transformer.

The Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Toronto Official Plan. The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations (as provided by applicant)

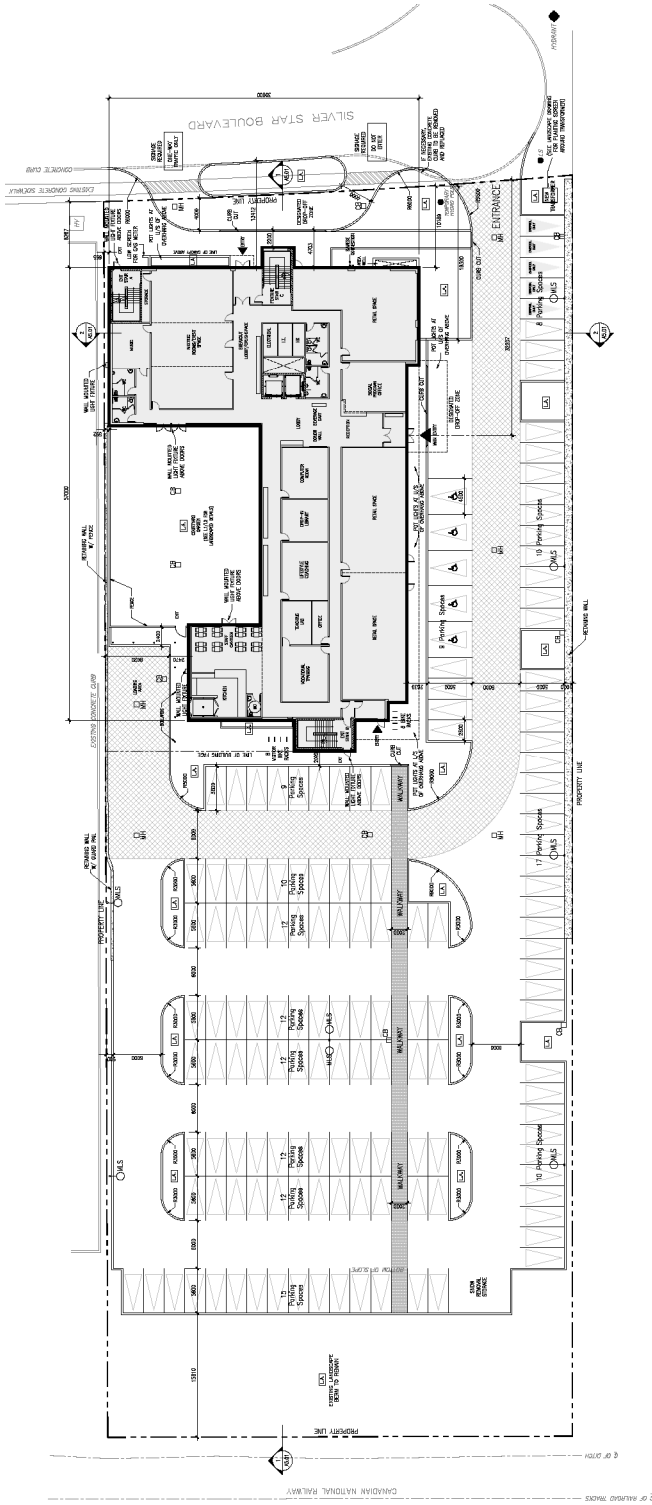
Attachment 3: Elevations (as provided by applicant)

Attachment 4: Elevations (as provided by applicant)

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Elevations
 Applicant's Submitted Drawing

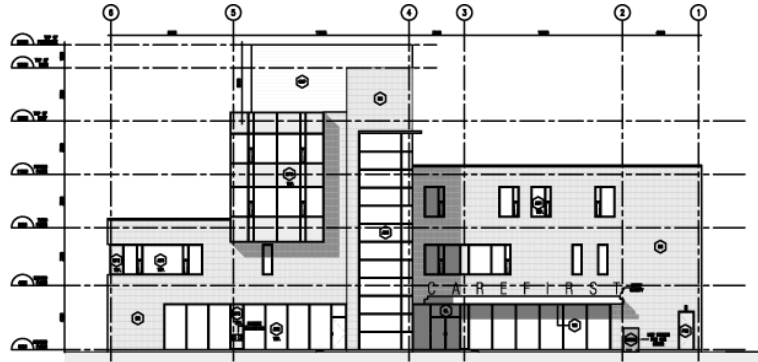


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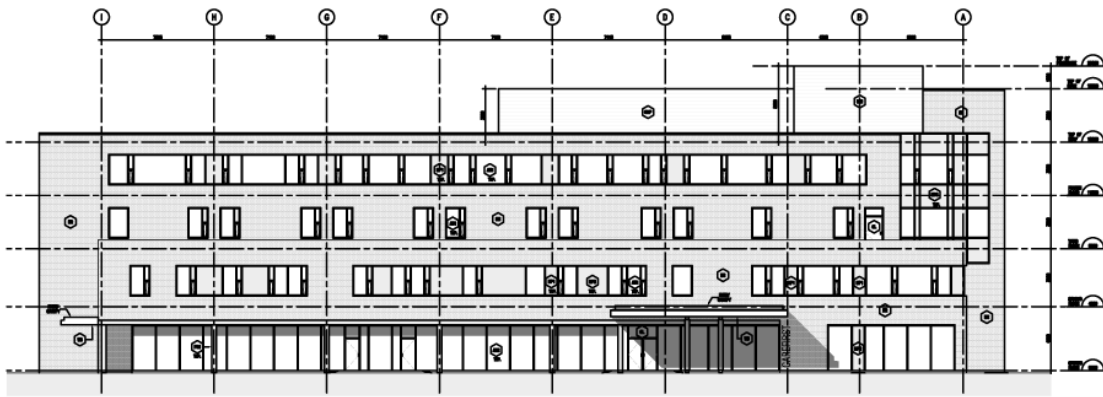
300 Silver Star Boulevard

File # 12 180353 OZ, 12 180363 SA

Attachment 2: Elevations



East



South

Elevations

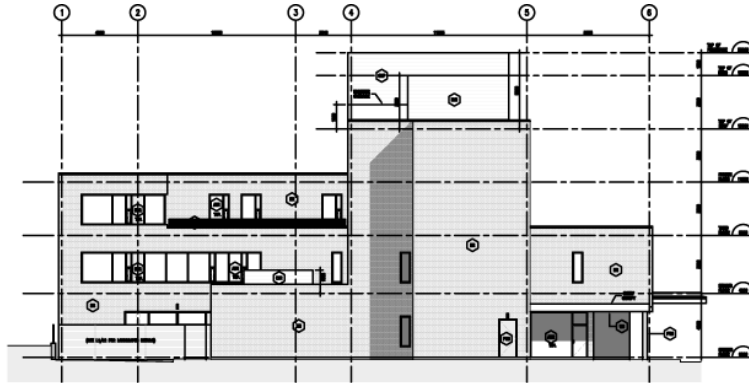
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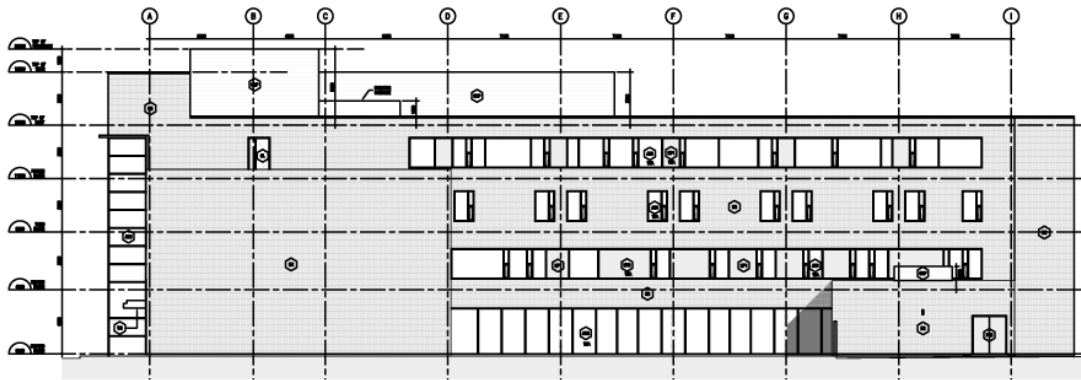
300 Silver Star Boulevard

File # 12 180353 OZ, 12 180363 SA

Attachment 3: Elevations



West



North

Elevations

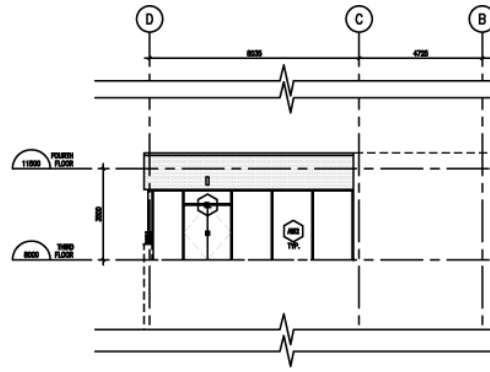
300 Silver Star Boulevard

Applicant's Submitted Drawing

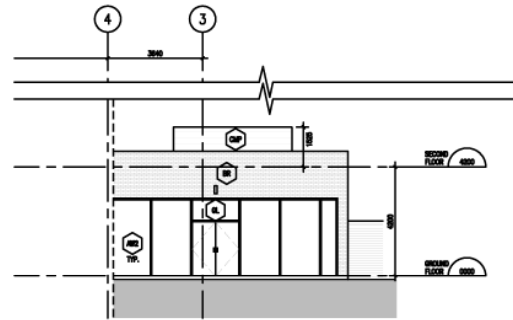
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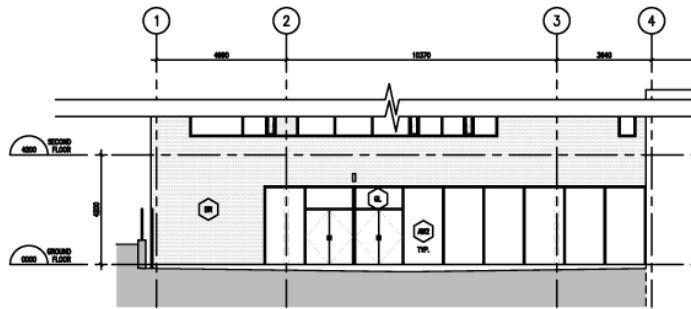
Attachment 4: Elevations



South Lounge/Dining Rm



East Courtyard



West Courtyard

Elevations

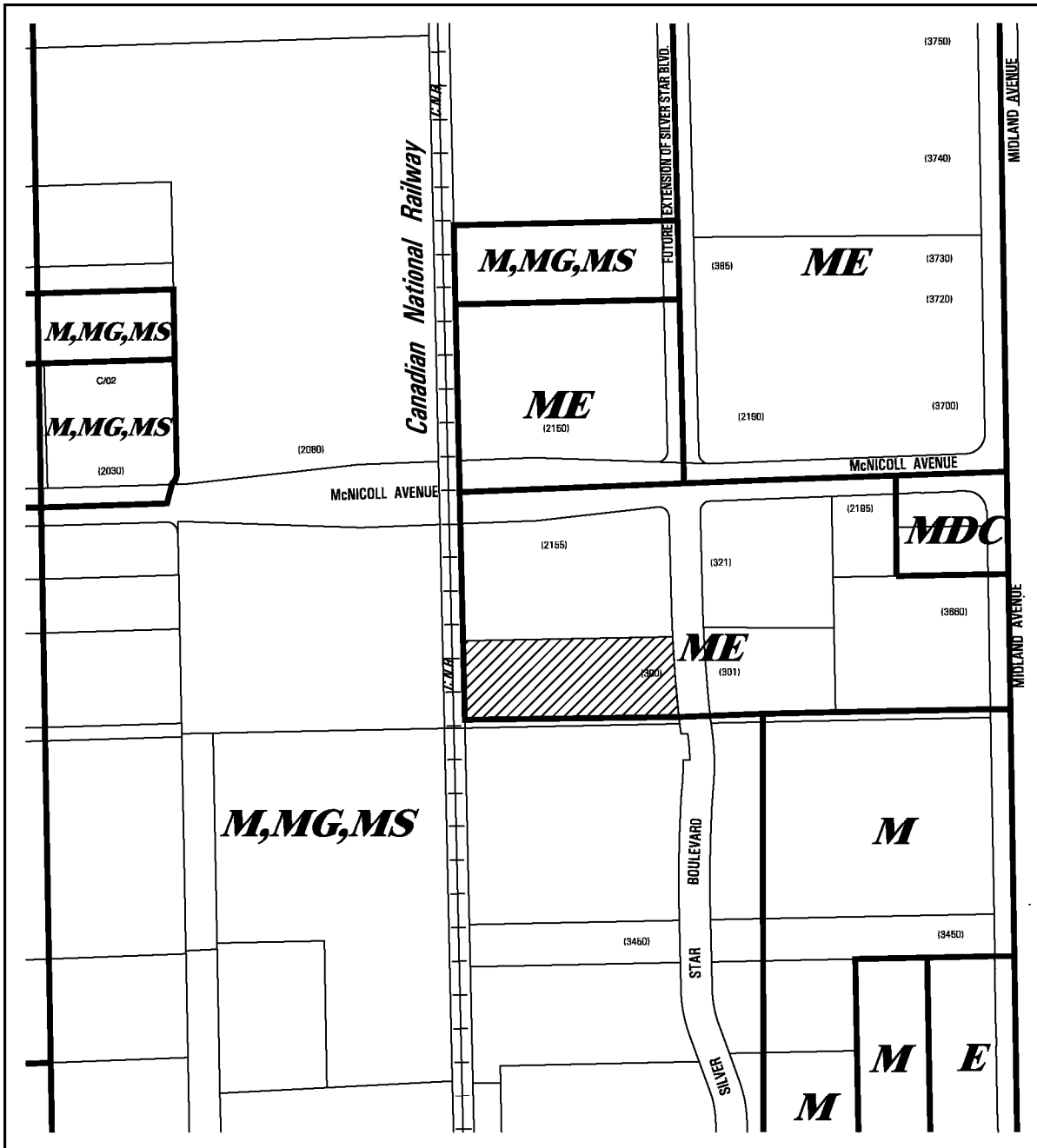
Applicant's Submitted Drawing

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300 Silver Star Boulevard

File # 12 180353 OZ, 12 180363 SA

Attachment 5: Zoning




TORONTO City Planning
Zoning Milliken Employment District

300 Silver Star Boulevard
 File # 12 180353 OZ, 12 803363 SA

 Location of Application

E Employment Zone
ME Mixed Employment Zone
M Industrial Zone

MDC Industrial District
 Commercial Zone
MG General Industrial Zone
MS Special Industrial Zone

 Not to Scale
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Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 180353 ESC 41 OZ and 12 80363 ESC 41 SA
Details	Rezoning, Standard	Application Date:	May 25, 2012

Municipal Address: 300 SILVER STAR BLVD
 Location Description: PLAN 66M2371 BLK 2 **GRID E4101
 Project Description: Proposed 4 storey building for offices, respite care, recreational - mixed uses (Seniors Multi Service Centre).

Applicant:	Agent:	Architect:	Owner:
ANNE E MCCAULEY PLANNING CONSTULTANTS			CAREFIRST SENIORS AND COMMUNITY SERVICES ASSOCIATION

PLANNING CONTROLS

Official Plan Designation:	Employment Areas Special Policy #104	Site Specific Provision:	Exception 432
Zoning:	ME	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	9224	Height:	Storeys:	4	
Frontage (m):	58.51		Metres:	15	
Depth (m):	155.6				
Total Ground Floor Area (sq. m):	1602				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	148	
Total Non-Residential GFA (sq. m):	5319		Loading Docks	1	
Total GFA (sq. m):	5319				
Lot Coverage Ratio (%):	17.4				
Floor Space Index:	0.57				

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GF (sq. m):	559	559	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	4760	4760	0

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