

**300 Silver Star Blvd – Zoning Amendment Application –
Final Report**

Date:	February 4, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	12 180353 ESC 41 OZ

SUMMARY

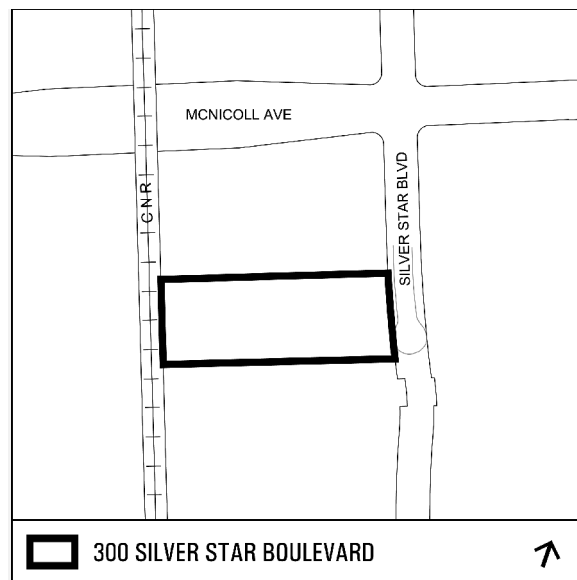
This application proposes to amend the City's Zoning By-law to permit a 4-storey building that will contain offices, retail stores, a 29-bed respite/transitional care use and recreational uses at 300 Silver Star Boulevard.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Employment Districts Zoning By-law No. 24982, as amended, for the lands at 300 Silver Star Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report dated February 4, 2013.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Financial Impact

The recommendations in this report have no financial impact.

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.

The third floor will be devoted to short term transitional care or respite care accommodations. This will include 13 shared rooms of two beds each (shared washroom) and three single bed rooms (private washroom). The third floor will also accommodate a nurse station, lounge/dining room. Food will be prepared in the first floor kitchen and delivered to the third floor.

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 berm along the western property line adjacent to the Canadian National Railway line. This 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 by the Planning Act, to conform, or not conflict, 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. Staff are currently reviewing this application.

Reasons for Application

An amendment to the City's Zoning By-law is required to permit the 29-bed respite/transitional care component to the proposal as well as a marginal increase to the maximum permitted gross floor area.

Community Consultation

A Community Consultation meeting was held on December 13, 2012 at the Milliken Community Centre. No members of the public attended. Further, staff did not receive any written or verbal comments regarding the subject application.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS as it will provide for an efficient development pattern on vacant lands while utilizing cost-effective development standards to minimize land consumption and servicing costs. Further, the proposed development will improve accessibility for persons with disabilities and the elderly allowing for their full participation in society.

For the same reasons the proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

Site and Area Specific Policy No. 104 permits long-term care facilities. The proposed 29 bed respite/transitional care component to the proposal is consistent and in conformance with Policy No. 104 of the Official Plan in regards to the residential/care component.

Land Use

The 29-bed respite/transitional care component of the applicants proposal is not permitted within the Mixed Employment Zone of By-law No. 24982, as amended. The remainder of the proposed uses are permitted within the Mixed Employment Zone of the By-law.

The applicant is requesting an increase in the gross floor area from 0.5 to 0.57 times the area of the lot. This marginal increase to the gross floor area will not have any negative impacts on the subject lands or the surrounding area.

A Noise and Vibration Feasibility Study was submitted with the application. The results of the study indicate that it is feasible to achieve the Ministry of the Environment and GO Transit sound level limits at the proposed location.

The following noise/vibration mitigation measures were recommended:

- Inclusion of an alternative means of ventilation for the entire building. Central air conditioning is to be included;
- Inclusion of brick or masonry exterior wall construction;
- Glazing construction meeting the minimum requirements of the Ontario Building Code, and;
- The use of warning clauses in the property agreements for the building and property.

Compliance with these requirements will need to be demonstrated as part of the Site Plan Control application.

It is staffs view that a 29-bed respite/transitional care use at this location is appropriate with the recommended mitigation measures. The respite care component of the proposal will not result in any negative impacts to the surrounding area. The location of the existing berm will assist in mitigating noise from the rail corridor while the use will provide a service to seniors in the broader community.

Ministry of the Environment Guidelines

Staff note that the existing Ministry of Environment land use planning policy guidelines are to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses and industrial uses on one another. The Guideline D-1 (formerly policy 07-03) 'Land Use Compatibility Guidelines', Guideline D-6, and 'Noise Assessment Criteria in Land Use Planning Publication' LU-131 need to be considered in the review of the application. The respite care component of the applicant's proposal is considered a 'sensitive land use' in the guidelines. Staff have had regard for the Ministry of Environment policies.

The applicant undertook a survey of industrial users within close proximity to the proposed development as required under the guidelines.

Land Uses within 100 metres of the subject lands

The following land uses have been identified within 100 metres of the subject lands:

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).

There are no sensitive use impacts due to the encroachment of sensitive land uses on lands within 100 metres of the subject lands.

Land Uses within 300 metres of the subject lands

North: Vacant, industrial processing & packaging use no outside storage on south side of McNicoll Avenue, commercial, restaurants, office uses north side of McNicoll Avenue;

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

East: Place of worship, mixed office day nurseries on Midland Ave;

West: Vacant, small industrial/commercial uses on Kennedy Rd no open storage.

There are no sensitive use impacts due to the encroachment of sensitive land uses on lands within 300 metres of the subject lands.

Land Uses within 1000 metres of the subject lands

Lands east, west and south of the Milliken Employment District are developed predominately with residential uses from Middlefield Road to Birchmount Road. Lands north and south of the subject lands within the Milliken Employment District are developed with a mix of industrial, commercial and vacant lands.

There are no sensitive use impacts due to the encroachment of sensitive land uses on lands within 1000 metres of the subject lands.

The study concludes that, although there are a few heavy industrial users within 1000 metres of the proposal, the impacts upon the proposal would be minimal. City Planning concludes that the proposal is generally in accordance with the Ministry of the Environment's land use planning guidelines for sensitive uses. As part of the Site Plan Control application, staff will implement any required mitigation measures which will form part of the Site Plan Agreement.

Traffic

The applicant has submitted a traffic operations assessment. Staff are satisfied that the proposed parking arrangement, vehicular flows including access and drop-off/pick-up points are appropriate and that the site will function 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.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

As part of the Site Plan application is currently under review by City staff for compliance with other Tier 1 performance measures to be secured as conditions of Site Plan approval.

CONTACT

Renrick Ashby, Senior Planner
Tel. No. (416) 396-7022
Fax No. (416) 396 4265
E-mail: rashby2@toronto.ca

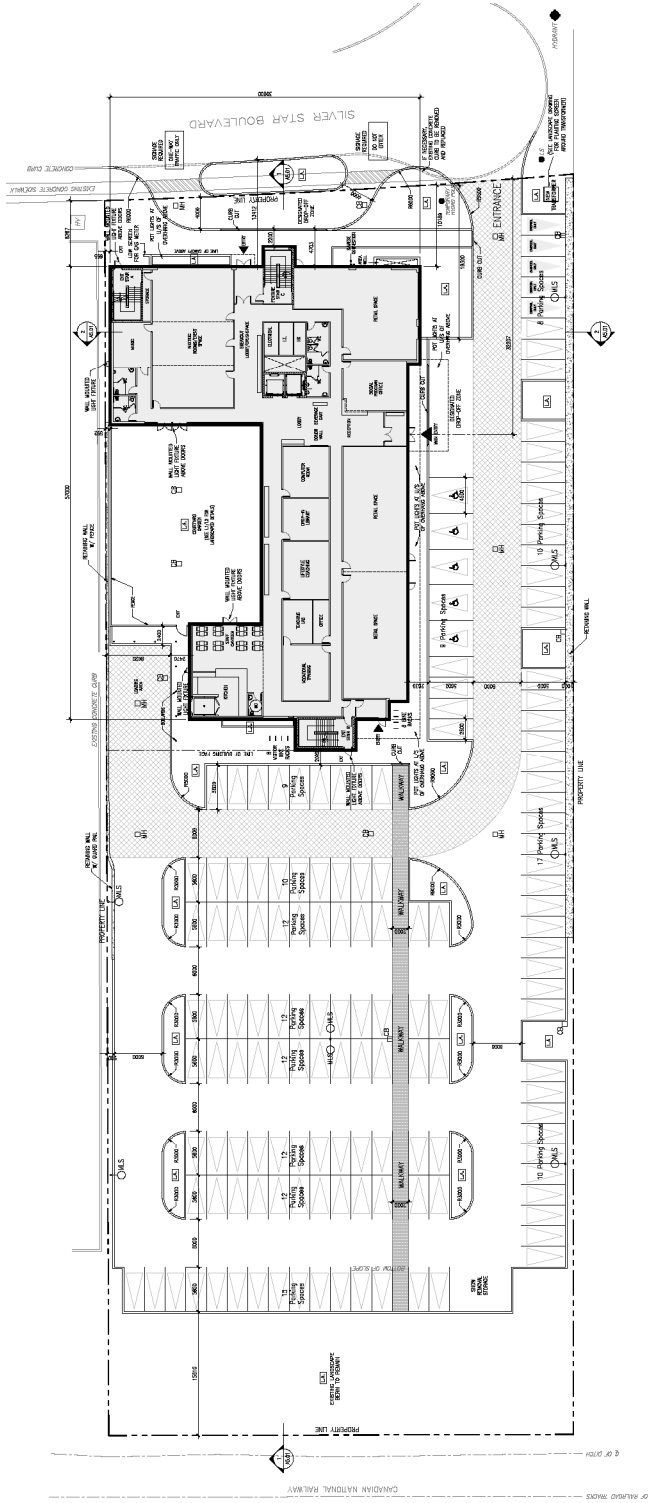
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations (east/south)
Attachment 3: Elevations (west/north)
Attachment 4: Elevations (south/east/west)
Attachment 5: Zoning
Attachment 6: Application Data Sheet
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



300 Silver Star Boulevard

File # 12 180353 0Z, 12 180363 SA

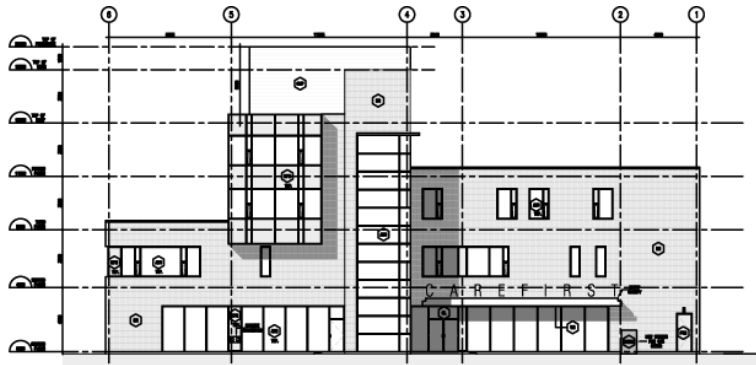
Elevations

Applicant's Submitted Drawing

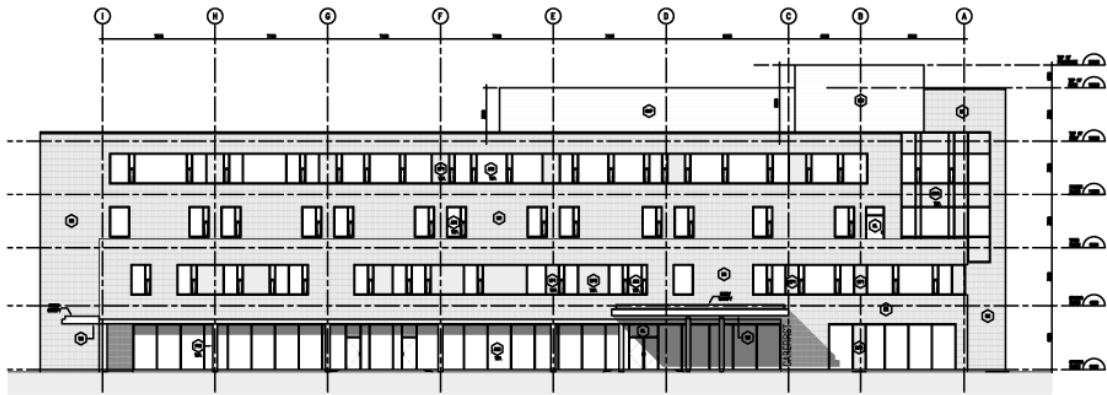
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Attachment 2: Elevations



East



South

Elevations

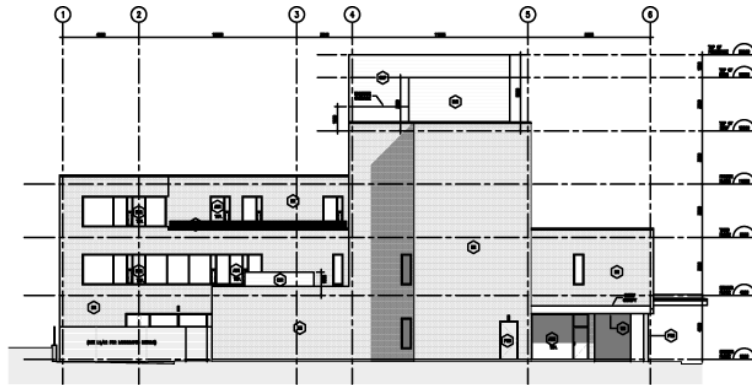
Applicant's Submitted Drawing

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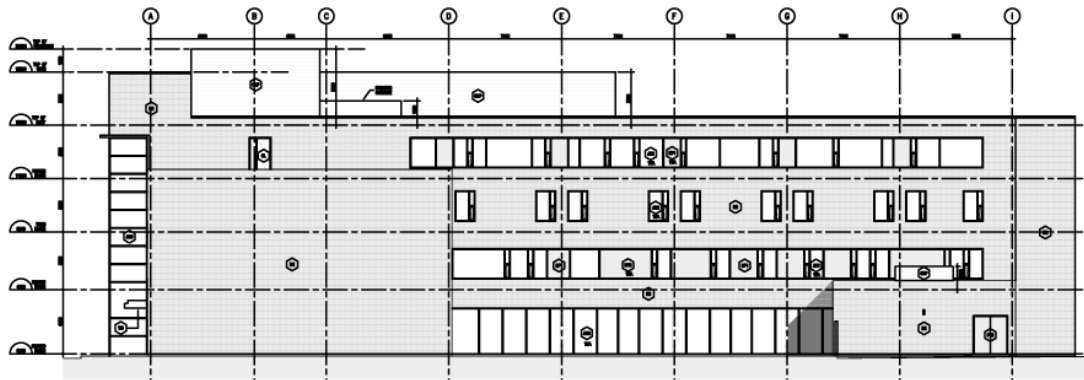
300 Silver Star Boulevard

File # 12 180353 OZ, 12 180363 SA

Attachment 3: Elevations



West



North

Elevations

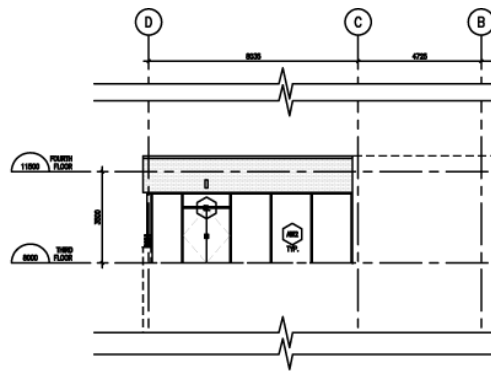
300 Silver Star Boulevard

Applicant's Submitted Drawing

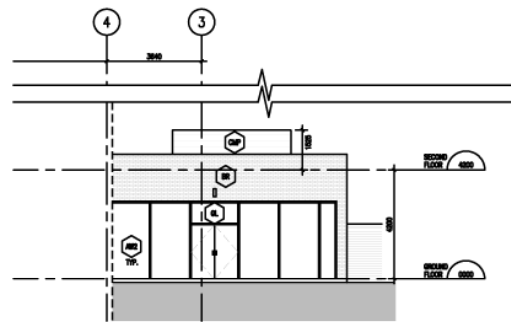
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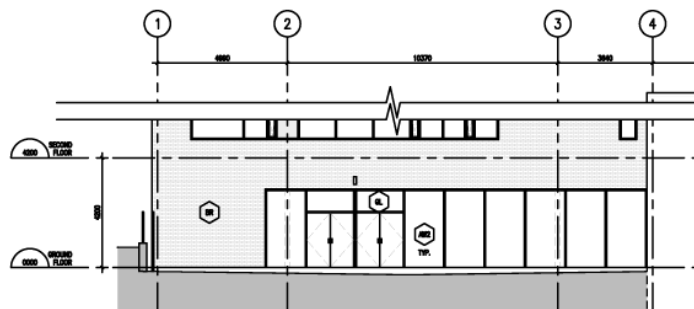
Attachment 4: Elevations



South Lounge/Dining Rm



East Courtyard



West Courtyard

Elevations

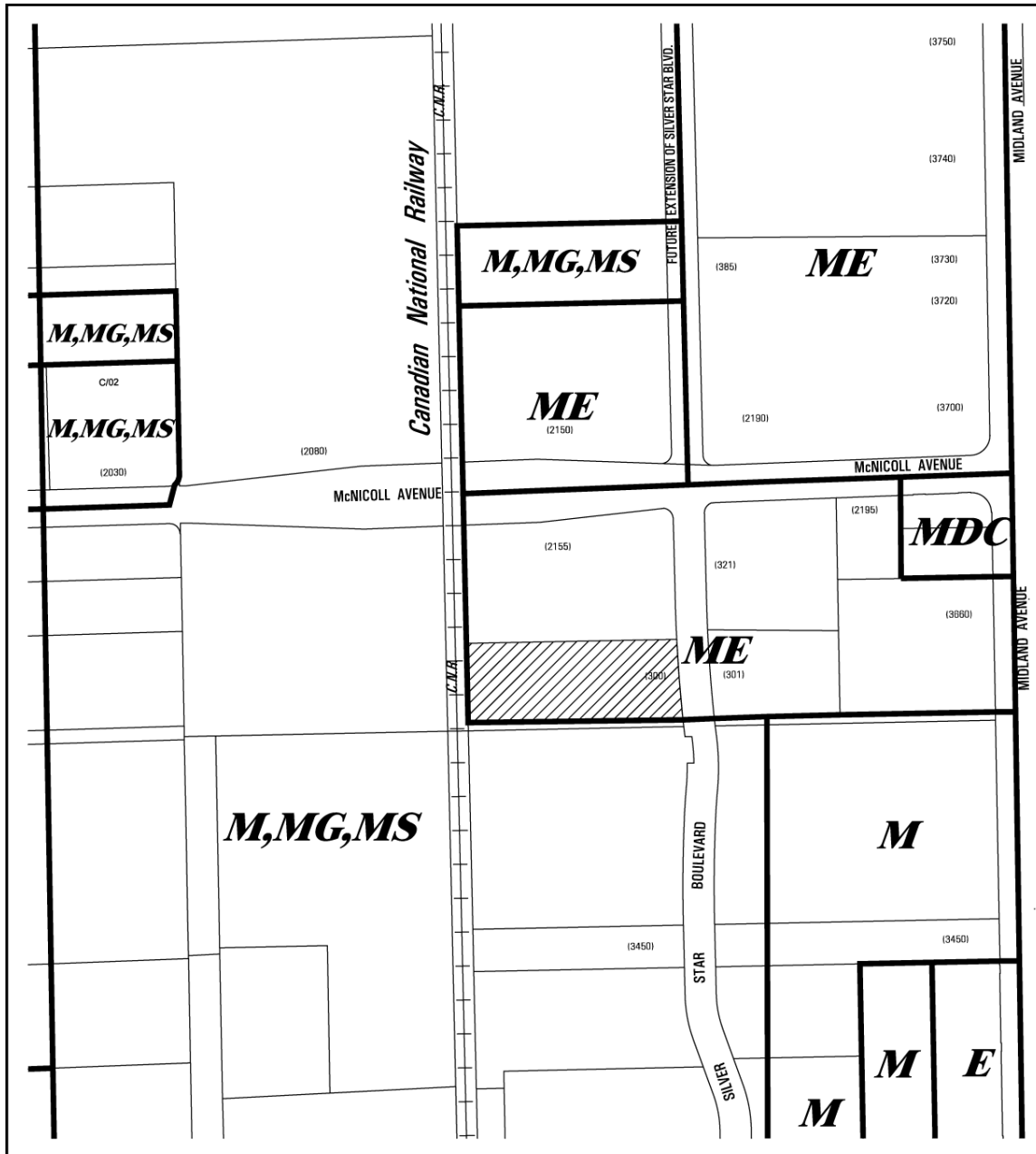
Applicant's Submitted Drawing

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10/16/2012

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 180363 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
10/16/12

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	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

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	559	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	4344	416
Total Units:	0			

CONTACT: **PLANNER NAME:** **Renrick Ashby, Senior Planner**
TELEPHONE: **(416) 396-7022**

Attachment 7: Draft Zoning By-law

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the Scarborough Employment District Zoning By-law No. 24982, as amended
With respect to the lands municipally known as,
300 Silver Star Blvd**

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 HEREBY ENACTS as follows:

- 1. **SCHEDULE ‘A’** of the Milliken Employment District Zoning By-law is amended by deleting the current zoning for the lands at 300 Silver Star Boulevard and substituting new zoning on the subject lands as shown on Schedule ‘1’ attached hereto and forming part of this By-law, together with the following letters and numerals:

ME-10-913-1639-1641-2007-2029 Exception 481

- 2. **PERFORMANCE STANDARDS CHART – SCHEDULE ‘B’**, of the Milliken Employment District Zoning By-law, as amended, is hereby further amended by adding the following Performance Standards:

REQUIRED PARKING

1639 Notwithstanding the provision of **CLAUSE V – GENERAL PROVISIONS Section 7.2, Table of Required Parking Rates**, parking shall be provided for the Respite Care Facility use as follows:

Minimum 0.25 parking spaces per bed shall be provided
Minimum 16 bicycle parking spaces shall be provided

- 3. **SCHEDULE ‘C’ –EXCEPTIONS LIST**, of the Milliken Employment District Zoning By-law No. 24982, as amended, is further amended by adding the following Exception Number 481:

481

On those lands identified as Exception Number 481, the following additional uses shall be permitted:

Additional Permitted Uses:

Respite Care Facility for a maximum of 30 persons

A Respite Care Facility shall mean:

Premises used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A **respite care facility** may include the provision of services, such as:

- (A) preventive medicine,
- (B) counselling,
- (C) social, recreational or educational programs, or
- (D) day or overnight care,

A **day nursery** is not a **Respite Care Facility**.

4. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



ME-10-913-1639-2007-2029

TORONTO City Planning
Division
Zoning By-Law Amendment

300 Silver Star Boulevard
File # 12 180353 OZ, 12 180363 SA

 Area Affected By This By-Law

Milliken Employment District
Not to Scale
02/04/13
