

50, 60, 80, 90, 100 Scottfield Dr. – Removal of Holding Designation (H) Application – Final Report

Date:	February 17, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Number:	09 169441 ESC 41 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

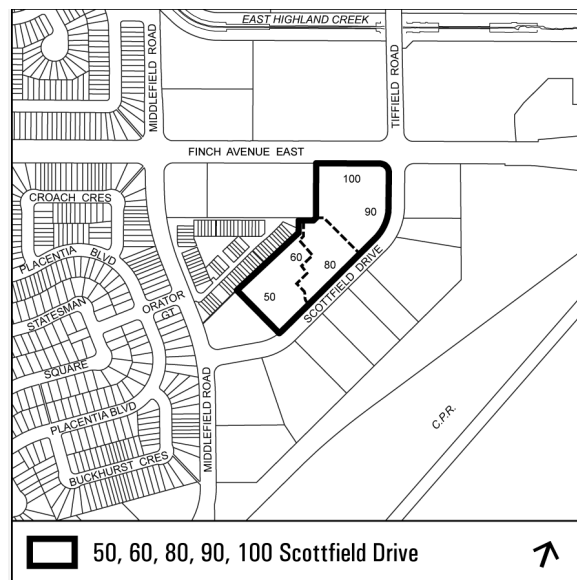
This report reviews and recommends approval of the application to amend the zoning by-law to remove the Holding by-law designation (H) for the property at 50, 60, 80, 90, 100 Scottfield Drive, located south of Finch Avenue East, east of Middlefield Road, which is known as the Yee Hong Centre.

City of Toronto By-law 2-2008(OMB) includes a Holding designation (H) which can be lifted in whole or in part by amending the by-law when Council is satisfied that the application appropriately addresses building locations, massing and building articulation. The specific terms of the Holding designation (H) have now been met.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Scarborough Employment



Districts Zoning By-law No 24982 (Marshalling Yard), as amended by By-law No. 2-2008(OMB), with respect to lands municipally known as 50, 60, 80, 90, 100 Scottfield Road, to lift the Holding designation (H) from the subject lands substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 4.

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

The Ontario Municipal Board enacted By-law No 2-2008(OMB) on November 29, 2007 to amend the former Scarborough Employment Districts Zoning By-law 24982 (Marshalling Yard) with respect to the Marshalling Yard Employment District. The by-law provided for such uses as geriatric care and a residential facility with accessory recreational uses, offices, seniors day care, and a retirement home.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the zoning by-law to remove the Holding designation (H) from the subject lands to permit the construction of a two-storey community centre.

Site and Surrounding Area

The Yee Hong campus property is a total of 3.25 hectares (8 acres) in size and is located on the west side of Scottfield Drive. The campus currently contains a number of residential buildings ranging in height from 4 to 8 storeys and a 6-storey, long-term care facility. Uses in the immediate area located off campus include:

North:	1-storey professional office campus north of Finch Avenue East
West:	4-storey residential condominiums buildings and 2-storey residential townhouses
East:	1 and 2-storey industrial buildings
South:	vacant industrial site

Official Plan

The Plan designates this site as a Mixed Use Area, which provides for a broad range of commercial, residential and institutional uses. Area Specific Policy 131 would also apply, providing for Employment Uses.

The following Built Form policies are relevant to the proposed development:

New development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts by:

- (a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or street proportion;
- (b) creating appropriate transitions in scale to neighbouring existing and/or planned buildings,
- (c) providing for adequate light and privacy; (and)
- (d) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces.

New development will be massed to define the edges of streets at good proportions.

The proposed application conforms with the policies of the Toronto Official Plan.

Zoning

The Yee Hong site is zoned Institutional-Social Welfare and Recreational Uses permitting nursing homes, homes for the aged, senior citizens' apartments, day nurseries, hospitals, recreational uses and places of worship. A seniors' day care is also permitted. Offices serving both on and off-site facilities are permitted.

The permitted maximum gross floor area is 1.7 times the site area. The maximum height permitted is 7 storeys, except for the more northerly seniors' building, which has a maximum of 8 storeys. Two-hundred and sixty long-term care nursing beds and 308 senior citizens' apartments are permitted.

Parking required for the seniors' apartments is 0.5 spaces per unit, and for the long-term care, 0.25 spaces per bed.

Site Plan Control

The subject lands are under site plan control. An application for site plan control has been submitted and a Notice of Approval Conditions has been issued. The registration of the site plan agreement will be completed upon the removal of the Holding designation (H).

Reasons for Application

The applicant proposes to amend the zoning by-law to remove the Holding designation (H) which applies to the entire site. The Holding designation (H) is in place to ensure that the proposal appropriately addresses building locations, massing, and building articulation.

Lifting of the Holding designation (H) will facilitate the development and enable the applicant to receive site plan approval for its proposed community centre and to submit future development proposals for the subject lands.

Agency Circulation

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

COMMENTS

In order to remove the Holding designation (H), Council must be satisfied with the building locations, massing and building articulation.

The applicant has submitted a detailed site plan showing the building locations and massing similar to what was submitted to the Ontario Municipal Board in 2008. Staff have reviewed the plans and are satisfied that the site plan application addresses building location massing and articulation.

Conclusion

It is timely for Council to lift the Holding designation (H) now that the issues related to building location, massing and building articulation have been satisfied in accordance with the zoning by-law. Removal of the Holding designation (H) will allow for the final approval of the site plan application and construction of the community centre.

CONTACT

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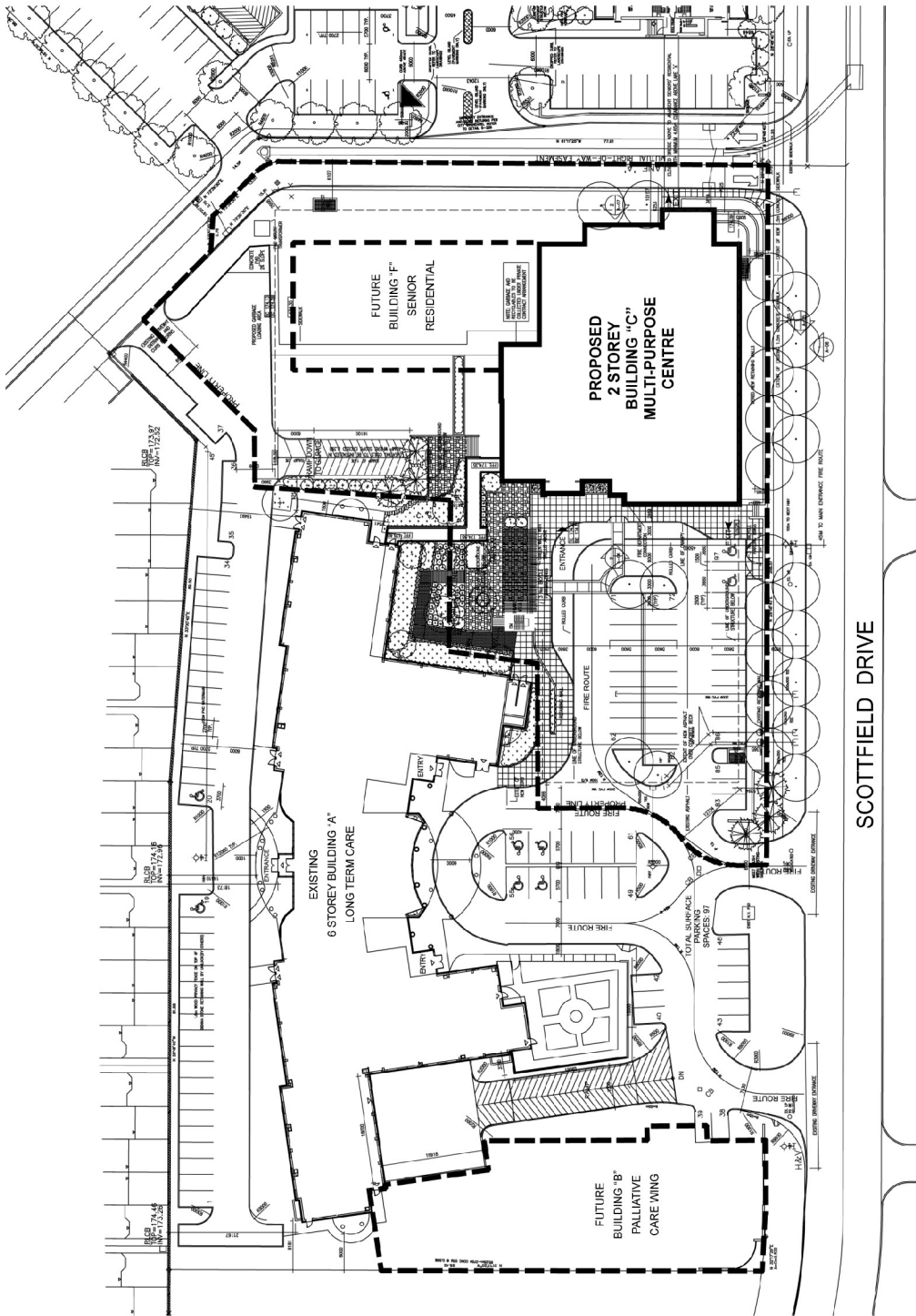
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Site Plan

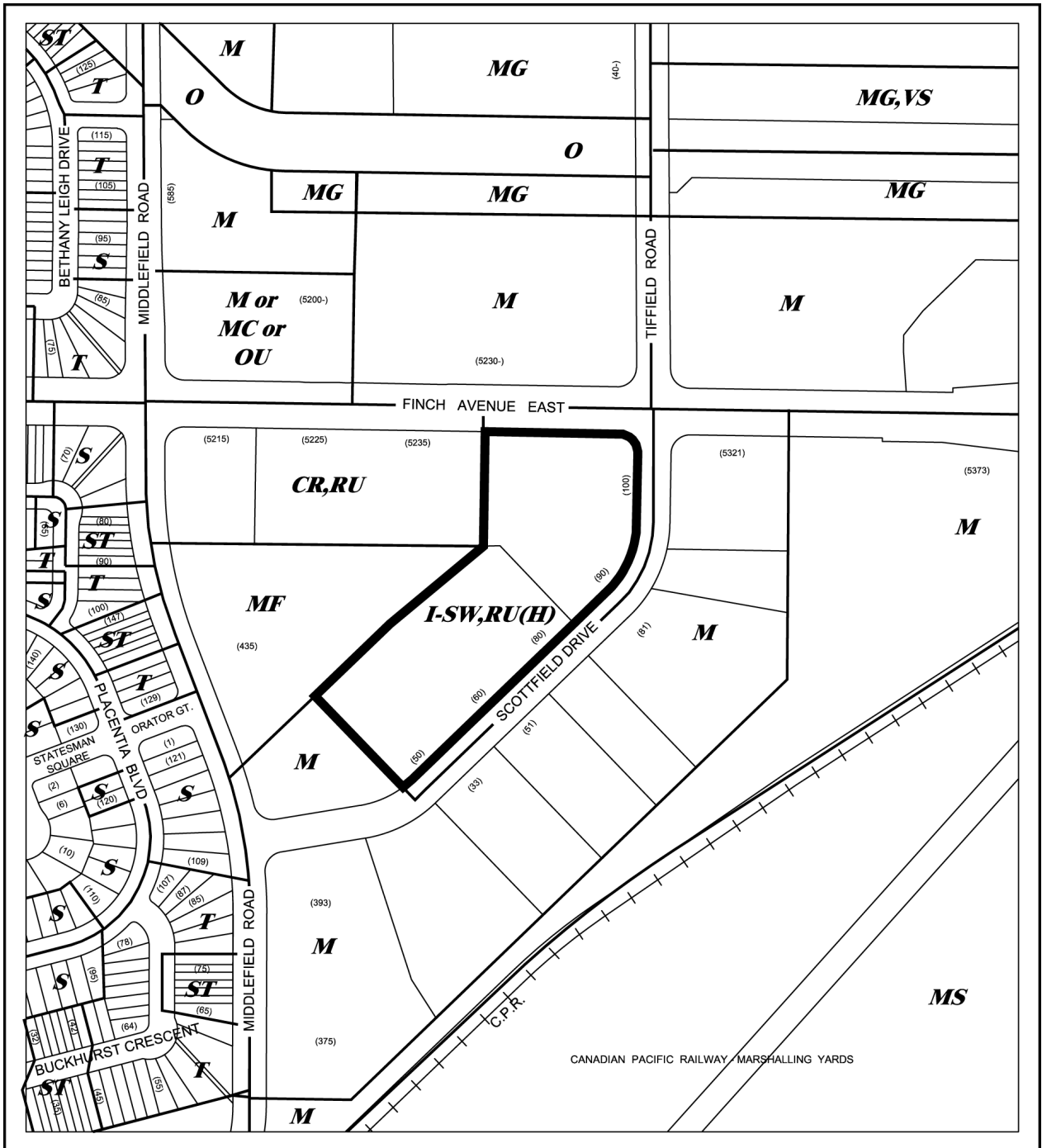


Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 11/20/09

50, 60, 80, 90, 100 Scottfield Drive

File # 09-169441 OZ

Attachment 2: Zoning



50-100 Scottfield Drive
File # 09-169441 0Z

<p>M Industrial Zone MG General Industrial Zone MS Special Industrial Zone MC Industrial Commercial Zone</p>	<p>CR Commercial / Residential Zone OU Office Uses Zone RU Recreational Zone I-SW Institutional - Social Welfare</p>	<p>VS Vehicle Service Zone MF Multiple-Family Residential Zone S Single-Family Residential T Two-Family Residential</p>	<p>Marshalling Yard Employment District By-law ST Street Townhouse Residential (H) Holding Provision</p>
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Not to Scale
10/6/09

Attachment 3: Application Data Sheet

Application Type Rezoning Application Number: 09 169441 ESC 41 OZ
 Details Rezoning, Lifting the Hold Application Date: September 16, 2009
 Municipal Address: 50 SCOTTFIELD DR
 Location Description: PL 66M-2266 BLK **GRID E4107
 Project Description: Lift the holding provision for 50, 60,80, 90, 100 Scottfield to allow for the construction of a two storey community centre associated with the Yee Hong Centre for Geriatric Care.

Applicant: **Agent:** **Architect:** **Owner:**
 MARTIN RENDL YEE HONG CENTRE FOR GERIATRIC CARE

PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: S.S # 131
 Zoning: I-SW (Institutional-Social Welfare) Historical Status:
 Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	32,523.66	Height:	Storeys:	2
Frontage (m):	378		Metres:	10.7
Depth (m):	99			
Total Ground Floor Area (sq. m):	8,621.39			Total
Total Residential GFA (sq. m):	28,113.54		Parking Spaces:	123
Total Non-Residential GFA (sq. m):	21,815.79		Loading Docks	3
Total GFA (sq. m):	49,929.33			
Lot Coverage Ratio (%):	26.5			
Floor Space Index:	1.53			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	28,113.54 0
Bachelor:	0	Retail GFA (sq. m):	0 0
1 Bedroom:	161	Office GFA (sq. m):	0 0
2 Bedroom:	140	Industrial GFA (sq. m):	0 0
3 + Bedroom:	7	Institutional/Other GFA (sq. m):	21,815.79 0
Total Units:	308		

CONTACT: **PLANNER NAME:** **Michael Mestyan, Senior Planner**
TELEPHONE: **416-396-7026**

Attachment 4: Draft Zoning By-Law Amendment

Authority: ~ Community Council Item No. ~,
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 Employment Districts Zoning By-law No. 24982 (Marshalling Yard),
as amended, to remove the holding symbol (H) with respect to the lands known
municipally in the year 2010 as 50, 60, 80, 90, 100 Scottfield Drive.**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule “A” of the Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District) is amended by removing the holding symbol (H) from the lands shown on the attached Schedule '1'. The amending zoning shall read as follows and as shown Schedule 1:

I-SW, RU -80-693-712-824-835-913-991-1054-1383-1640-1849-2029-2221-
2223-2224 (449)

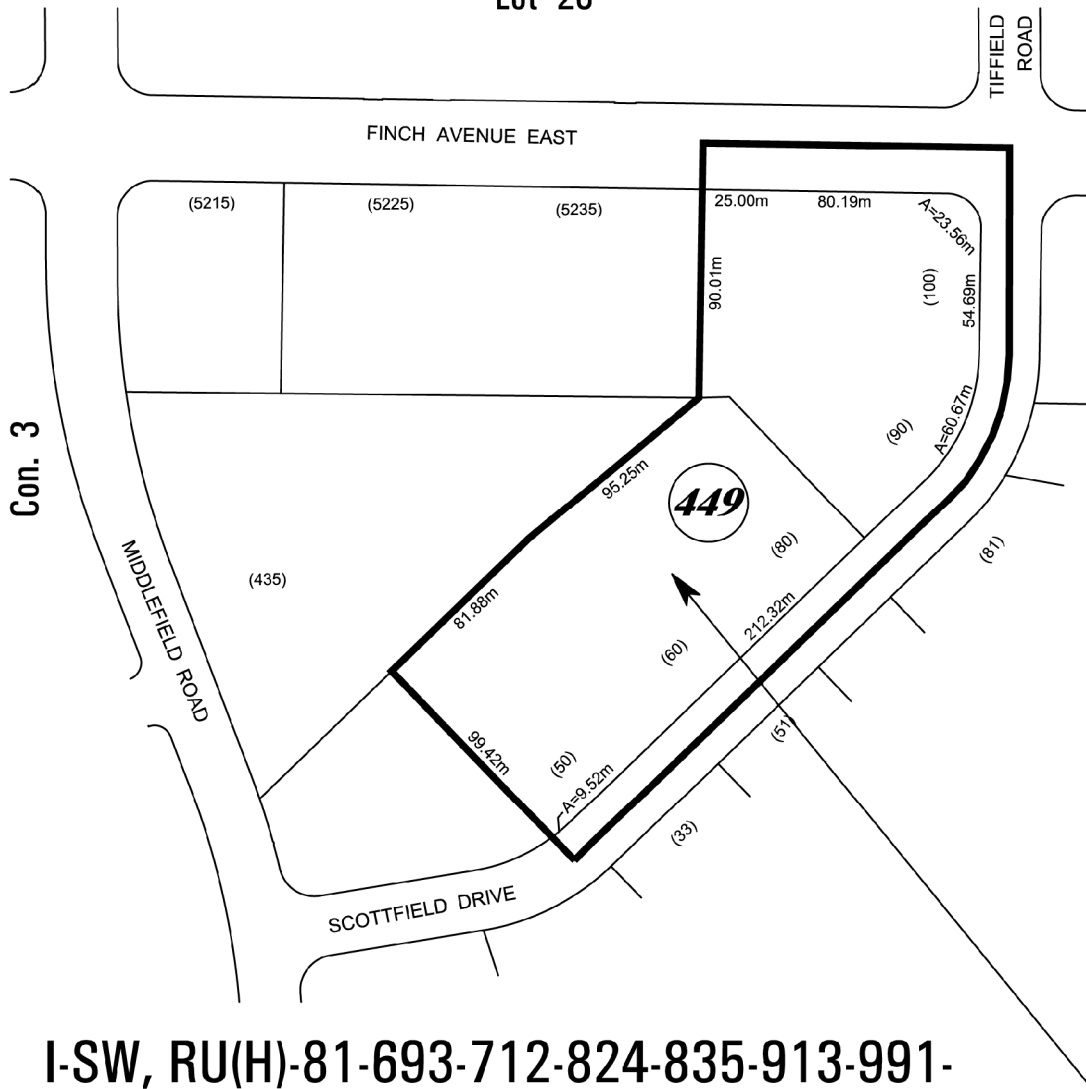
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"
Lot 20



I-SW, RU(H)-81-693-712-824-835-913-991-
1054-1383-1640-1849-2029-2221-2223-2224

Toronto City Planning
Division
Zoning By-Law Amendment

50-100 Scottfield Drive
File # 05-210280 0Z

 Area Affected By This By-Law

Marshalling Yard Employment District By-law
Not to Scale
2/1/10
