

# TORONTO STAFF REPORT

February 11, 2002

To: Scarborough Community Council

From: Director, Community Planning, East District

Subject: Final Report  
Application to amend the Official Plan and Zoning By-law  
Lands north of Borough Drive, and  
South of the Scarborough Centre Rapid Transit Station  
Part of Block K, Registered Plan M-1410  
Bionvest Investments Limited  
TF CMB 2001 0014  
Ward 38 - Scarborough Centre

## Purpose:

This report reviews and recommends approval of an application to amend the City Centre Secondary Plan and the Employment Districts Zoning By-law No. 24982 (Progress), to increase the residential density by 65 dwelling units for a total of 695 dwelling units for the vacant lands north of Borough Drive, and South of the Scarborough Centre Rapid Transit Station.

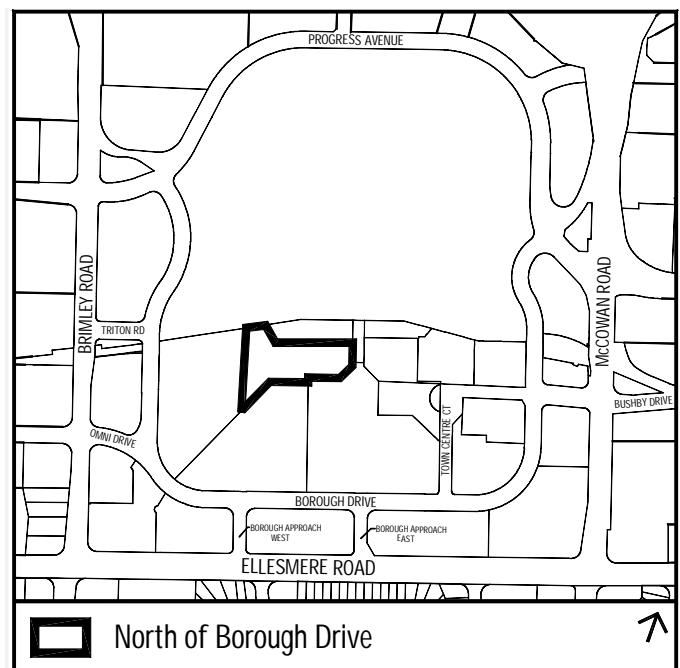
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan (City Centre Secondary Plan) for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.



- (2) amend the Employment Districts Zoning By-law No. 24982 (Progress), as amended, for the former City of Scarborough substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
- (3) authorize 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) require the owner to enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the public benefits identified in the draft Zoning By-law Amendment outlined in Attachment No. 7, to the satisfaction of the City Solicitor, before introducing the necessary Zoning By-law Amendment Bill to City Council for enactment.

### Background:

#### Proposal

The applications propose to amend the Official Plan and Zoning By-law in order to increase the residential density by 65 dwelling units for a total of 695 dwelling units for the subject lands. The proposal consists of two, 37 storey residential apartment buildings, and 1,800 square metres (19,400 square feet) of secondary commercial uses in the lower levels of the project.

#### Site History

In July 2001, City Council approved a residential development on the subject lands permitting 630 dwelling units in three, 27 storey residential apartment buildings, and 1800 square metres (19,400 square feet) of secondary commercial uses in the lower levels of the project.

#### Site and Surrounding Area

The 1.27 hectare (3.15 acre) subject lands are currently vacant and landlocked, with an easement for vehicular purposes running southwest from the subject lands over the adjacent private lands on which the Bell Building and the woodlot are currently situated, to Borough Drive. There is an informal pathway crossing the property which serves as a pedestrian connection to the Scarborough Centre Rapid Transit station and Scarborough Town Centre to the north. The Scarborough Civic Centre lies to the south of the subject lands. To the east are City lands, used for pedestrian purposes, which connect Albert Campbell Square with the Rapid Transit station and shopping mall, and the Federal Government Building.

#### Official Plan

The current Official Plan designation is City Centre Uses providing for City Centre Residential Uses not exceeding a density of 496 dwelling units per hectare (200 units per acre).

## Zoning By-law

The current zoning of the property is Agricultural Zone (AG). In July 2001, City Council resolved to amend the zoning of the property to permit City Centre Residential (CCR(H)), City Centre Commercial (CCC(H)), and City Centre Town Square (CCTS(H) zoning with Holding Provisions. The necessary Zoning By-law Amendment Bill will be introduced to City Council for enactment after the owner enters into a Section 37 Agreement with the City to secure the agreed upon public benefits.

## Site Plan Control

The lands are subject to Site Plan Control. The City is currently reviewing a Site Plan Control Application for the proposal.

## Reasons for the Application

The applications are required in order to permit the additional 65 dwelling units proposed and the height increase from 85 metres (279 feet) to 110 metres (360 feet). The proposed increase in dwelling units would result in a density of 548 dwelling units per hectare (221 dwelling units per acre). The owner has reconsidered the design and configuration of the overall concept and now proposes to redistribute the density into two rather than three buildings. The applicant indicates that the additional 65 dwelling units would enable a more efficient and marketable floor plan. The current proposal would have the same total floor area as the previous proposal.

## Agency Circulation

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

## Comments:

### Section 37

The current Official Plan for the property stipulates that amendments to permit increased density or heights of development may require the provision of facilities, services, or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees, pursuant to Section 37 of the Planning Act. When City Council approved the original 630 dwelling units on the subject lands in July 2001, the owner agreed to design and construct an enclosed public pedestrian walkway and bridge and a new western entrance into Scarborough Centre Rapid Transit Station from the subject lands. The Section 37 Agreement to secure this public benefit is currently being drafted by City legal staff. In accordance with City Council's July 2001 resolution, the Section 37 Agreement will 'embody appropriate provisions, financial and otherwise, to ensure the pedestrian connection to the Scarborough Centre Rapid Transit Station is designed and constructed to the satisfaction of the City of Toronto and the Toronto Transit Commission, within two years of occupancy of the first

building constructed on site, including the payment of the standard Toronto Transit Commission connection fees.’

Staff undertook discussions with the owner and local councillor regarding Section 37 matters for the additional density proposed. The owner has agreed to provide an additional public benefit in the amount of \$70,000 to be used for the purpose of providing children’s playground equipment at a public park within the Scarborough City Centre area.

#### Updated Studies

The applicant submitted an updated traffic analysis and municipal servicing analysis in support of the residential density increase. In addition, new Pedestrian Wind and Shadow studies were submitted to the City for the revised proposal. All these studies have been reviewed and are acceptable to the City staff.

#### Consistency with the Official Plan

The Scarborough Official Plan designates the subject lands City Centre Uses which include all land uses appropriate to form a business, cultural, social, recreational, and governmental regional centre to serve primarily the eastern metropolitan region. This includes City Centre Residential Uses ‘to provide for residential facilities that will contribute to and enhance the basic City Centre concept as a business, cultural, social, recreational, and governmental use to serve the City.’

The Metro Toronto Official Plan designates Scarborough City Centre as a Major Centre, comprising ‘a mix of uses with a concentration of employment activities, residential uses and other compatible uses in a compact, high-density, urban form serviced by high capacity transit.’

This proposal is ideally located, providing residents with convenient access to public transit, shopping, and nearby employment. The proposed building heights are appropriate for the subject lands which are situated in the core of the City Centre where such heights and densities are consistent with the City Centre Secondary Plan. The proposal will be compatible with the surrounding area and introduce a high quality ‘landmark’ development appropriate for the City Centre. The unique design of the two residential towers will be an attractive addition to the Scarborough Centre skyline.

The draft Zoning By-law Amendment is identical to the one which City Council resolved to approve in July 2001, except revisions have been made to accommodate the additional 65 dwelling units proposed and the increase in building height, as well as the inclusion of an additional public benefit. Holding Provisions (H) will continue to be applied to the subject lands to ensure Council is satisfied as to the availability of vehicular and pedestrian access to a public street before development proceeds.

Conclusions:

The additional 65 dwelling units and increase in building height will enable the owner to proceed with the redesigned proposal consisting of two rather than three residential apartment buildings. Development on the subject lands will result in benefits to the City including increased utilization of public transit, support of local employment and business, additional housing opportunities, and improvements to pedestrian linkages and public infrastructure. The owner has agreed to provide an additional public benefit in the amount of \$70,000 to be used for the purpose of providing children's playground equipment at a Public Park within the Scarborough City Centre area.

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Director, Community Planning, East District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Site Plan and Context  
Attachment 3: Perspective  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on March 4, 5, 6, 7, and 8, 2002.  
Enacted by Council: ~, 2002

**CITY OF TORONTO**

**BY-LAW No. --2002**

**To adopt Amendment No. 1083 of the Official Plan for the former  
City of Scarborough.**

WHEREAS authority is given to Council by the Planning Act, R.S.O. 1990, c.P. 13,  
as amended, to pass this By-law; and whereas Council 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. Amendment No. 1083 to the Official Plan of the former City of Scarborough, consisting  
of the attached text and map designated as Schedule "I" is hereby adopted.

ENACTED AND PASSED this ~ day of ~, A.D., 2002.

CASE OOTES,  
Deputy Mayor

(Corporate Seal)

ULLI S. WATKISS  
City Clerk

**AMENDMENT NO. 1083 TO THE OFFICIAL PLAN  
OF THE FORMER CITY OF SCARBOROUGH**

**Bionvest Investments Limited**

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The following Text and Map, designated as Schedule "I", constitute Amendment No. 1083 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the City Centre).

The sections headed "Purpose and Location" and "Basis" are explanatory only, and shall not constitute part of this amendment.

**PURPOSE AND LOCATION:**

This amendment affects lands north of Borough Drive, and south of Scarborough Centre Rapid Transit Station, as shown on the attached Schedule “I”. This amendment increases the maximum permitted residential density on the lands from 496 units per hectare to 548 units per hectare.

**BASIS:**

The owner wishes to develop the property with residential uses and secondary commercial uses. The accessible location of the site within the Scarborough City Centre adjacent to Scarborough Centre Rapid Transit station makes it an appropriate location for intensive housing development and employment uses.

**OFFICIAL PLAN AMENDMENT:**

- A. The City Centre Secondary Plan Land Use Plan Map, Figure 4.1.1 is amended for the lands located north of Borough Drive, and south of Scarborough Centre Rapid Transit Station, as indicated on the attached Schedule “I”.
- B. The City Centre Secondary Plan is amended as follows:
  - 1. Delete the contents of 14.1 in Numbered Policy 14 and replace them with the following:
    - 14.1 **City Centre Residential Uses** shall not exceed a density of 548 dwelling units per hectare.



Authority: Scarborough Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2002  
Enacted by Council: ~, 2002

**CITY OF TORONTO**

**BY-LAW No. ~-2002**

**To amend Scarborough Zoning By-Law No. 24982, as amended, the Employment Districts Zoning By-law, with respect to the Progress Employment District.**

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;

Therefore, the Council of the City of Toronto enacts as follows:

1. **SCHEDULE "A"** of the Progress Employment District is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule "1":

- CCR(H)-665-696-1574-1729-2002-2029-2372 (527)
- CCC(H)-165-344-350-1515-1729-2002-2029-2372 (224) (527)
- CCTS(H)-165-350-1515-1729-2002-2029-2372 (224) (444) (527)

2. **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

**INTENSITY OF USE**

344. **Gross Floor Area** of all **Places of Entertainment** shall not exceed 520 square metres.

350. **Gross Floor Area** of all uses permitted in the **City Centre Commercial Zone (CCC)** , except for Libraries and **Recreational Uses**, shall not exceed 1800 square metres.

696. Maximum – 695 **dwelling units**.

**PARKING**

1515. The following provisions of **CLAUSE V – GENERAL PROVISIONS** are not applicable:

- Sub-Clause 7, **General Parking Regulations for all Zones**, except for **Hotels** and **Places of Worship**.

1574. Minimum 1.1 parking spaces per **dwelling unit** shall be provided as follows:

- Minimum 1.0 parking spaces per **dwelling unit** for residents.
- Minimum 0.1 parking spaces per **dwelling unit** for visitors.

**SECTION 37**

2372. Matters to be provided pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(a) The owner of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein, shall provide or fund the following facilities, services and matters, in exchange for the increase in density, prior to issuance of Building Permits, as follows:

(i) Design and construction of an enclosed public pedestrian walkway and bridge and a new western entrance into Scarborough Centre Rapid Transit Station from the subject lands.

(ii) payment to the City of Toronto of \$70,000 to be allocated to fund children's playground equipment in a public park within the Scarborough City Centre area.

(b) The owner of the lands shall enter into one or more agreements with the Corporation of the City of Toronto pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services, and matters referred to in Section

(a)(i) herein, which agreement shall be registered as a first charge on title to the lands to which this By-law applies.

**3. SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following Exception Numbers 224, 444, and 527:

**PROHIBITED USES**

224. (a) Prohibited Uses:

- **Vehicle Service Garages**
- **Vehicle Service Stations**
- Billiard Parlours

**ADDITIONAL PERMITTED USES**

444. (a) Additional Permitted Uses:

- In addition to uses permitted in the **City Centre Town Square Zone (CCTS)**, Educational and Training Facility Uses, and Community Facility Uses are also permitted.

**OTHER**

527. (a) Prior to the removal of the Holding Provision (H) from the zoning for this site, only the following Zone Provisions and Performance Standards shall apply:

AG-913

(b) The Holding Provision (H) used in conjunction with the **City Centre Residential Zone (CCR)**, **City Centre Commercial Zone (CCC)**, and **City Centre Town Square Zone (CCTS)** shall be removed in whole or in part by amending By-law when Council is satisfied as to the availability of all transportation improvements, parking, infrastructure and servicing necessary to accommodate any proposed development, and as to the availability of vehicular and pedestrian access to a public street.

City of Toronto By-law No. ~-2002

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ENACTED AND PASSED this ~ day of ~, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)