

**1049 Military Trail – Removal of a Holding Provision (H)
Application – Final Report**

Date:	June 11, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	13 155021 ESC 44 OZ

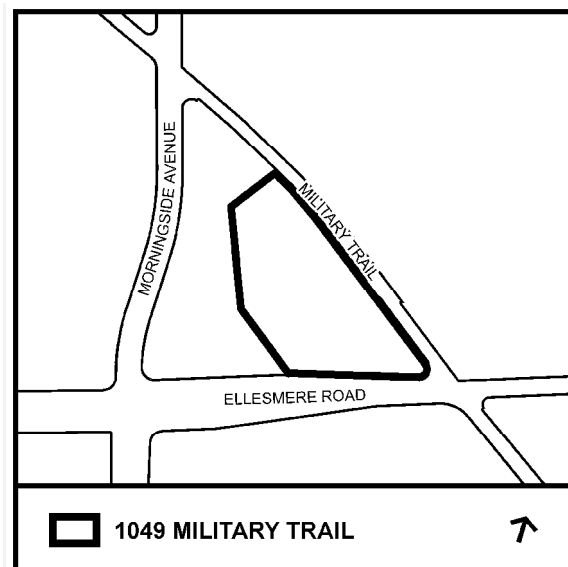
SUMMARY

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 application proposes the removal of the Holding Provision (H) at 1049 Military Trail to enable the development of a new institutional building at the University of Toronto Scarborough Campus (UTSC). The proposed building is intended to be an Environmental Science and Chemistry building and would have a total floor area of approximately 10,500 square metres (113,025 square feet), and a maximum height of five (5) storeys. The proposed use is allowed under the underlying Institutional "I" zoning on the subject lands following the removal of the Holding Provision (H).

The applicant has provided the necessary reports addressing matters such as servicing, transportation, environmental studies including subsurface investigations, storm and ground water management. These reports have been reviewed by appropriate City staff.

Some of the supporting studies provided by the applicant address only the proposed building, rather than future development for the entire area as illustrated on the key



map, consequently staff are recommending removal of the Holding Provision (H) on only those lands upon which the proposed building is to be constructed, which represents a total area of approximately 4,700 square metres (50,590 square feet).

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 Zoning By-law No. 10827, for the lands at 1049 Military Trail substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to report dated June 11, 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

At their meeting of October 2, 3 and 4, 2001 City Council adopted By-law No. 769-2001, an amendment to the Highland Creek Community Zoning By-law for the University of Toronto's Scarborough Campus, north campus lands. The properties affected by this by-law include those lands within the triangle formed by Morningside Avenue, Ellesmere Road and Military Trail, as well as those on the east side of Military Trail, north of Ellesmere Road. This by-law established the current Institutional "I" (H) zoning, to allow for the introduction of a new Centennial College Campus and to facilitate the implementation of the University's long term Master Plan. The Holding Provision dealing with transportation, environmental and servicing issues provides an opportunity to review the impacts of future development after the construction of the Centennial College building.

At their meeting of August 5 and 6, 2009 City Council adopted By-law No.740-2009, an amendment to the Highland Creek Community Zoning By-law for a portion of lands situated at the north-west corner of Ellesmere Road and Military Trail at the University of Toronto's Scarborough campus. This amendment removed the Holding Provision (H) to enable the development of a new instructional centre. The Instructional Centre is now fully constructed and occupied, and is situated immediately south of the lands that are the subject of this application. The final report for this application can be found at the following address: <http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21899.pdf>

ISSUE BACKGROUND

Proposal

The University of Toronto proposes the removal of the Holding Provision (H) on a portion of the north campus lands at UTSC to enable the development of a new Environmental Sciences and Chemistry building. The building design will be subject to a design build procurement process, and will be no more than five (5) storeys in height and approximately 10,500 square metres (113,025 square feet) in size,. The building will be used for classrooms, lounges, study rooms, food services and departmental offices. Refer to Attachment No. 3: Application Data Sheet, for project data.

Site and Surrounding Area

The subject lands are approximately 3.7 hectares (9.14 acres) in area, and are situated at the southeast quadrant of the triangle of land bounded by Morningside Avenue, Military Trail and Ellesmere Road, at the intersection of Military Trail and Ellesmere Road, and are north of the main or south campus of UTSC.

Within these lands, the site upon which the proposed building is intended to be located is immediately north of the recently completed Instructional Building and comprises a total area of approximately 4,700 square metres (50,590 square feet). The site is relatively flat, but west of the site the lands drop steeply towards Morningside Avenue. The area intended for the development of the building does not encroach on the sloped portion of the site, but remains on the flat portion which is currently used as an asphalt surface parking lot. Surrounding uses include the following:

North: surface parking lots for Centennial College and UTSC, and the Pan Am Aquatic Centre currently under construction.

South: Instructional building (north of Ellesmere Road), and UTSC main campus (south of Ellesmere Road).

East: surface parking lots for UTSC.

West: surface parking lots for UTSC and Centennial College HP Science and Technology Centre.

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.

The proposal is consistent with the PPS. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Institutional Areas* within the Official Plan. These areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities.

The subject lands are also part of the Highland Creek Community Secondary Plan. The subject lands are identified as being part of Area "A" on Map 2-1 Urban Structure Plan, of the Secondary Plan. Area "A" policies are contained in Section 1.5 of the Secondary Plan and specify that lands within this area are within the potential influence of the landfill site. As such, the construction of any buildings, structures, services and hard surface paving will only be permitted subject to the following policies and in accordance with the underlying land use designations:

- (a) engineering studies have been carried out, and such studies will indicate that development can safely take place;
- (b) construction and phasing of any residential development will coincide with the control of any problems identified by engineering studies; and,
- (c) studies of gas, leachate and hydrogeology will be carried out by a qualified engineer.

Zoning

The subject lands are currently zoned Institutional Uses (I) in the Highland Creek Community Zoning By-law, as amended. This zone permits institutional uses and day nurseries. In this case "Institutional Uses" mean Public and Semi-Public Uses generally consisting of large tracts of land with low building coverage and shall include only the following: cemeteries, fire halls, homes for the aged, hospital, libraries, municipal park, nursing and convalescent homes, private and public educational institutions.

The subject lands are also subject to site specific exceptions, including a Holding Provision (H). The exceptions permit marketplace signs and parking as additional permitted uses. It also exempts the lands from the requirement that parking spaces shall be located on the same parcel as the use they serve, and permits an overall parking rate of 2.15 spaces per 100 square metres of gross floor area for the UTSC as a whole. The

Holding Provision (H) further restricts the uses which are permitted prior to the lifting of the (H) to only the following uses: Institutional Uses to a maximum gross floor area of 24,154 square metres (260,000 square feet), surface parking lots, and recreational uses which include only outdoor playing fields with a permeable surface.

The Holding Provisions (H) used in conjunction with the Institutional Uses (I) Zone shall be removed in whole or in part by amending by-law, when Council is satisfied that:

- (i) additional studies are undertaken to evaluate the existing City infrastructure in order to determine the impact that the new development will have on existing municipal services, and identifying the measures required to mitigate such impacts;
- (ii) An updated transportation study is undertaken which assesses the potential impact of any additional development and identifies appropriate mitigation measures;
- (iii) environmental studies, including subsurface investigations, are undertaken to confirm that the soil conditions and other matters relating to environmental quality can meet the relevant Ministry of the Environment guidelines for the proposed use;
- (iv) storm/ground water management reports are undertaken to determine the impact that the new development will have on the Highland Forest Environmentally Significant Area; and
- (v) the necessary financially secured agreements between the applicant and the City have been entered into to provide for any additional capacity required to accommodate the proposed development, as well as to provide for the required dedication and/or improvements to, or reconstruction of roads to support this development.

The subject lands have been excluded from the new City wide Zoning By-law No. 569-2013.

Site Plan Control

The subject lands and form of development are subject to site plan control. A site plan control application has not yet been submitted.

Reasons for Application

The purpose of this application is to remove the Holding Provision (H) to permit the full range of uses within the underlying Institutional Uses “I” zoning, to facilitate the construction of a new institutional building for UTSC.

Agency Circulation

The application was circulated to all appropriate City divisions. Responses received have been used to assist in determining whether the requirements for lifting of the Holding Provision (H) have been satisfactorily addressed.

COMMENTS

The following discussion addresses the specific requirements relating to the lifting of the Holding Provision (H) and how each requirement has been addressed. Several supporting reports that were prepared and submitted in 2009 for the request to lift the "H" for the adjacent lands are relevant in the review of this application, as their scope was for a larger area than just the area for which the "H" was lifted. The additional reports submitted in support of the current application are discussed below.

Servicing

The first requirement set out in the zoning by-law for the removal of the Holding Provision (H) is “additional studies are undertaken to evaluate the existing City infrastructure in order to determine the impact that the new development will have on existing municipal services, and identifying the measures required to mitigate such impacts.”

The applicant has provided a Municipal Servicing and Storm Water Management Report in support of a proposed research building having a total floor area of approximately 12,000 square metres (130,000 square feet). The report finds that there is sufficient sanitary servicing and water capacity to service the proposed development. The report has been satisfactorily reviewed by staff in the Engineering and Construction Services Division.

Transportation

The second requirement set out in the zoning by-law for the removal of the Holding Provision (H) is “an updated Transportation Study is undertaken which assesses the potential impact of any additional development and identifies appropriate mitigation measures.”

The applicant has provided an Urban Transportation Considerations report in support of the proposed building. This report draws conclusions on vehicular parking, finding that the loss of spaces that will be caused by the addition of this building and resulting increase in required parking can be made up with the addition of 112 new spaces to satisfy the Zoning by-law requirements. It also concludes that the location and number of bicycle parking spaces will be confirmed through the site plan process for the proposed building, and that the existing loading area for the adjacent Instructional building will be used in a shared arrangement with the new building. The study also recommends signal timing adjustments at three intersections to improve intersection improvements under future scenarios.

A pedestrian analysis was also provided for the Ellesmere Road and Military Trail intersection, in response to comments provided by Transportation Planning Staff.

The report has been reviewed by staff in both Transportation Planning and Transportation Services Division, and found to be satisfactory for the purposes of lifting the Holding Provision on that portion of the subject lands upon which the proposed new building is situated.

Environmental

The third requirement set out in the zoning by-law for the removal of the Holding Provision (H) is that “Environmental studies, including Subsurface Investigations, are undertaken to confirm that the soil conditions and other matters relating to environmental quality, can meet the relevant Ministry of the Environment guidelines for the proposed use.”

The applicant has provided a Combustible Gas Survey report, which has been reviewed by a City appointed third party peer reviewer and has been found to be satisfactory.

Storm/Ground Water Management

The fourth requirement set out in the zoning by-law for the removal of the Holding Provision is that “Storm/Ground Water Management reports are undertaken to determine the impact that the new development will have on the Highland Forest Environmentally Significant Area.”

The applicant has provided a Municipal Servicing and Storm Water Management report, as well as a Geotechnical Report. These reports have been satisfactorily reviewed by appropriate City staff.

Financially Secured Agreements

The fifth requirement set out in the zoning by-law for the removal of the Holding Provision is that “the necessary financially secured agreements between the applicant and the City have been entered into to provide for any additional capacity required to accommodate the proposed development, as well as to provide for the required dedication and/or improvements to, or reconstruction of roads to support this development.”

Traffic signalization improvements recommended by the Transportation Study can be achieved through the site plan approval process. As such, this requirement is not applicable to the consideration of the removal of the Holding Provision to the segment of the subject lands.

CONTACT

Andrea Reaney, Senior Planner

Tel. No. (416) 396-7023

Fax No. (416) 396-4265

E-mail: areaney@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

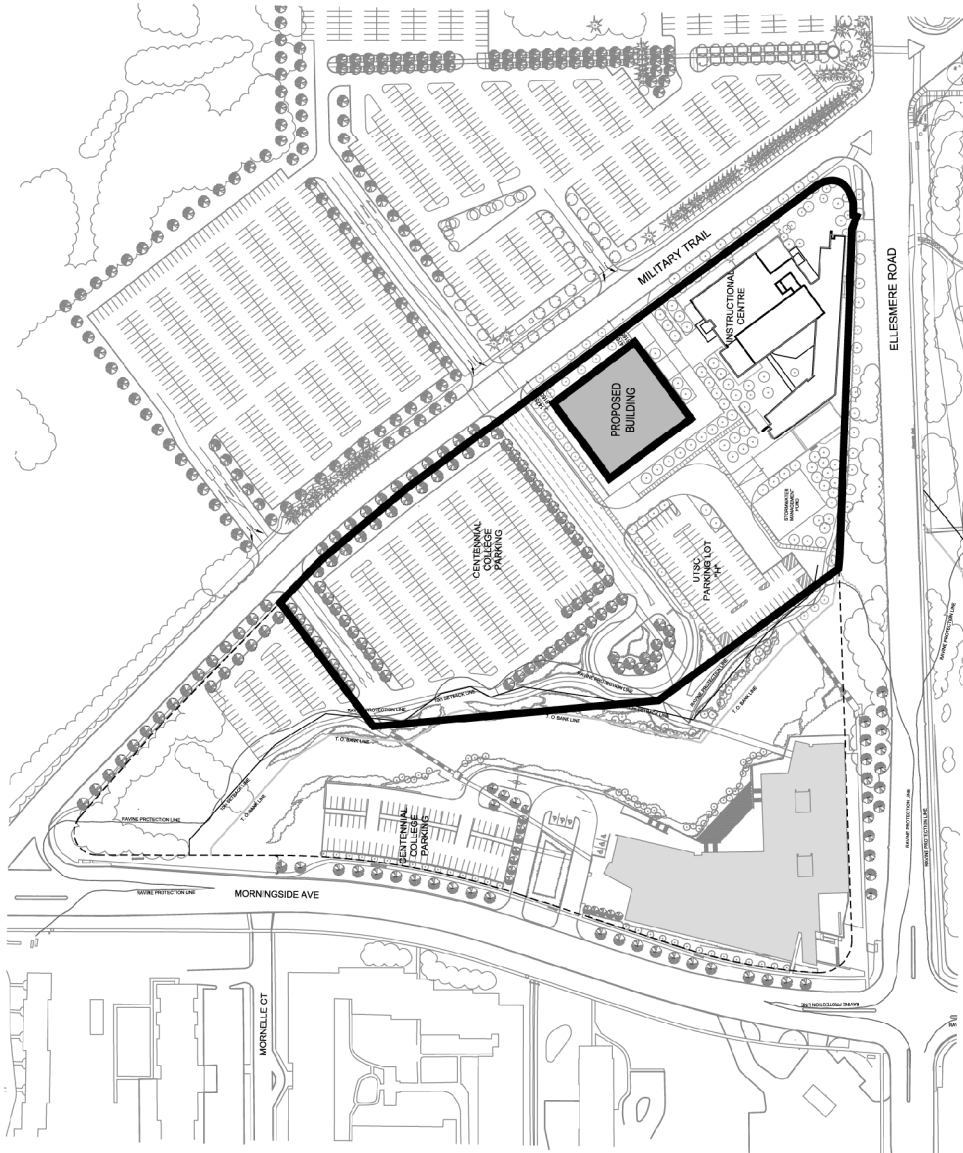
Attachment 1: Preliminary Concept Plan – Instructional Centre

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Preliminary Concept Plan



1049 Military Trail

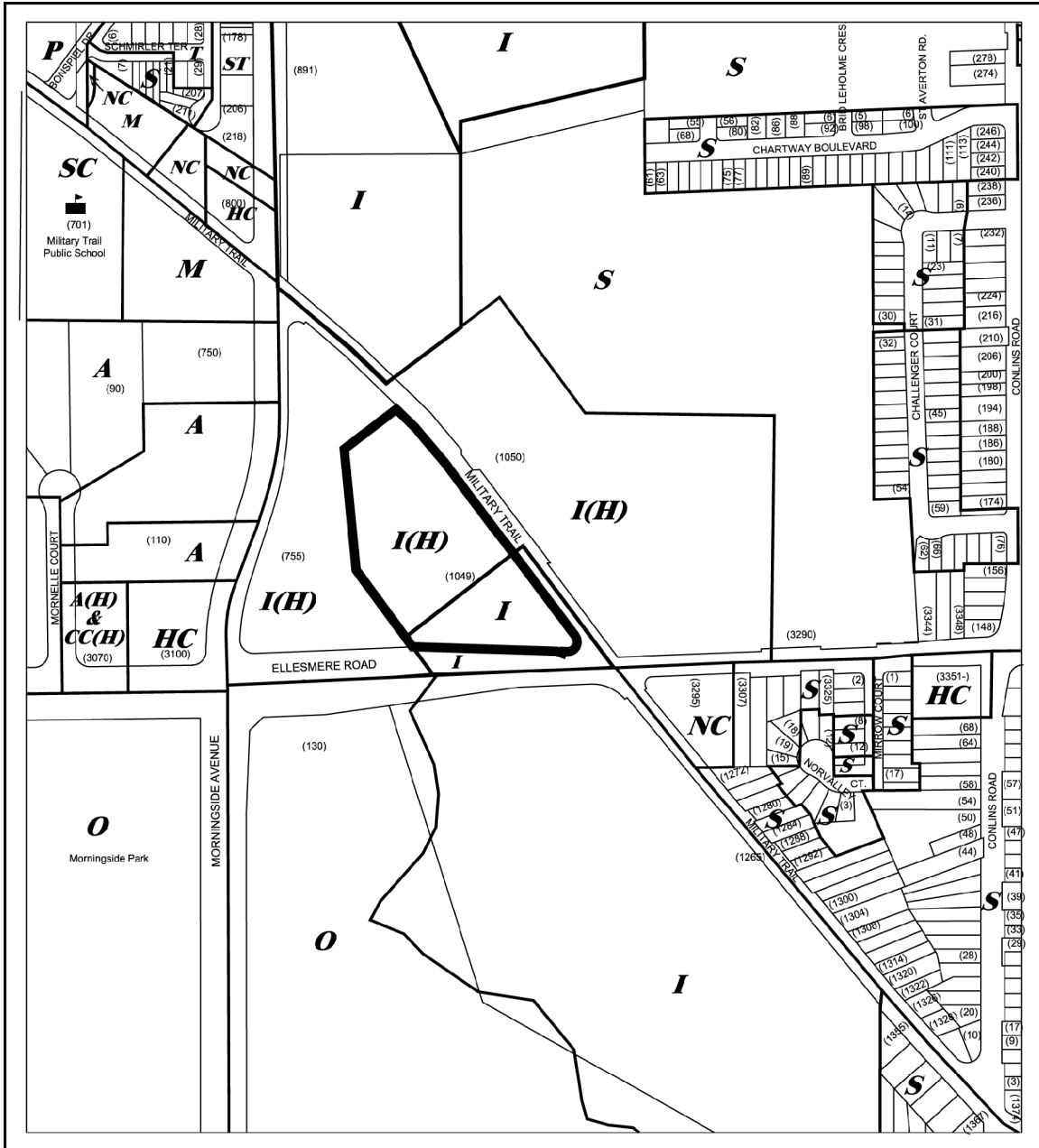
Preliminary Concept Plan

Applicant's Submitted Drawing

Not to Scale
5/22/13

File # 13 155021 ESC 44 0Z

Attachment 2: Zoning



TORONTO City Planning
Division
Zoning

1049 Military Trail
File # 13 155021 ESC 44 0Z

<p>S Single-Family Residential T Two-Family Residential ST Street Townhouse Residential M Multiple-family Residential</p>	<p>A Apartment Residential CC Community Commercial NC Neighbourhood Commercial HC Highway Commercial</p>	<p>I Institutional O Major Open Spaces P Park (H) Holding Provision</p>	<p>SC School Highland Creek Community By-law Not to Scale 5/23/13</p>
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Attachment 3: Application Data Sheet

Application Type Rezoning Application Number: 13 155021 ESC 43 OZ
 Details Rezoning, Lifting the Hold Application Date: April 22, 2013

Municipal Address: 1049 MILITARY TRL
 Location Description: **GRID E4403
 Project Description: To remove the Holding zone to permit the development of a approximately 10 500 m² Environmental Sciences and Chemistry Building.

Applicant: **Agent:** **Architect:** **Owner:**
 CASSELS BROCK & UNIVERSITY OF
 BLACKWELL LLP TORONTO

PLANNING CONTROLS

Official Plan Designation: Institutional Areas Site Specific Provision:
 Zoning: I(H) Historical Status:
 Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	37297	Height:	Storeys:	5
Frontage (m):	0		Metres:	0
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	3155
Total Non-Residential GFA (sq. m):	10500		Loading Docks	0
Total GFA (sq. m):	10500			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.28			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	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):	10500	0
Total Units:	0			

CONTACT: **PLANNER NAME:** **Andrea Reaney, Senior Planner**
TELEPHONE: **(416) 396-7023**

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 Highland Creek Community Zoning By-law No.10827, as amended,
to remove the holding symbol (H)
with respect to the lands known municipally as 1049 Military Trail**

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 Highland Creek Community Zoning By-law No. 10827 is amended by removing the holding symbol (H) from the lands shown on the attached Schedule '1'.
2. Schedule "C", Exceptions Map of the Highland Creek Community Zoning By-law No. 10827, is amended by deleting Exception No. 29 from the lands as shown on the attached Schedule "2".

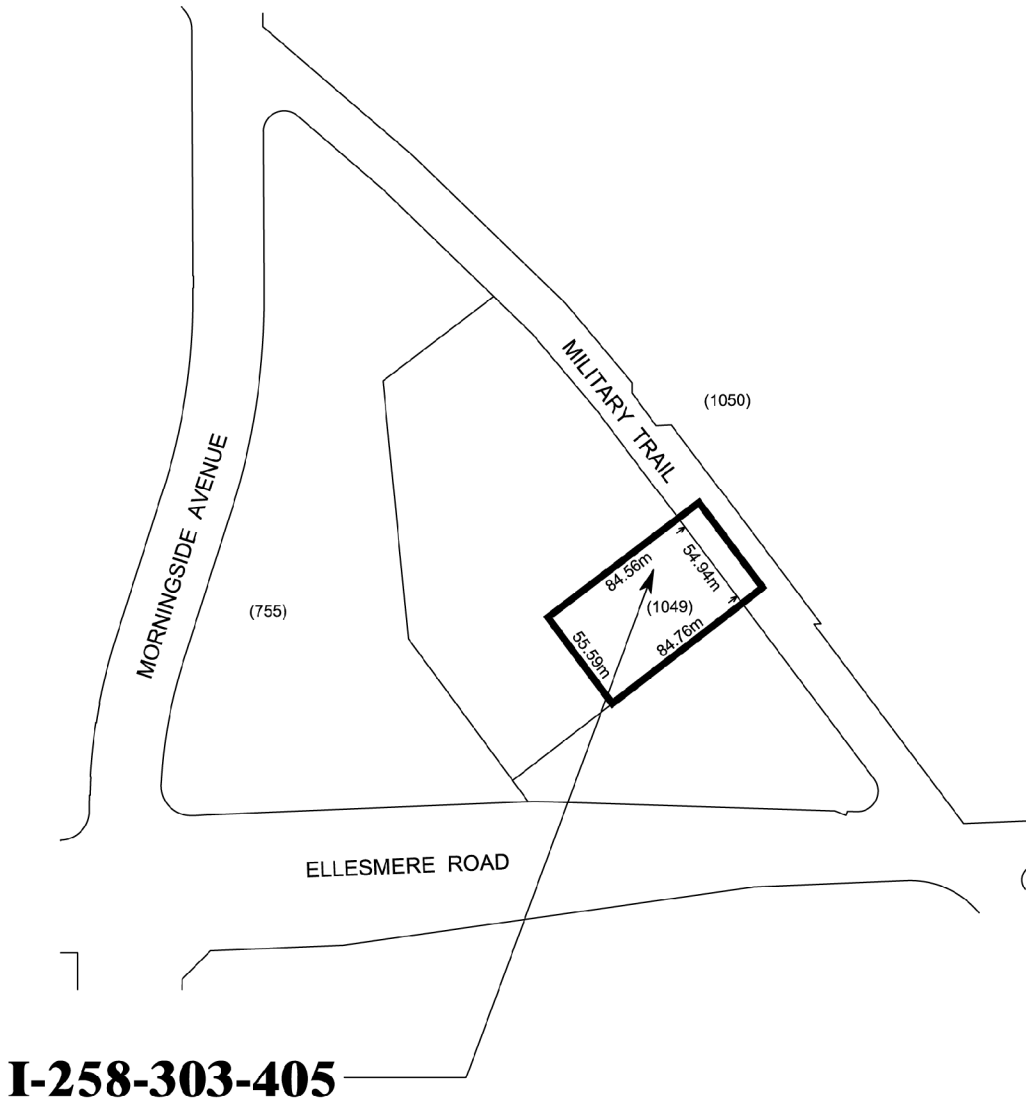
ENACTED AND PASSED this ~ day of ~ , A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'



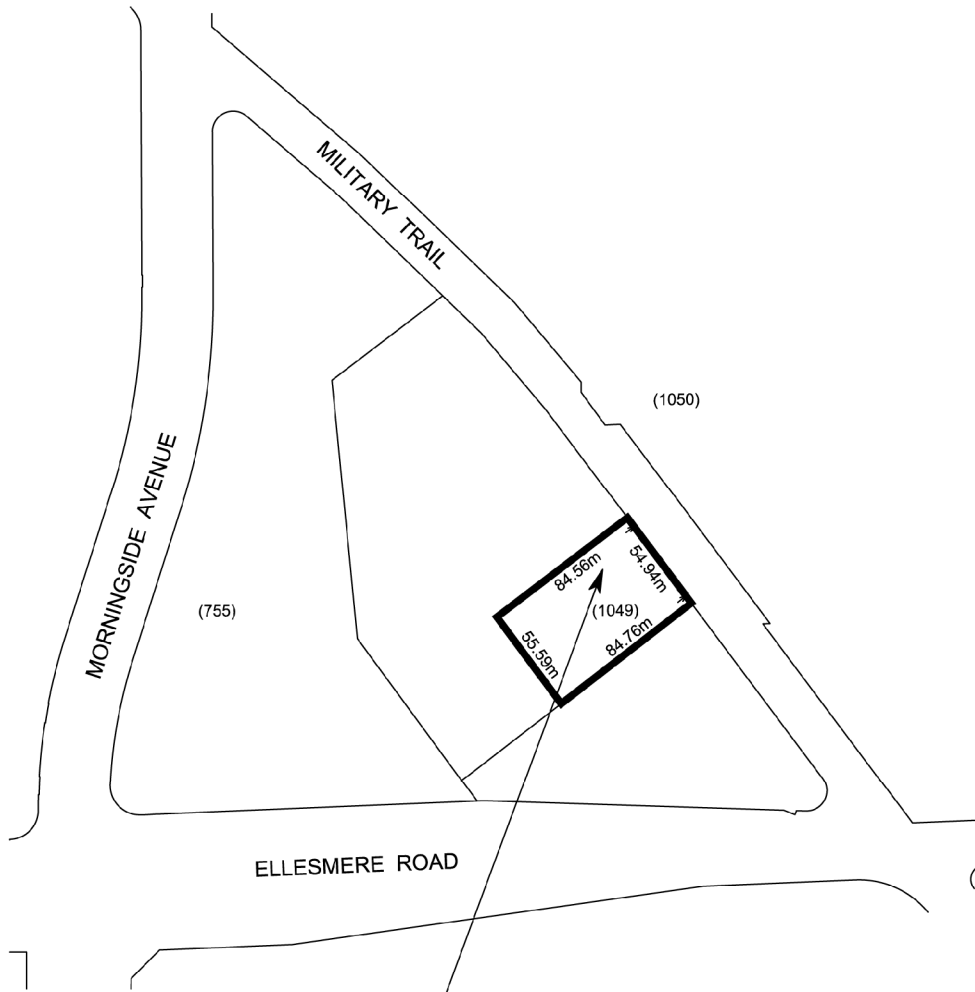
TORONTO City Planning Division
Zoning By-Law Amendment

1049 Military Trail
File # 13 155021 ESC 44 OZ

 Area Affected By This By-Law

Highland Creek Community By-law
Not to Scale
6/11/13


Schedule '2'



Exception No. 21, 26

TORONTO City Planning
Division
Zoning By-Law Amendment

1049 Military Trail
File # 13 155021 ESC 44 OZ

 Area Affected By This By-Law

Highland Creek Community By-law
Not to Scale
6/11/13
