

**600 and 620 The East Mall - Zoning Amendment
Application - Preliminary Report**

Date:	September, 16 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	11 248053 WET 03 OZ

SUMMARY

This application proposes three 24 storey apartment buildings with interconnected podiums comprising 1,120 condominium units plus the retention of the existing pharmacy and a proposed 470 square metre retail building at 600 and 620 The East Mall.

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.

City Planning proposes to host a Community Consultation meeting by the end of 2011 to allow the applicant to present the project and to receive comment from the public.

Provided the applicant provides all required information in a timely manner, staff estimate that a Final Report on the application can be completed by mid-2012.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 600 and 620 The East Mall 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 March 2011 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

On the northern half of the property the proposed development consists of three interconnected residential towers each with a 24 storey (73.5 metres including mechanical penthouse) height with a density of 3.6 FSI. The three towers are connected by a continuous podium that encloses an internal vehicular access and drop-off area and visitor parking area. The podium height varies from 9 storeys (27 metres) for those portions of the building fronting The East Mall, to 3 storeys (10 metres) along the south side and 10 storeys (30 metres) in the northwest portion of the site. The three towers have a proposed floor plate no greater than 750 square metres.

The outdoor amenity area for the proposed residential portion of the development is proposed as 3 separate components. An at-grade garden would be located at the north-east corner of the site adjacent to the proposed driveway and a landscaped deck with swimming pool is proposed on the 2nd floor rooftop. Additional outdoor landscaping space is proposed along the west portion of the site within the Ministry of Transportation setback allowance. Parking is proposed in 4 levels of underground parking with additional visitor parking within the ground floor of the proposed building for an overall total of 1,331 parking spaces.

On the south half of the site the existing pharmacy (Shoppers Drug Mart) and associated parking area will be retained. Additionally, a new 470 square metre retail building is proposed at the southeast corner of the site fronting on The East Mall and Rathburn Road intersection.

Site and Surrounding Area

The site is located on the north side of Rathburn Road between Highway 427 and The East Mall. The site is 2.3 hectares in size and generally "L" shaped. At the west side of the site, adjacent to the Highway 427 corridor, is a one storey stand alone building currently occupied by the George Hull Daycare Centre with its associated outdoor children's playground. On the east half of the site (from north to south) is the four storey Rathburn Medical Centre, a one storey retail strip-plaza and a one storey Shoppers Drug Mart all interconnected. An outdoor parking area surrounds the site on the west, south and east sides of the existing buildings.

The surrounding uses are as follows:

North: one storey commercial building

South: across Rathburn Road is Capri Park.

West: Highway 427 with associated off-ramp

East: two storey townhouse development

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 property is located in a *Mixed Use Area* designation on Map 14 Land Use Plan of the Official Plan. This designation is intended to permit a broad range of commercial, residential, institutional and recreational type uses. Residential development of the type proposed is permitted under the *Mixed Use Area* designation. The Official Plan policies

for *Mixed Use Areas* include Development Criteria which are intended to provide a transition to adjacent lower scale *Neighbourhoods*.

Staff will review the proposed development for consistency with the Official Plan including development criteria in the *Mixed Use Areas* designation, built-form policies and other relevant policies.

Zoning

The majority of the property is zoned CPP, Planned Commercial Preferred Zone which permits a range of commercial and office uses but does not permit residential uses. Key standards in this zoning district include a provision limiting commercial floor area to a maximum 40% of the lot area and a minimum 15 metre setback from any street line.

Site Plan Control

The project is subject to Site Plan Control. An application has not yet been submitted.

Tree Preservation

The applicant has submitted a Tree Preservation Plan which identifies 15 private trees on site which are protected by City tree by-laws. Of those trees, the Tree Preservation Plan recommends 11 of these trees be removed due to construction and site design issues. Forestry staff will evaluate the proposal and the necessary applications for tree removal permits.

Reasons for the Application

The existing zoning does not permit residential development. The site must therefore be rezoned to permit this proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Tree Preservation Plan
- Shadow Study
- Noise Impact Assessment
- Geotechnical Investigation Report
- Urban Transportation Considerations (Traffic Study)
- Planning Rationale
- Functional Servicing Report

A Notification of Complete Application was issued on August 29, 2011.

Issues to be Resolved

Community Planning has reviewed the submission and have circulated the plans and studies to other City divisions and agencies. Staff will continue to review and discuss with the applicant the issues as summarized below, plus any others that may be identified through further review, agency comments and the community consultation process.

Height and Density

Staff will review and evaluate the proposal for consistency with Official Plan policies, the Tall Building Guidelines and other City policies in assessing the appropriateness of the proposed height, density and built form for the site.

Building Massing and Site Layout

Staff will review the proposed building massing and site layout as it relates to the pedestrian environment, streetscape, views and shadowing. In addition staff will review the adequacy of outdoor amenity space and measures to ensure its maximum usefulness. The arrangement of buildings on the site in relation to the proposed landscaped areas, driveways, servicing and loading arrangements, and existing buildings to be retained will be reviewed and evaluated.

Infrastructure

The applicant has submitted a Functional Servicing Report. City staff will review these studies to ensure that there is adequate water and sewer capacity to support the proposed development.

Access, Roads, Traffic and Parking

Impacts on the existing road network, parking supply and demand generated by the new development and the appropriateness of the proposed accesses will be evaluated.

Community Facilities

The applicant has provided a description of existing community services and facilities. Staff will review this submission and also consider possible impacts in light of the proposal to demolish the George Hull Day Care Centre.

Solid Waste Collection

City Planning and Development Engineering will review how solid waste and recyclables for both the existing and proposed buildings will be stored and picked up to ensure a practical, well-designed and visually appealing arrangement.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling.

These policies also promote development that enhances the natural environment and support green industry.

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

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ATTACHMENTS

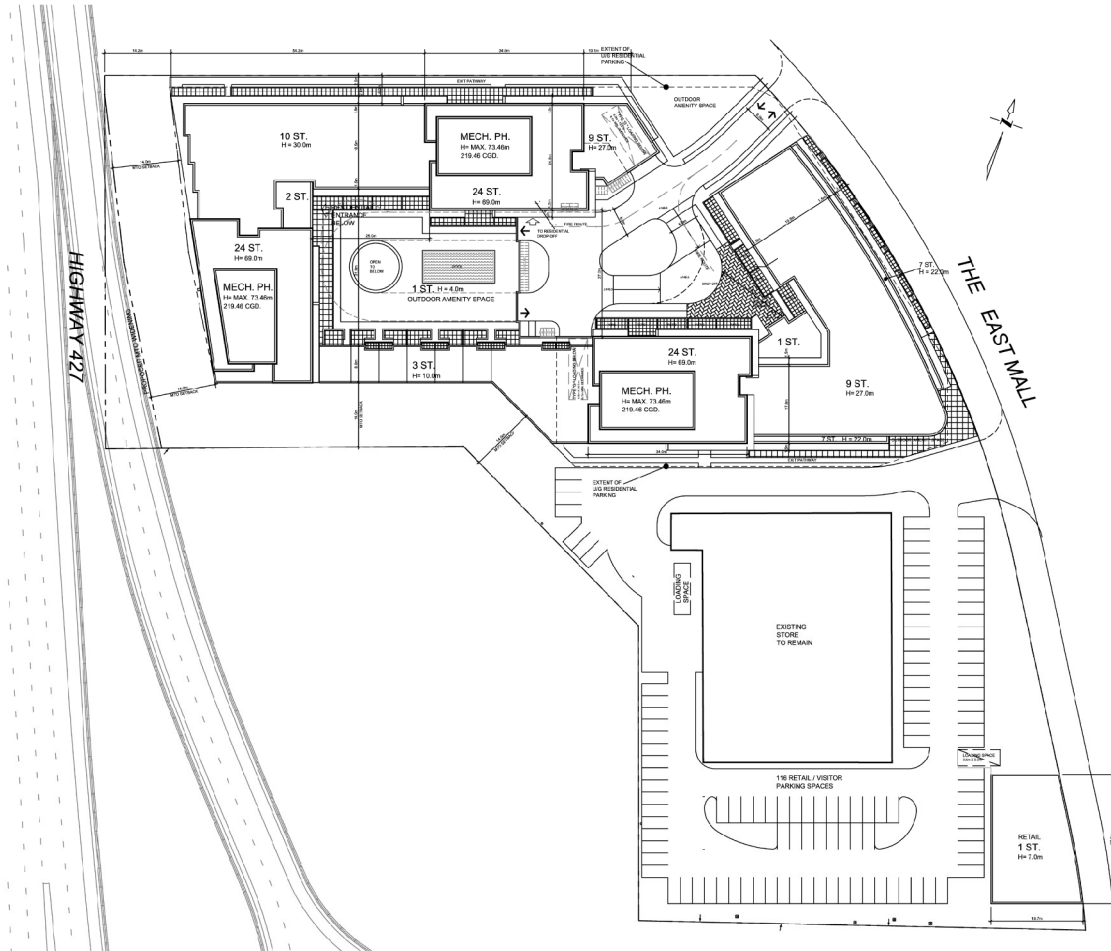
Attachment 1: Site Plan/Subdivision Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

600 - 620 The East Mall

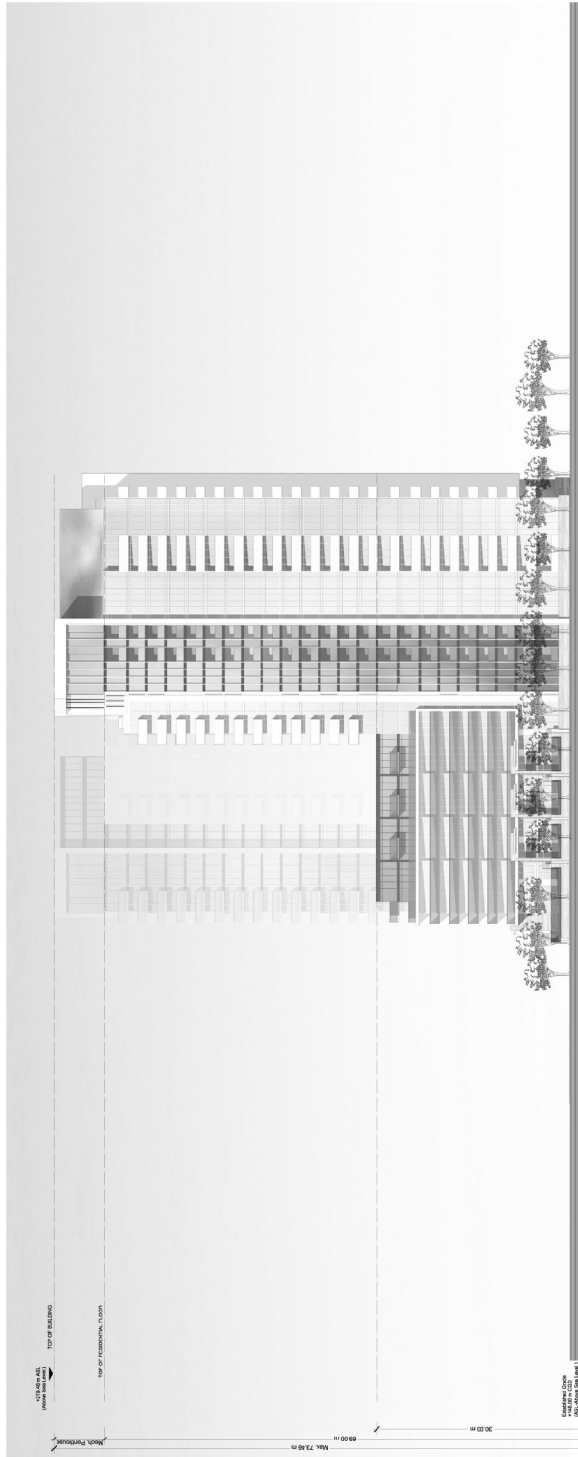
Applicant's Submitted Drawing

Not to Scale
09/07/11



File # 11 248053 WET 03 0Z

Attachment 2: Elevations



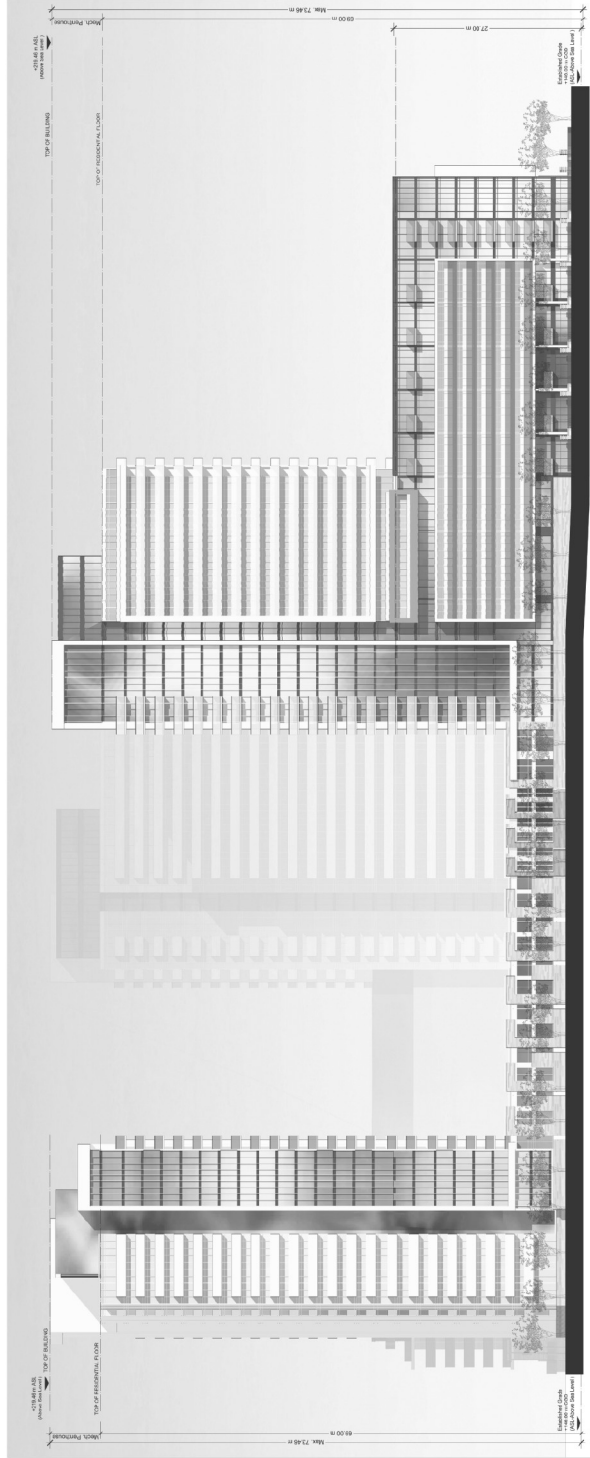
West Elevation

600 - 620 The East Mall

Elevations
Applicant's Submitted Drawing

File # 11 248053 WET 03 02

Not to Scale
09/07/11



South Elevation

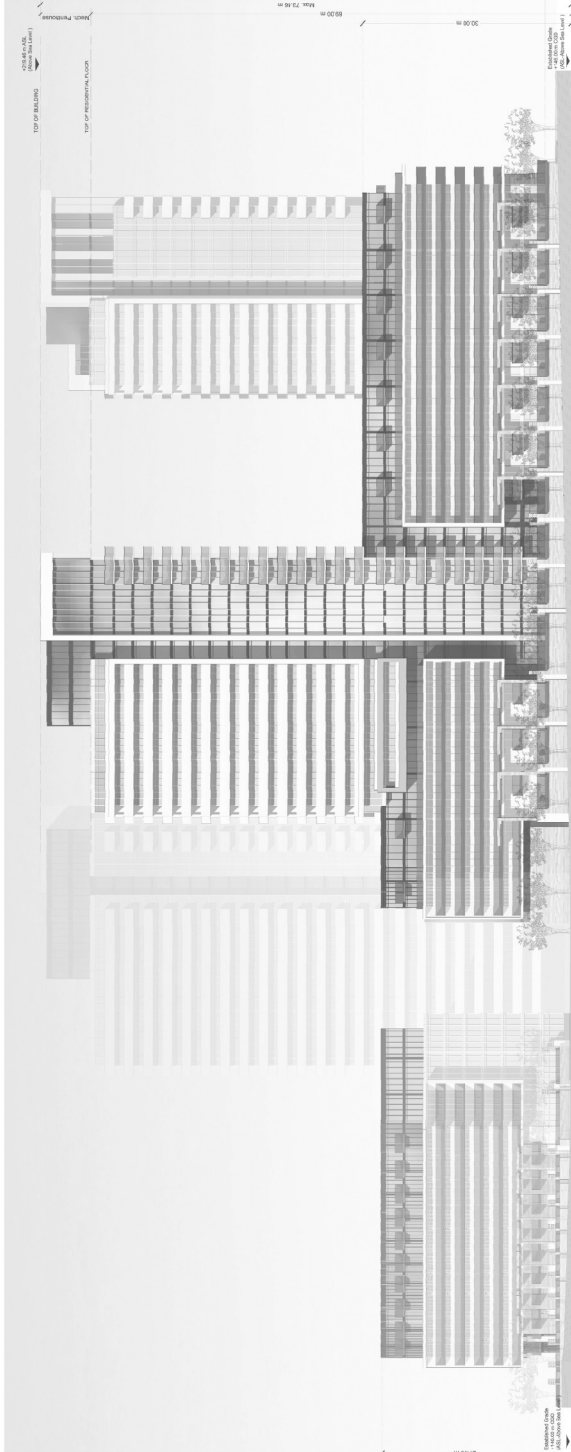
Elevations

Applicant's Submitted Drawing

Not to Scale
09/07/11

600 - 620 The East Mall

File # 11 248053 WET 03 02



North Elevation

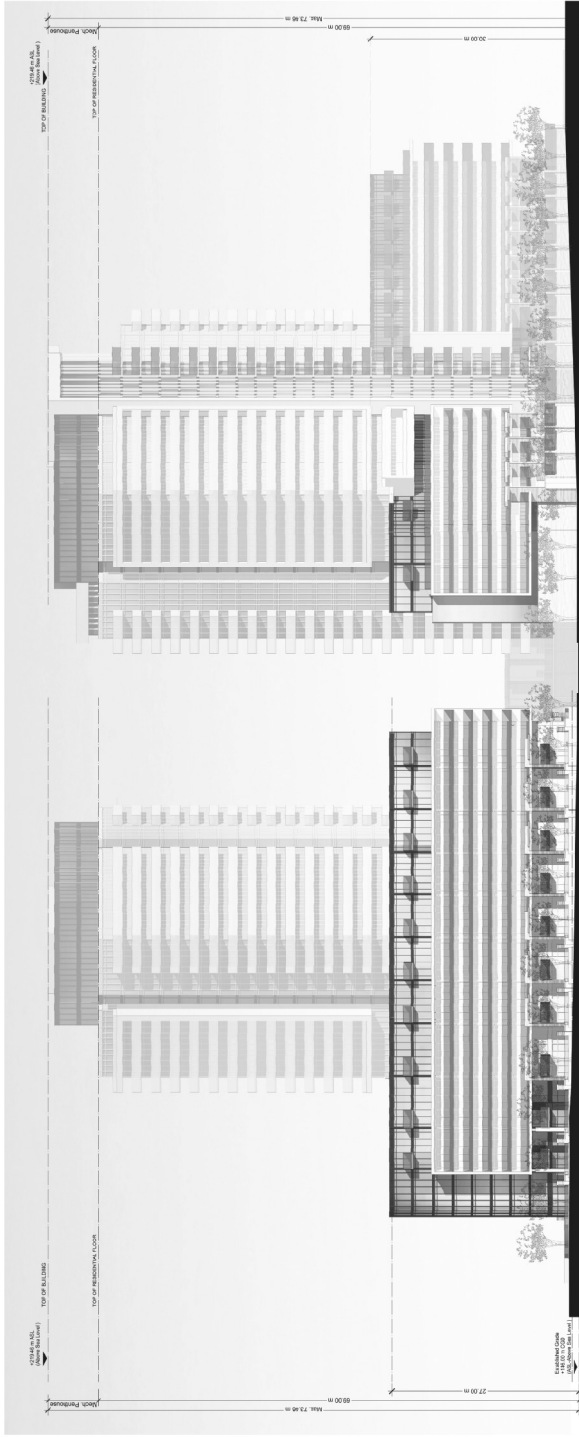
Elevations

600 - 620 The East Mall

Applicant's Submitted Drawing

Not to Scale
09/07/11

File # 11 248053 WET 03 02



East Elevation

Elevations

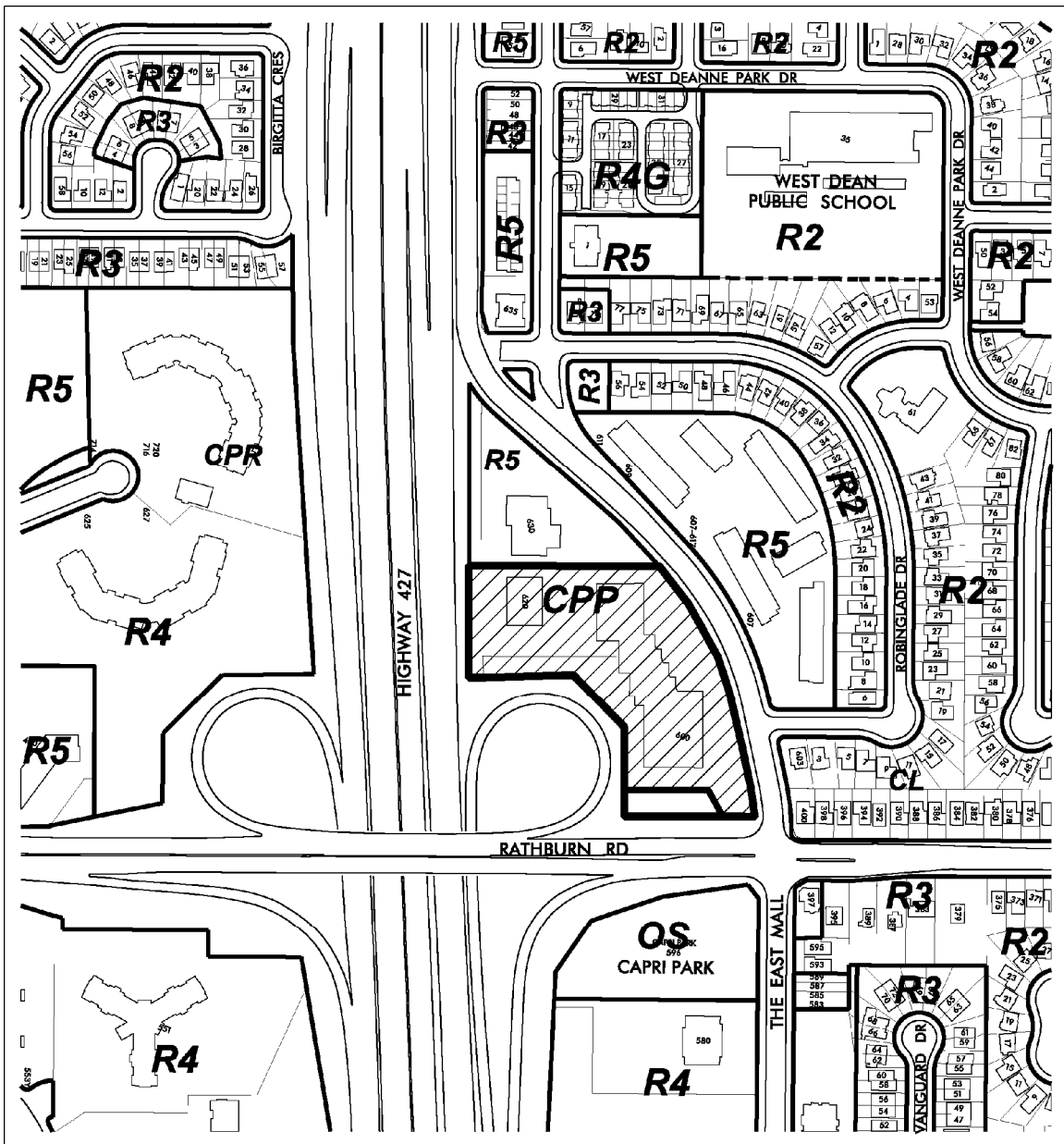
Applicant's Submitted Drawing

Not to Scale
09/07/11

600 - 620 The East Mall

File # 11 248053 WET 03 02

Attachment 3: Zoning



600 - 620 The East Mall
File # 11 248053 WET 03 02

- | | |
|--------------------------------------|---------------------------------|
| R2 Residential Second Density | R5 Residential Fifth Density |
| R3 Residential Third Density | OS Public Open Space |
| R4 Residential Fourth Density | CPR Commercial Planned Regional |
| R4G Residential Fourth Density Group | CPP Commercial Planned Referred |



Not to Scale
Zoning By-law 11,737 as amended
Extracted 09/07/11

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 248053 WET 03 OZ
Details	Rezoning, Standard	Application Date:	July 28, 2011

Municipal Address: 600 and 620 THE EAST MALL
 Location Description: CON 2 FTH PT LOT 12 **GRID W0302
 Project Description: Proposal for Zoning By-law Amendment to permit construction of three-24 storey apartment buildings

Applicant:	Agent:	Architect:	Owner:
KIM KOVAR			LANTERRA EAST MALL LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CPP	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	22824	Height:	Storeys:	24
Frontage (m):	0		Metres:	73.46
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	80825		Parking Spaces:	1331
Total Non-Residential GFA (sq. m):	2610		Loading Docks	4
Total GFA (sq. m):	83435			
Lot Coverage Ratio (%):	0			
Floor Space Index:	3.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	80825
Bachelor:	0	Retail GFA (sq. m):	2610
1 Bedroom:	730	Office GFA (sq. m):	0
2 Bedroom:	390	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	1120		

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