

25 Thunder Grove - Zoning By-law Amendment - Preliminary Report

Date:	August 10, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough – Rouge River
Reference Number:	16 179683 ESC 41 OZ

SUMMARY

The zoning by-law amendment application is an infill development proposal for a 12-storey rental apartment building on an existing rental apartment site containing an 18-storey apartment building at 25 Thunder Grove.

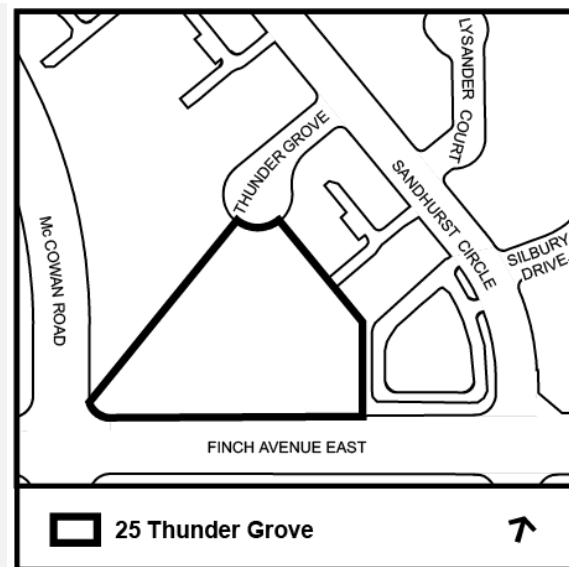
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 25 Thunder Grove



- 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Pre-Application Consultation

A preliminary meeting was held on March 30, 2015 with the owner, planning consultant and architect to provide feedback on an infill proposal for a 24-storey 212-unit purpose-built rental apartment building. A second preliminary meeting was held on June 23, 2015 with the same parties and Affordable Housing Office staff to provide feedback on a revised infill proposal for a 22-storey 192-unit purpose-built rental apartment building.

City Planning Division staff expressed concerns with both proposals regarding the proposed building height, transition to the lower-scale *Neighbourhoods*, shadow impacts, separation distances between the existing and proposed tall buildings, the amount of existing and proposed indoor and outdoor common amenity space and potential improvements to these amenities, confirmation of potential renovations and retrofits to the existing rental apartment building and securing the units within both the existing and proposed buildings as affordable rental units.

At the June 2015 meeting, the applicant team expressed a strong commitment to revise the proposal to address the above-noted concerns identified by City Planning Division staff. The owner advised that the existing rental apartment building is operated on a non-profit basis as affordable rental housing and the non-profit Operating Agreement administered by the City of Toronto will end. The owner will continue to operate the existing building on a non-profit basis as affordable rental housing and will be negotiating a new Agreement with the City which would be proposed to extend beyond 2019. The purpose of this infill development proposal is to leverage the existing social housing on the site to build and operate additional affordable rental housing for low and moderate-income people.

The owner also advised that there are other similar "tower in the park" purpose-built affordable rental developments throughout the City that have non-profit housing agreements expiring shortly with the City and that an opportunity exists to use this development as a pilot infill site based on best practices.

Working in partnership with the non-profit sector and other City Divisions to take advantage of emerging opportunities to encourage new affordable rental housing is an important city building objective that supports the Housing policies of the Official Plan. Accordingly, City Planning staff offered to lead a cross-functional and intra-divisional team with staff from City Planning (Community Planning, Urban Design, Strategic Policy and Initiatives) and Social Development, Finance and Administration (the Tower Renewal Program), to provide input on the proposal.

On August 18, 2015, a Design Charrette was held with both the City and applicant teams to collaborate on an appropriate infill vision for this site. Through the charrette process, several guiding principles were jointly established for the infill development of this site including: height; built form; massing; transition to the lower-scale *Neighbourhoods* to the northeast; shadow; site organization; streetscape; parking; and indoor and outdoor common amenity space. The charrette resulted in a high-level design concept.

A pre-application consultation meeting was held with the owner, planning consultant and architect on September 25, 2015 to provide feedback on a revised infill proposal for a 12-storey 170-unit, purpose-built rental apartment building. City Planning Division staff advised that the majority of built form and massing, transition and streetscape feedback from the August 2015 charrette was generally incorporated into this proposal. Outstanding issues were identified regarding the location, programming and design of amenity areas, site organization and confirmation of improvements/retrofits to the existing apartment building. At this meeting, a pre-application checklist was also provided to the planning consultant.

ISSUE BACKGROUND

Proposal

The zoning by-law amendment application is an infill development proposal for a 12-storey rental apartment building on an existing rental apartment site containing an 18-storey apartment building. The proposed apartment building will be attached to the east side of the existing apartment building at the first seven floors, with a cross-over on the ground floor.

Upon completion, the site will contain 423 rental apartment units, including 247 existing and 176 proposed units. No existing rental apartment units will be demolished. Fourteen (14) units on the first seven floors on the east side of the existing building will be modified by filling in the kitchen windows to allow for the new building addition.

The gross floor area of the proposed apartment building is 12,633 m² with an overall gross floor area, including the existing apartment building of approximately 40,353 m² or 2.42 times the lot area. The residential unit mix, including both the existing and proposed apartment units is as follows: 160 one-bedroom units, 236 two-bedroom units and 27 three-bedroom units.

A total of 388 m² of indoor amenity space consisting of lounges and amenity rooms, is proposed on the ground floor of the proposed building. A total of 411 m² of outdoor amenity space, including a community garden, is proposed on the ground level. The applicant advises that all indoor and outdoor amenity areas will be accessible to existing and new residents. The existing outdoor pool and daycare facility will also be retained for use by existing and new residents.

Upon completion, the site will contain 381 parking spaces, including 342 underground parking spaces on 2 levels and 39 surface parking spaces. Access to the site is proposed from the existing driveway off Thunder Grove.

Attachments 1 and 2 include the applicant's site plan and elevations. Additional site and development statistics are included in the application data sheet (Attachment 4).

Site and Surrounding Area

The site is located on the northeast corner of Finch Avenue East and McCowan Road. The site slopes down from the existing apartment building to the south and west. There are existing mature trees located throughout the site.

The irregular-shaped parcel is approximately 1.67 hectares with frontages of approximately 187 metres along Finch Avenue East and 29 metres along Thunder Grove. Although located at the intersection of McCowan Road and Finch Avenue East, the site has no frontage on McCowan Road.

The site contains an 18-storey 247-unit rental building with a gross floor area of approximately 27,720 m² or 1.7 times the lot area, as well as a one-storey daycare centre. An outdoor pool and play structure are located on the southwest and southeast portions of the site. An indoor amenity area is located on the ground level.

Existing parking is contained within a two-level of underground parking structure and surface parking located east and north of the existing building. There is one full movement driveway off Thunder Grove.

Surrounding land uses include:

- North: an 18-storey apartment building and a townhouse development immediately north;
- South: two 18-storey apartment buildings on the southeast corner of Finch Avenue East. Further east on the south side of Finch Avenue East is a townhouse development. Further south are townhouses, semi-detached dwellings and detached dwellings. Two apartment buildings (18-storeys and 10-storeys) are on the southwest corner of Finch Avenue and McCowan Road;
- East: a 2-storey commercial plaza on the northwest corner of Finch Avenue East and Sandhurst Circle. Further east on the east side of Sandhurst Circle are detached dwellings; and

West: a large-scale shopping centre (Woodside Square) on the northwest corner of McCowan Road and Finch Avenue East.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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; providing housing options to meet the needs of people at any age; 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.

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Official Plan

The site is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents, as well as all forms of residential development provided in *Neighbourhoods*.

Map 4 – Higher Order Transit Corridors – identifies Finch Avenue East as a Transit Corridor for potential expansion. Map 5 – Surface Transit Priority Network – identifies Finch Avenue East as Transit Priority Segments.

Healthy Neighbourhoods Policy 2.3.1.1 states that "*Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas." Developments in *Mixed Use Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*, providing a gradual transition of scale and

density of buildings and setbacks towards *Neighbourhoods* and maintaining adequate light and privacy for residents in those *Neighbourhoods*.

The Official Plan sets out development criteria in Section 4.2.2 to evaluate development in *Apartment Neighbourhoods* including:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Policy 4.2.3 of the Official Plan states that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- meet the development criteria set out in Section 4.2.2 for apartments;
- maintain an appropriate level of residential amenity on the site;
- provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
- maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;

- front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- consolidate loading, servicing and delivery facilities; and
- preserve or provide adequate alternative on-site recreational space for residents.

Built Form Policy 3.1.2 of the Official Plan, in large part, also reiterates the development criteria noted above.

Built Form Policy 3.1.3 of the Official Plan identifies tall buildings as those whose height are typically greater than the width of the adjacent road allowance. The proposed building height (excluding mechanical penthouse) is 31.5 metres (12 storeys) and the planned right-of-way width of the nearest adjacent right-of-way, Finch Avenue East Road is 36 metres. As such, the proposed building does not meet the definition of a tall building. Since the height of the proposed building is less than the planned right-of-way width, the proposed building meets the definition of a mid-rise building.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

The Official Plan also contains polices addressing the need to preserve and increase the City’s supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

Policy 3.2.1.2 states that the existing stock of housing will be maintained and replenished and new housing stock will be encouraged through intensification and infill that is consistent with this Plan. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- will secure as rental housing, the existing rental housing units which have affordable and mid-range rents; and
- may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Official Plan, without pass-through of such costs in the rents to tenants.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

In addition to the policies referenced above, the entire Official Plan will be considered through the review of this application. The Toronto Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Housing, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The Amendment implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

The development criteria included in the Healthy Neighbourhoods policies in the in-force Official Plan in the Official Plan section above are strengthened and refined by the amended Healthy Neighbourhood policies in Official Plan Amendment 320. Amended Healthy Neighbourhoods Policy 2.3.1.2 states that *Apartment Neighbourhoods* are residential areas with higher density than Neighbourhoods and are considered to be physically stable. Development in *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and other relevant sections of this Plan. However, on sites containing one or more existing apartment building(s) sensitive infill development that improves existing site conditions may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants; including maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining sunlight on outdoor amenity space and landscaped open space, provided such infill is in accordance with the criteria in Policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

Amended Housing Policy 3.2.1.2 states that the existing stock of housing will be maintained, improved and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with this Plan. Amended Housing Policy 3.2.1.5 states that where existing rental units will be kept in new

developments containing six or more rental units, any needed improvements and renovations to existing rental housing units and associated amenities to extend the life of the building(s) that are to remain should be a City priority under Section 5.1.1 of this Plan where no alternative programs are in place to offer financial assistance for this work.

The amended *Apartment Neighbourhood* policies provide refined and improved guidance regarding compatible infill development on apartment sites. Amended *Apartment Neighbourhoods* Policy 4.2.3 states that significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site with one or more existing apartment buildings for the purpose of improving the existing site conditions by:

- locating new buildings to proportionally frame the edge of new and existing streets, parks and landscaped open spaces;
- consolidating, and if necessary, relocating parking and servicing areas where they are not visible from streets, parks and landscaped open spaces;
- providing grade-related dwellings at the edge of public streets, parks and landscaped open spaces; and
- improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents.

Amended *Apartment Neighbourhoods* Policy 4.2.4 includes more refined and improved guidance regarding compatible infill development on apartment sites. Compatible infill development may be permitted on a site containing one or more existing apartment buildings that has sufficient underutilized space to accommodate one or more new building(s) while improving site conditions and providing good quality of life for both new and existing residents including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining adequate sunlight and privacy for residential units, maintaining sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development that may be permitted on a site containing an existing apartment building will be subject to additional development criteria beyond above-noted Policy 4.2.3 of the in-force Official Plan and among other matters, will:

- respect the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site, and not create high-rise additions to existing apartment building(s) on the site;
- maintain separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy;
- maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;

- provide privacy, areas of landscaped open space, and maintain adequate sunlight to units, on outdoor amenity spaces and on open spaces, for both new and existing residents;
- promote in the lower floors of midrise and tall apartment buildings grade related units with front gardens, stoops and porches that take direct access from public sidewalks, accessible open spaces and park edges;
- consolidate and integrate loading, servicing and delivery facilities, and parking ramps within the building wherever possible;
- minimize curb cuts, encourage shared loading, parking access and ramps;
- improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building, where possible;
- provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and
- improve energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices.

Zoning

The lands are zoned Apartment Residential (A) under the Agincourt North Community Zoning By-law No. 12797, as amended, of the former City of Scarborough. The A Zone permits apartment buildings, day nurseries and group homes. Apartments are permitted at a maximum density of one unit per 67 m² of lot area, or a total of 247 units.

The site is also part of City of Toronto Zoning By-law No. 569-2013 enacted by City Council on May 9, 2013. The lands are zoned Residential Apartment Zone, RA (x689) (Attachment 3). The RA Zone permits apartment buildings.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has not been submitted.

Tenure

The Housing Issues Report submitted with this application states that the 176 apartment dwelling units within the proposed apartment building will be purpose-built rental units. In addition, the 247 apartment units within the existing apartment building will be retained as purpose-built rental units.

Municipal Facility Housing Project By-law

Municipal fee exemptions have been approved by the City's Affordable Housing Office under the authority delegated through the Municipal Facility Housing By-law No. 124-2016. The proposed 176 units of affordable non-profit rental housing is exempt from planning application fees, building permit fees, municipal development charges and parkland dedication requirements.

These benefits are provided in exchange for affordability of the 176 proposed units for a period of 25 years at moderate rental levels. An Incentives Contribution Agreement between the City and the Owner has been executed for these benefits and is registered on title.

Mid-Rise Building Guidelines

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues* for a two year monitoring period and in November 2013 Council extended the monitoring period to the end of 2014.

The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The Study can be found at:

<http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings.

The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Affordable Rental Housing Design Guidelines

The Affordable Housing Design Guidelines, prepared by the Affordable Housing Office provide a framework for non-profit housing groups, designers and governments to assist developers and non-profits receiving funding for affordable rental housing. The guidelines cover unit mix, size and location, durability, design of common spaces, finishes, accessibility and adaptability requirements, site features and landscaping and

other items. The Guidelines can be found at:

<https://www1.toronto.ca/City%20of%20Toronto/Affordable%20Housing%20Office/Shared%20Content/pdf/Rental%20Design%20Guidelines.pdf>

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report and Tree Preservation Plan was submitted with the application and is currently under review by City staff.

Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed density of the new apartment building and to establish appropriate zoning provisions to implement the proposed development such as the maximum number of units, lot coverage, building separation distances, vehicle and bicycle parking requirements, building setbacks, building separation distances, indoor amenity space and landscaping requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the zoning by-law amendment application:

- Planning Rationale;
- Housing Issues Report;
- Community Services and Facilities Study;
- Sun/Shadow Study;
- Arborist Report;
- Pedestrian Level Wind Study;
- Toronto Green Standard Checklist;
- Transportation Impact Study
- Soil Investigation
- Archaeological Assessment; and
- Functional Servicing and Stormwater Management Report.

A Notification of Complete Application issued on July 11, 2016.

Issues to be Resolved

The applicant has worked closely with City staff to collaborate on an appropriate infill development for this site. Although major issues have been resolved, on a preliminary basis, the following issues have been identified and require further evaluation:

- Evaluation with respect to the Healthy Neighbourhoods, *Apartment Neighbourhoods*, Housing, Community Services and Facilities, Built Form and Public Realm policies of the Official Plan;

- Evaluation with respect to the amended Healthy Neighbourhoods and Apartment Neighbourhoods policies of Official Plan Amendment 320;
- Conformity with the Mid-Rise Building Guidelines;
- Evaluation of appropriate separation distances between existing and proposed buildings to ensure sunlight, skyview and privacy;
- Evaluation of the potential impacts on adjacent streets, surrounding properties and open space, including wind, sky views and shadows
- Evaluation of the adequacy of existing and proposed indoor and outdoor amenity space to serve all residents on the site;
- Evaluation of the impact of proposed development on existing trees and vegetation;
- Evaluation of site organization, loading traffic impact, public and private access, on-site pedestrian and vehicular circulation and parking;
- Evaluation of servicing and stormwater management;
- Identification and securing of improvements and/or renovations to the existing rental building;
- Confirming that existing unit types will not be affected by the development;
- Appropriateness of the proposed mix of bedroom types;
- Adequacy of community services and facilities to serve the proposed development;
- Adequacy of capacity in local schools to serve the proposed development;
- Assessment of archaeological study;
- Identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased density and height of the proposal; and
- Determination of appropriate development standards.

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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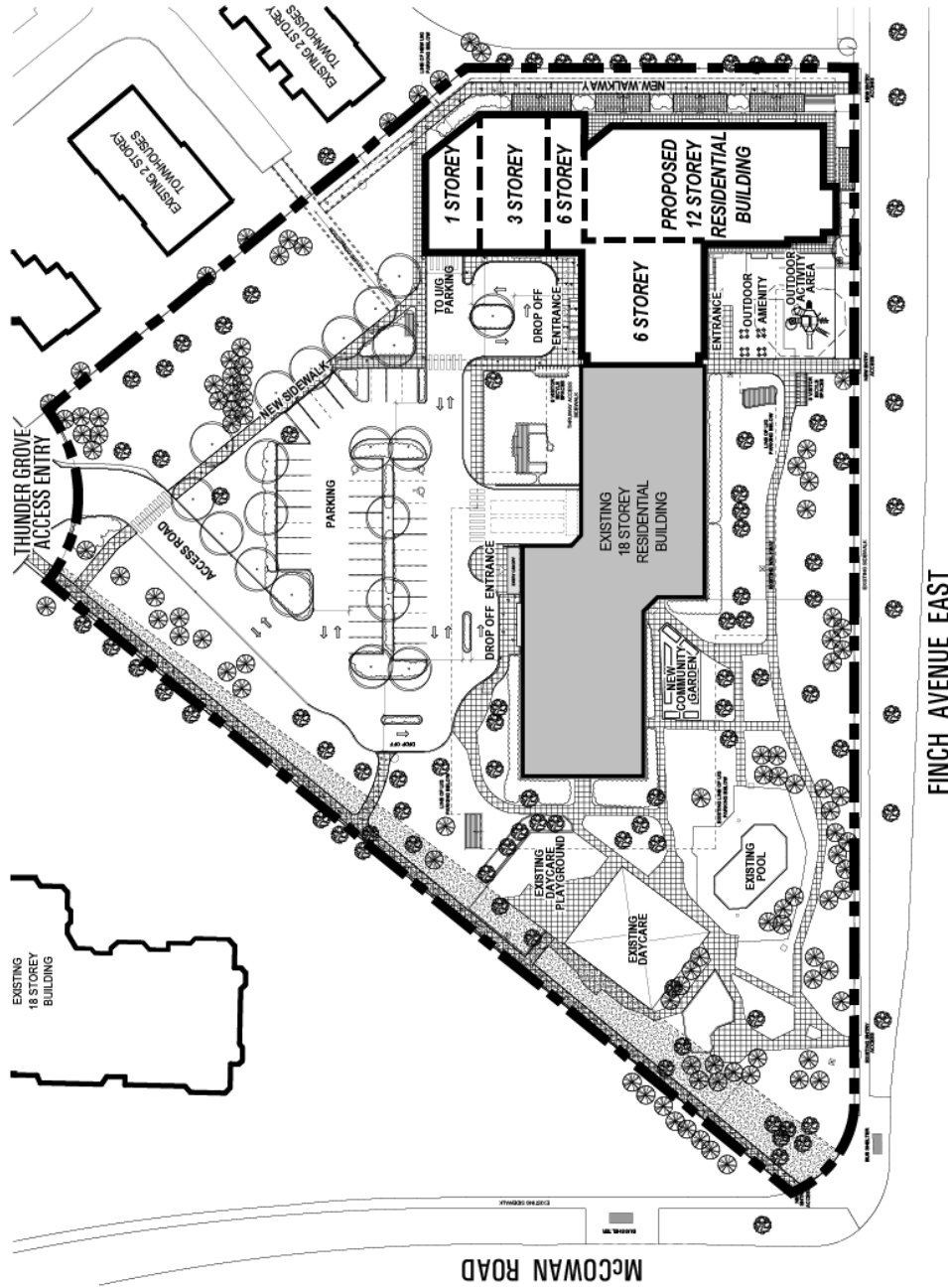
SIGNATURE

Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



25 Thunder Grove

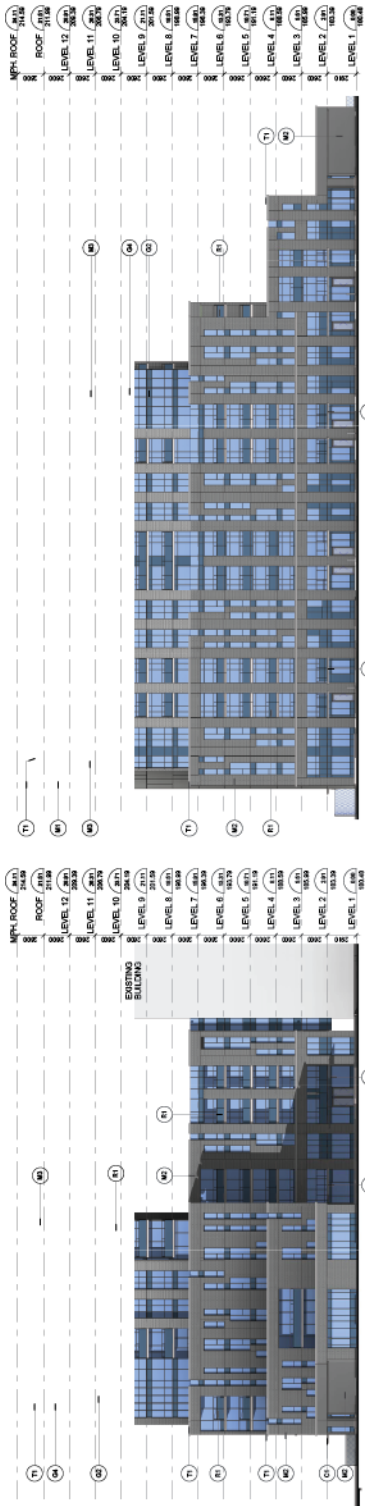
Site Plan

Applicant's Submitted Drawing

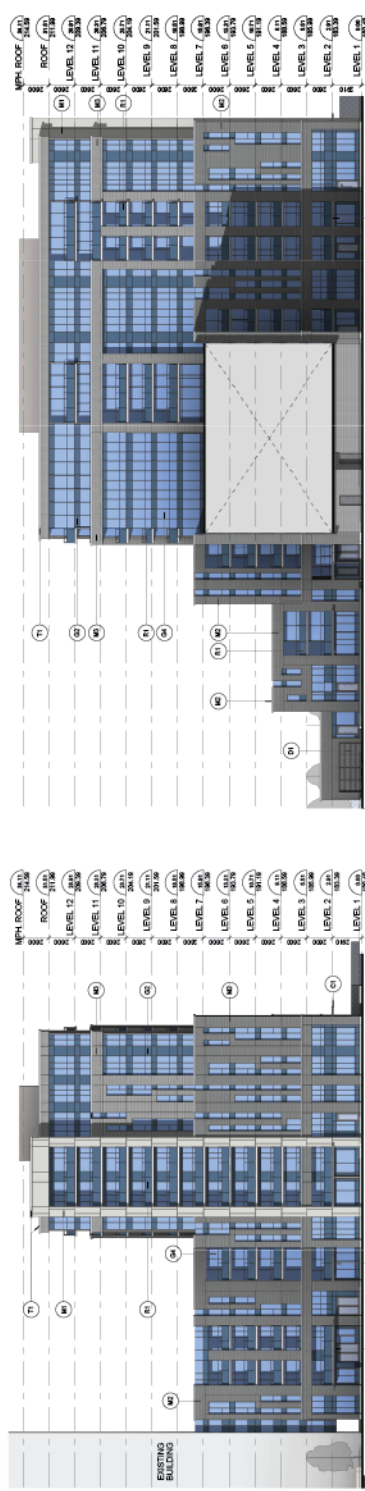
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File # 16 179683 ESC 41 0Z

Attachment 2: Elevations



North Elevation



South Elevation



East Elevation



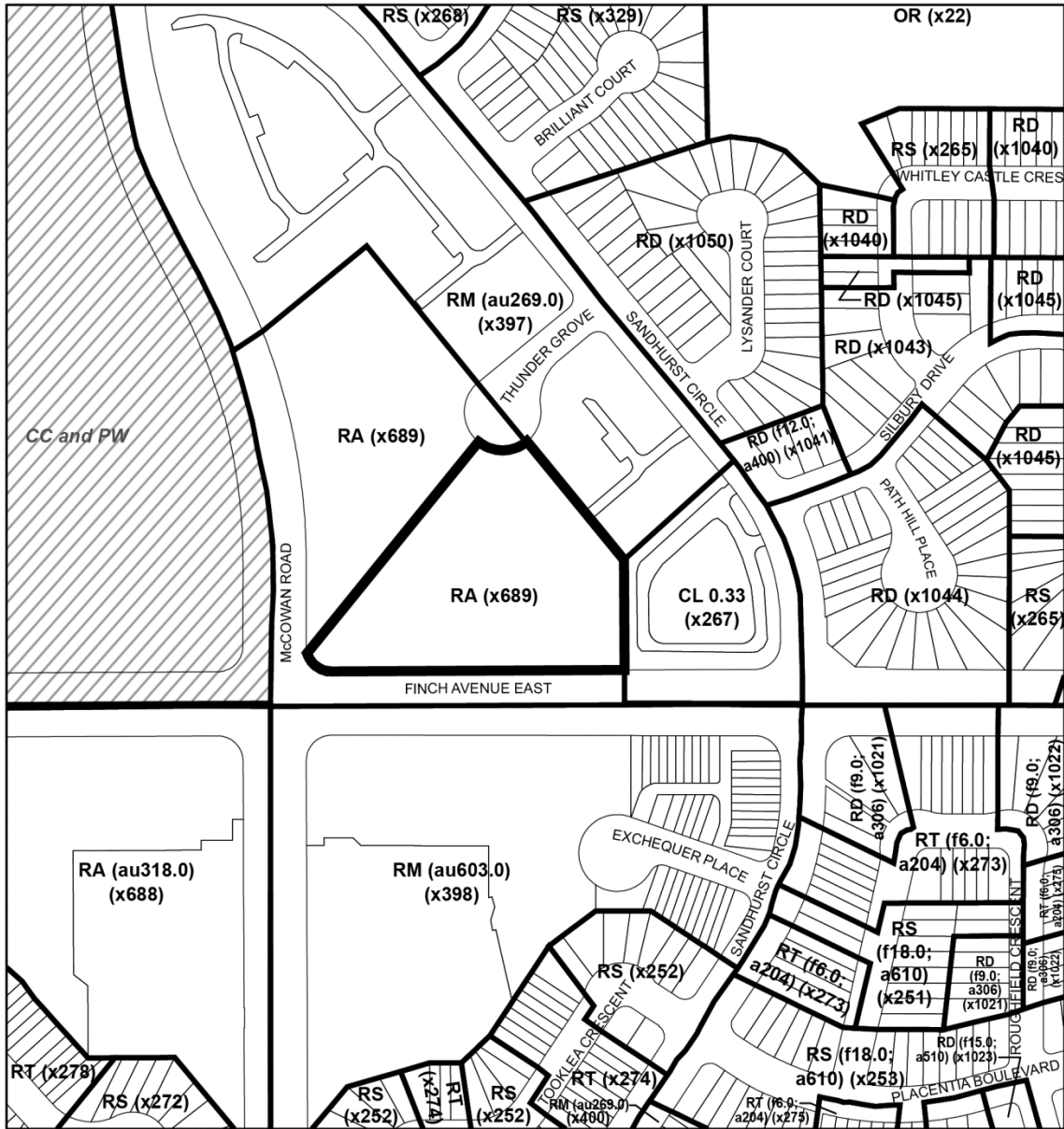
West Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 07/06/16

25 Thunder Grove

File # 16 179683 ESC 41 0Z

Attachment 3: Zoning



Zoning By-Law No. 569-2013

25 Thunder Grove

File # 16 179683 ESC 41 0Z

Location of Application

See Former City of Scarborough Agincourt North Community By-Law No. 12797

- | | |
|-------------------------------------|---------------------------------|
| RD Residential Detached | RM Residential Multiple |
| RS Residential Semi-Detached | RA Residential Apartment |
| RT Residential Townhouse | CL Commercial Local |
| | OR Open Space Recreation |

CC and PW Community Commercial and Place(s) of Worship



Not to Scale
Extracted: 07/05/2016

Attachment 4: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	16 179683 ESC 41 OZ
Details	Rezoning, Standard	Application Date:	June 23, 2016

Municipal Address: 25 THUNDER GROVE
 Location Description: PLAN M1605 PT BLK M RP 66R13085 PARTS 1 & 2 **GRID E4103
 Project Description: Rezoning application for an infill development proposal for a 12 storey rental apartment building on a site containing an 18-storey rental apartment building.

Applicant:	Agent:	Architect:	Owner:
ROBERT DRAGICEVIC			RIDGEFORD CHARITABLE FOUNDATION

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RA	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	16685	Height:	Storeys:	12
Frontage (m):	187.34		Metres:	31.5
Depth (m):	134.37			
Total Ground Floor Area (sq. m):	2770			Total
Total Residential GFA (sq. m):	40352.72		Parking Spaces:	381
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	40352.72			
Lot Coverage Ratio (%):	16.6			
Floor Space Index:	2.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Rental			
Rooms:	0	Residential GFA (sq. m):	40352.72	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	160	Office GFA (sq. m):	0	0
2 Bedroom:	236	Industrial GFA (sq. m):	0	0
3 + Bedroom:	27	Institutional/Other GFA (sq. m):	0	0
Total Units:	423			

CONTACT: PLANNER NAME: Colin Ramdial, Senior Planner
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