

## **Etobicoke Civic Centre – City-Initiated Zoning By-law Amendment Application – Final Report**

Date: November 9, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning Division

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number: 20 233181 WET 03 OZ**

### **SUMMARY**

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The City of Toronto, in partnership with CreateTO, is proposing a new Etobicoke Civic Centre ("ECC") on City-owned lands located at the northeast corner of Dundas Street West and Kipling Avenue, municipally known as 3755 Bloor Street West. This report recommends approval of a City-initiated Zoning By-law Amendment to permit the new Etobicoke Civic Centre with municipal offices, market office space, an outdoor civic square, a community recreation centre, a medical clinic, a childcare centre, a café, a public art gallery, and a new Toronto Public Library district branch. The community recreation centre is proposed to have a gymnasium, aquatic centre, multi-purpose rooms, and fitness rooms.

The proposal is seeking to amend the former City of Etobicoke Zoning Code, as amended by Zoning By-law 1088-2002 and city-wide Zoning By-law 569-2013, to permit the building with heights varying from three storeys to 16 storeys and with a total gross floor area of 44,677 square metres. A total of 420 parking spaces managed by the Toronto Parking Authority ("TPA") are located within a two-level underground parking garage.

The recommended draft Zoning By-law Amendments are consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow: Growth Plan (2020) and the City's Official Plan.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend the City of Etobicoke Zoning Code and Zoning By-law 1088-2002 for the lands at 3755 Bloor Street West and the lands located south of Bloor Street West and west of Dundas Street west substantially in accordance with the draft Zoning By-law Amendments attached as Attachment 9 and 10 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 3755 Bloor Street West substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 11 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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The recommendations in this report have no immediate financial impact. Possible future financial impacts arising from this initiative are under review at this time and will be presented to City Council for consideration through a report or future year budget processes.

At its meeting of December 17, 2019, City Council directed the Deputy City Manager, Corporate Services, the Chief Financial Officer and Treasurer, and CreateTO to review opportunities to address the projected capital funding gap through future year budget processes.

CreateTO, in consultation with the Deputy City Manager, Corporate Services, will be reporting back to the Board of Directors of CreateTO and City Council in the fourth quarter of 2021 on the results of the Phase Three work, including tendered cost estimates, proposed funding model, and a final business case including complete financials for the overall project with the recommended contract award.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

## DECISION HISTORY

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At its meeting of February 4-6, 2003, City Council approved “in principle, the concept of a new West District Service Centre that is optimally located with respect to the Bloor Danforth Subway Line.” This report outlines and initiates the first steps towards the ultimate development of a new West District Service Centre.

<http://www.toronto.ca/legdocs/2003/agendas/council/cc030204/adm1rpt/cl003.pdf>

At its meeting of July 22-24, 2003, City Council adopted a report entitled “West District Study – Results of the Request for Expressions of Interest and Recommended Next Steps” (Report No. 7 of the Administration Committee, Clause No. 1). The report recommended the undertaking of a study to be referred to as the “West District Design Initiative” to examine potential urban design opportunities and develop a comprehensive vision for the Bloor/Islington lands, Westwood Theatre Lands (“WTL”) and the Etobicoke Civic Centre Complex at 399 The West Mall.

<https://www.toronto.ca/legdocs/2003/agendas/council/cc030722/agenda.pdf>

At its meeting of December 11-13, 2007, City Council adopted Item PG11.2, containing a report entitled “Six Points Interchange Reconfiguration Class Environmental Assessment Study” approving a reconfiguration of the Six Points Interchange in the Bloor Street West, Dundas Street West and Kipling Avenue area of Etobicoke. The reconfiguration supports the development of Etobicoke Centre as a vibrant mixed-use transit-oriented community and a potential location for a new Etobicoke Civic Centre. At the same meeting, City Council also adopted the West District Design Initiative (WDDI) and the urban design visions for Bloor-Islington, Westwood Theatre Lands and the current Etobicoke Civic Complex lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.PG11.2>

<https://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8765.pdf>

At its meeting on December 16-18, 2013, City Council adopted a report entitled “Facilities Management Division – Approval of Major Capital Projects”, which outlined a phased process to be followed in developing, and eventually constructing, major capital projects under Facilities Management's jurisdiction. This required staff to obtain feasibility, design and construction budget approvals as the projects progress through these phases.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM26.4>

At its meeting of July 12-15, 2016, City Council adopted a report entitled “Etobicoke Civic Centre Relocation”, supporting the WTL as the preferred location for the relocated ECC. The report directed City staff to work with Build Toronto (now referred to as CreateTO) and carry out an international design competition for a new ECC on the WTL; establish a building program to inform the design competition; undertake a feasibility and business case analysis for a new ECC at the WTL; examine costs and potential revenue/funding sources with the sale of three City assets;

examine the opportunities for affordable housing and report back to City Council in Q3 2017 with the results.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.22>

At its meeting of May 24, 2017, City Council adopted a report entitled "City-Wide Real Estate Transformation", which set out a centralized model to manage the City's real estate assets through its lifecycle, deliver real estate services to City divisions, agencies and corporations, support city-building priorities through maximizing the use of City lands, pursue real estate opportunities to serve the public interest, and leverage surplus City lands to generate value for the City government. Two relevant outcomes of this new model were the creation the Toronto Realty Agency ("TRA") to manage the City's real estate portfolio and the removal of the current Build Toronto and Toronto Port Lands Corporation from their current corporations, consolidating them into the TRA.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX25.9>

October 16, 2017, City Council adopted EX28.12 authorizing CreateTO to proceed with Phase Two of the Major Capital Project Approval Process for the new ECC, including Site Investigation, Schematic Design and Design Development.

<https://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-107650.pdf>

At its meeting of November 7, 2017, City Council adopted a report entitled "Update and Next Steps on the Potential Relocation of the Etobicoke Civic Centre", which adopted the decision of the ECC Building Design International Competition jury's selection of Adamson Associates Architects a local Toronto firm, partnered with Henning Larsen Architects, an international firm from Copenhagen and PMA Landscape Architects as the winning submission of the ECC Design Competition and directed CreateTO, in consultation with City staff, to proceed with Phase Two of the Major Capital Project Approval Process and report back to Council on such results.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.12>

On December 13, 2018, City Council adopted CC1.3 "Housing Now" which approved the activation of 11 City-owned sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities. The five Bloor-Kipling blocks were identified as one of the 11 sites. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 31, 2019, City Council adopted EX1.1 Implementing the "Housing Now" Initiative. This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program, and the overall financial implications of the program. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On December 17, 2019, City Council adopted EX11.24 authorizing CreateTO to proceed with Phase Three of the Major Capital Project Approval Process for the new ECC, including Detail Design, Contract Documents and Tender, in consultation with the Deputy City Manager, Corporate Services.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX11.24>

At its meeting on July 14, 2021, City Council adopted the Bloor-Kipling (Six Points) Block Plan and the City-initiated Zoning By-law Amendment for Blocks 1, 2, and 5. The subject site for the new ECC is identified as Block 4 on the approved Block Context Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.2>

## **APPLICATION BACKGROUND**

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### **Six Points Intersection Reconfiguration**

The City of Toronto undertook an Environmental Assessment ("EA") study in 2008 to examine alternative configurations of what was known as the "spaghetti junction" at the intersection of Kipling Avenue, Dundas Street West and Bloor Street West. The interchange consisted of flyovers and ramps designed to move vehicular traffic through the intersection, with negative impacts for active transportation and the condition at grade. The purpose of the EA was to identify configurations that could maintain the existing movements, simplify way-finding, eliminate elevated flyovers, support a more balanced transportation system and create a safe pedestrian environment, free large land parcels for redevelopment, and better connect neighbourhoods.

The reconfiguration of the Six Points Interchange has been a municipal objective for over two decades.

The City began constructing the new intersection in March 2017. This work required a City investment of approximately \$77 million and involved the demolition of bridges constructed in 1961, and the creation of regular intersections between Kipling Avenue, Bloor Street West and Dundas Street West. Removal of the bridge structures unlocked new City-owned land for future development and created further opportunities for the evolution of Etobicoke Centre as a vibrant mixed-use transit-oriented community by:

- Creating a new road network with at grade intersections at Kipling Avenue, Bloor Street West and Dundas Street West;
- Delivering Complete Streets, with improved pedestrian facilities, wide boulevards, trees, street furniture, improved access to Kipling Subway Station, cycling facilities and separated bike lanes installed on all major streets;
- Making new land available for parks, public art installations, a new civic centre and other amenities; and
- Developing a district energy plan.

The reconfiguration meets the urban design objectives of the Etobicoke Centre and arterial road design standards.

### **West District Design Initiative**

In 2016, City Council supported the Westwood Theatre Lands as the selected site for further study for the new ECC. The Westwood Theatre Precinct Master Plan, identified the prominent 3.4-acre Block 4 at the intersection of Kipling Avenue and the reconfigured Dundas Street West as the location of a new ECC (refer to Attachment 2). The vision for the new ECC is composed of five primary programmatic elements: municipal offices and civic functions; a community recreation centre; an opportunity for a Toronto Public Library District Branch; a child care centre and; an outdoor civic plaza to accommodate gatherings, markets and special events.

In the fall of 2016, Build Toronto launched an international design competition, in collaboration with Real Estate Services and City Planning. The finalists presented their proposals at a public meeting attended by community members, councillors and jury members on April 26, 2017 where the jury, supported by a Technical Advisory Panel, selected the winning submission for the new Etobicoke Civic Centre. This City-initiated draft Zoning By-law Amendment is seeking to establish Zoning By-law permissions and performance standards for the winning ECC design that's been since refined through the internal and external consultation efforts.

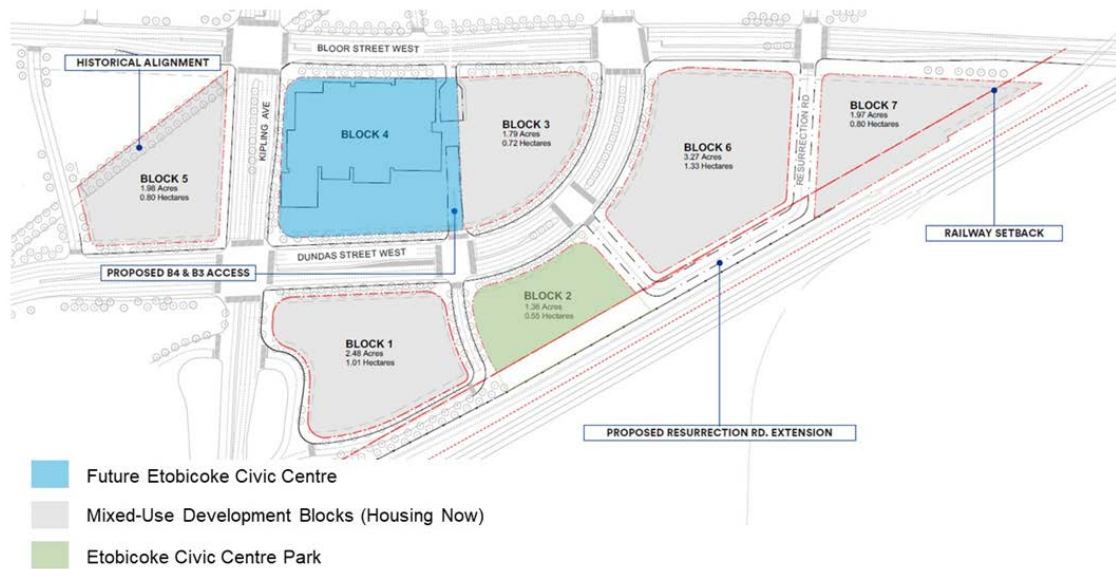
It is anticipated that the existing site of the Etobicoke Civic Centre at Burnamthorpe Road and The West Mall will be subject to future study and further direction from City Council.

### **Block Context Plan**

The City and CreateTO have undertaken the completion of a comprehensive Block Context Plan for the area and supporting technical reports, to set the foundation and guiding principles for a phased implementation of the development vision for these lands, including the provision of new affordable rental housing as part of the City's Housing Now initiative.

In total, seven new development blocks were created through the reconfiguration of the Six Points Interchange, as illustrated below on Figure 1: Bloor-Kipling (Six Points) Block Pattern. Block 4 is the subject site and has been identified as the location for the new Etobicoke Civic Centre (See also Attachment 2).

**Figure 1: Bloor-Kipling (Six Points) Block Plan**



## PROPOSAL

The City-initiated Zoning By-law amendment seeks to amend the former City of Etobicoke Zoning Code, as amended by Zoning By-law 1088-2002 and city-wide Zoning By-law 569-2013, to permit the new Etobicoke Civic Centre at 3755 Bloor Street West and the lands located south of Bloor Street West and west of Dunda Street West (Block 4 and 3 of the Block Plan shown in Figure 1 and Attachment 2).

The ECC will have a gross floor area of 44,677 square metres including:

- 34,806 square metres of office space (including the municipal offices and the multi-purpose council chamber);
- 4,879 square metres for a community recreation centre (pool, gym, running track, fitness and multi-purpose room);
- 2,561 square metres for a new Toronto Public Library branch;
- 949 square metres for a non-profit day nursery;
- 757 square metres for a medical clinic;
- 540 square metres of community space; and
- 184 square metres for retail uses.

The ECC building is oriented with frontages along Bloor Street West and Kipling Avenue and has a lot coverage of 52% of the site. The main entrance to the municipal offices fronts onto Bloor Street West and the main entrance to the community spaces faces a 4,432 square metre civic square located on the south portion of the site along Dundas Street West.



The civic square is proposed to have various landscaping elements including a water feature, garden area, event plaza, and outdoor seating areas. It will form part of the larger open space network in the surrounding area and is opposite and northwest of the new public park on Block 2.

The ECC building is made up of a series of building elements and volumes with varying heights. Building heights step down from east to west and from north to south. The tallest portions of the building are located along Bloor Street West, with heights gradually stepping down from the northeast corner of the site to northwest corner at Kipling Avenue beginning at a height of 16 storeys (76 metres) and stepping down to 12 storeys (60 metres), nine storeys (49 metres) and six storeys (34 metres). The southern portion of the building, having the lowest heights between three to four storeys, fronts onto the Civic Square and contains all the public functions of the Etobicoke Civic Centre including a new public library, day nursery, community recreation centre with pool, and a multi-purpose council chamber. The main atrium of the new ECC can be accessed from the south side of the building facing the Civic Square providing access to the various public programs in the base building. There is also grade-level pedestrian entrances along Bloor Street and Kipling Avenue. (See Attachment 12: Site Plan, Attachments 13: Elevations and Attachment 14: Perspective Drawings).

The proposal includes 420 parking spaces and nine loading spaces located within a two-level underground parking garage to be managed by the Toronto Parking Authority. A pick-up and drop-off area is accessible from Bloor Street West on the eastern edge of the building. The only other vehicular access is from Dundas Street West which leads to the ramp for the underground parking garage. The underground ramp and loading spaces will be shared between the ECC and the neighbouring future Housing Now development on Block 3.

A district energy plant that provides energy to the ECC and the surrounding development blocks of the Bloor-Kipling precinct is located underground on the northwest corner of site. The ground floor bike storage area within the building has 72 short-term and 67 long-term bicycle parking spaces, and a bicycle repair area. There are additional bicycle parking spaces located within the boulevard along Kipling Avenue and Dundas Street West, including seven Bike Share spaces.

### **Site and Surrounding Area**

The subject site is generally square in shape with three street frontages including Bloor Street West to the north, Kipling Avenue to the west, and Dundas Street West to the south. The surrounding land uses include:

**North:** Immediately north of Bloor Street West is Dunkip Park. Further north is the existing pedestrian scale commercial strip along Dundas Street West.

There are existing low-rise residential dwellings to the north of Dundas Street West and approved and existing tall residential buildings to the northeast of Dundas Street West.



**South:** South side of Dundas Street West is the Housing Now mixed-use development Block 1. City Council approved the Zoning By-law Amendment for Block 1 through PH25.2 permitting 643 residential units, of which 33 percent must be new affordable rental units, within the mixed-use building. A new public park (Block 2) was also approved to south of the proposed Civic Square of the new ECC.

**East:** East of the site is the Housing Now Mixed-Use Development Blocks 3, 6 and 7. These blocks are reserved for future mixed-use development, and are to be included in the City's Housing Now Initiative as approved by City Council.

**West:** On the west side of Kipling Avenue is Block 5 of Six Points area. City Council approved the Zoning By-law Amendment for Block 5 through PH25.2 permitting 586 residential units, of which 33 percent must be new affordable rental units, within two mixed-use buildings. North of Block 5 is the Historical Alignment of Dundas Street, which has been delineated to be a key pedestrian connection operated by Parks, Forestry & Recreation. The existing Six Points Park is also located on the west side of Kipling Avenue, southwest of the subject site. Through the implementation of both the Six Points Interchange Reconfiguration and the Secondary Plan ("Six Points area") vision, the Six Points Park will be expanded to 1,600 square metres.

### **Reasons for Application**

The subject site is to be removed from the Etobicoke Zoning Code and site-specific Zoning By-law 1088-2002 and brought into the city-wide Zoning By-law 569-2013. A portion of the underground garage required for ECC loading vehicle maneuvering will be located within the adjoining Block 3 lands. As such, the Etobicoke Zoning Code on Block 3 is amended to permit vehicle maneuvering in the below-grade area. An amendment to Zoning By-law 569-2013, as amended, is required to permit the proposed development and establish performance standards related to the building height, parking ratios, building setbacks and stepbacks and other provisions. Please see Attachments 9, 10 and 11 for the draft Zoning By-laws Amendments.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The submission materials submitted by CreateTO were circulated to the appropriate agencies and City divisions. Responses received have been used to assist in evaluating the proposal and to formulate appropriate recommendations. The following drawings, reports and studies were submitted as part of the inter-divisional review process:

- Architectural Plans
- Block Context Plan
- Toronto Green Standard Statistics
- Arborist Report
- Landscape and Lighting Plans
- Tree Inventory and Preservation Plan
- Geotechnical Study
- Electrical Design Brief
- Sun/Shadow Study
- Hydrogeological Report
- Hydrological Review Summary
- Hydrological Review Summary Form
- Grading Plan
- Erosion and Sediment Control Plan
- Servicing Plan
- Servicing Report
- Stormwater Management Report
- Survey Plans
- Transportation Impact Study
- Pedestrian Wind Study

The above-mentioned plans, reports and studies are available at the [Application Information Centre](#).

The recommended draft Zoning By-law Amendments, and other recommendations in this report reflect the comments received through this inter-divisional review process.

### **Community Engagement**

Once the winning submission for the new Etobicoke Civic Centre was selected through the international design competition in collaboration with Real Estate Services and City Planning in April 2017, City staff and CreateTO led various community meetings and engagement events regarding the proposed development for Bloor-Kipling and the new Etobicoke Civic Centre.

These activities included three community consultation meetings (December 2019, February 2020 and April 2021), Local Advisory Group ("LAG") meetings, and additional community engagement activities. This engagement focused on the comprehensive redevelopment of the Bloor-Kipling (Six Points) area within Etobicoke Centre related to the Housing Now Initiative as well as the proposal for the Etobicoke Civic Centre.

The timing, location and number of attendees for each meeting is identified in Table 3 below. A summary of feedback on the Etobicoke Civic Centre proposal through the engagement activities follows.

**Table 1: Summary of Community Engagement Events**

<b>Meeting Date</b>	<b>Meeting Type</b>	<b>Meeting Location</b>	<b>Number of Attendees</b>
December 10, 2019	Community Consultation Meeting #1	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	246 members of the public
January 8, 2020	Local Advisory Group Meeting #1	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	7 LAG members
January 23, 2020	Local Advisory Group Meeting #2	Montgomery's Inn – 4709 Dundas St. W.	11 LAG members
February 13, 2020	School event	Islington Junior Middle School – 44 Cordova Ave.	Approximately 15 Grade 5 and 6 students
February 20, 2020 – afternoon and evening sessions	Community Consultation Meeting #2	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	290 members of the public
April 22, 2021	Local Advisory Group Meeting #3	Virtual Event via Webex	6 LAG members
April 28, 2021	Community Consultation Meeting #3	Virtual Event via Webex	123 household log-ins

Three community meetings functioned as open houses with presentations, feedback and discussion sessions as follows:

- Community Meeting #1: Staff introduced the overall Housing Now Initiative, the Bloor-Kipling and Bloor-Islington sites, and presented the winning proposal from the competition. Staff sought feedback on the project scope and purpose of the Block Context Plan.
- Community Meeting #2: Staff presented and sought feedback on the emerging Block Context Plan, provided further information regarding the Housing Now Initiative and

the new Civic Centre location and community facilities. Staff also responded to questions from the community.

- Community Meeting #3: Virtually over Webex, staff presented the final Block Context Plans for Bloor-Kipling and Bloor-Islington, and provided an update on the timeline for the new Etobicoke Civic Centre building. Staff also sought feedback and responded to questions from the community.

### **Engaging On-line During Covid-19**

Following the direction of the City's Medical Officer of Health and Provincial requirements, all engagement following March 2020 was held online. City staff and CreateTO developed engagement tools to ensure there could be genuine opportunities for feedback and discussion in the absence of in-person consultation. This included the following:

- Meeting notices mailed to households provided a postage-paid option to enable households to request hard-copy meeting materials to eliminate electronic barriers to participation and information on the project;
- Enhanced project information that included an information sheet on the Bloor-Kipling Block Context Plan, a general Housing Now information sheet, and a written summary of the online consultation event; and
- Posting of recordings of the online Community Consultation Meeting for viewing by the public.

Final summaries of the Community Consultation Meetings were posted online on the [CreateTO Etobicoke Centre website](#).

During the development of the Block Context Plan, City Planning and CreateTO (with observers representing the local Councillors' offices) also convened a Local Advisory Group with 20 members representing local community groups including BIAs, residents and ratepayers groups, among others. These meetings provided an opportunity for representatives of local groups to ask questions of clarification, and to provide advice to the project team about presentation materials on both the Housing Now and ECC sites and how to approach engagement activities.

In addition, City Planning engaged Grade 5 and 6 students from Islington Junior Public School's LEGO Robotics Club in a workshop on February 13, 2020. The students participated in a LEGO Block Context Plan challenge where two teams worked on 1:1000 scale plans, in which they were given a number of LEGO bricks equalling the minimum density targets for each site. The teams were tasked with using all of the bricks in their plan to get City Council approval. Students also engaged in a brainstorming session and created sketches and word clouds for what could make these areas "complete communities."

## **Design Review Panel**

The ECC design was presented to the Design Review Panel ("DRP") three times on February 14, 2019, October 8, 2020 and January 23, 2020. The Panel acknowledged the importance of the project and the visionary approach that simultaneously emphasized design excellence, community, accessibility, high quality civic design and transformative sustainability.

The Design Review Panel helped shape the ECC proposal by providing valuable input regarding:

- The design of the Civic Square and access location to below-grade parking and loading;
- Creating a more welcoming space and pedestrian access long the eastern edge of the site;
- The Civic Entrance on Bloor Street requiring further articulation;
- The Civic Square being developed as a more contained space; and
- Incorporating indigenous recognition as a crucial component.

Feedback from the DRP discussions has been used to refine the design of the ECC and the recommended draft Zoning By-law Amendment presented in this report.

## **Revisions to the Proposal**

Following the Design review Panel, the below-grade access and servicing options were revisited resulting in the following changes to the ECC proposal:

- The road to the east of the ECC was closed to vehicular traffic and used to accommodate an open ramp that would service the ECC and the neighbouring development on Block 3;
- Access to the ramp is solely from Dundas Street;
- A drop-off/pick-up area is accessed from Bloor Street;
- ECC and Block 3 will be serviced by a shared loading dock with a shared manoeuvring area and dedicated loading docks and waste management services;
- The additional width of the manoeuvring space in the loading area allowed for a reduction in depth and made it possible to reposition the whole building complex 4.5 metres further north;
- Removing the interior location of the ramp from the Aquatic Centre volume made it possible to rotate the large pool and thus reduce the length of the volume by six metres;
- The shifting of the loading area and adjustments to the pool allowed for an increase in the size of the Civic Square by approximately 23%;
- The program elements previously located above the ramp were repositioned to the rear of the Aquatic Centre volume; this change permitted a better organization of program spaces for the Community Recreation Centre;

- The repositioning of the building volume also resulted in a reduction of the below-grade areas on Level 0, B1 and B2; an area along the southern site boundary being left unbuilt allowing for relatively unrestricted planting; and
- The number of parking spaces was reduced from 430 to 420.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statement and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;



- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan (2020).

The outcome of staff analysis and review of the Growth Plan (2020) are summarized in the Comments Section of this report.

### **Planning for Major Transit Station Areas**

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800-metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

### **Toronto Official Plan**

The subject site is located within a *Centre* on Map 2 – Urban Structure and is designated *Mixed Use Areas* on Map 14 - Land Use Plan in the Toronto Official Plan. The site is located on a TTC Subway and GO Rail Line along Bloor Avenue West as identified on the Higher Order Transit Corridor Map 4 of the Official Plan.

In the Etobicoke Centre Secondary Plan, the site is identified within the Six Points Focus Area and is designated as *Mixed Use Areas A* on the land use map (see Attachment 5 and 6). The Secondary Plan provides direction on the Six Points Interchange reconfiguration and the creation of new development opportunities on the surplus interchange lands. The Secondary Plan establishes local development policies to guide growth and change in the *Etobicoke Centre*.

Where there are policies in the Secondary Plan that would conflict with the Official Plan, the Secondary Plan policies prevail.

Map 14, Land Use Plan of the Official Plan currently shows the road network prior to the planned reconfiguration as set out in the Secondary Plan and the *Mixed Use Area A* designation. This road network construction is now complete and the next consolidation of the Official Plan will reflect the implementation of the road reconfiguration on Map 14, Land Use Plan. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/official-plan/>

## **Chapter 2: Shaping the City**

The City's four *Centres*, along with *Avenues*, *Employment Districts* and the *Downtown* and *Central Waterfront* area, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to *Centres* in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface and rapid transit stations.

*Centres* are to support various levels of both commercial office job growth and residential growth outside of the *Downtown*. The Official Plan encourages creating concentrations of workers and residents at these locations, resulting in significant centres of economic activity accessible by transit.

Each *Centre* is different in terms of its local character, its demographics, its potential for growth and its scale. A Secondary Plan for each *Centre* will tailor an intense mix of urban activities to the individual circumstances of each location. Secondary Plans will outline a growth strategy, show how transportation and other local amenities can be improved, specify variations in the mix of land uses and intensity of activities within each of the *Centres* and knit each *Centre* into the surrounding fabric of the City.

Official Plan Policy 2.2.2.2 states that each *Centre* will have a Secondary Plan that will set out local goals and a development framework; establish policies for managing change and creating a vibrant transit-based mixed-use *Centre*; create a positive climate for economic growth and commercial office development; develop a strategy for acquiring new and enhancing existing parkland, as well as the provision of community services and facilities; set out the location, mix and intensity of land uses within the *Centre*; and establish a high quality public realm.

The Official Plan's transportation policies provide provisions for the protection and development of the City's street, rapid transit and inter-regional rail networks. The Official Plan provides complementary policies to make more efficient use of this infrastructure and to increase opportunities for walking, cycling, and transit use and support the goal of reducing car dependency. Official Plan Policy 2.2.4 requires new development on lands adjacent to existing or planned transportation corridors and

facilities to be compatible with, and supportive of, the long-term purposes of the corridors and facilities and be designed to avoid, mitigate or minimize negative impacts on and from the transportation corridor facilities. Policy 2.4.8 states that better use will be made of off-street parking by encouraging the shared use of parking and developing parking standards for mixed-use developments which reflect the potential for shared parking among uses that have different peak demand characteristics.

### **Chapter 3: Building a Successful City**

Chapter 3 of the Official Plan contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

#### **Public Realm**

The public realm is the fundamental organizing element of the city and plays a vital role in supporting population and employment growth, health, liveability, social equity and overall quality of life.

Public Realm policies of Section 3.1.1 of the Official Plan recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible. The Public Realm policies provide guidance on how to potentially expand and enhance the public realm to support existing and future populations and contribute to life for people of all ages and abilities. The policies also provide direction on the function and design specifics of new public streets, city blocks, parks and open spaces.

New city blocks and development lots within them will be designed to expand and enhance the public realm network, have an appropriate scale of development and form of buildings and open space, provide and enhance pedestrian connections and cycling networks, promote street-oriented development with buildings fronting onto streets and park edges and provide for the integration of green infrastructure. New parks and open spaces will be located and designed to connect and extend to existing parks, natural areas, and other open spaces; provide a comfortable setting with wind and sunlight conditions that promote the use and enjoyment of the space; provide for a variety of active and passive recreation and community uses and emphasize and improve aspects of the community's identity and character.

Policy 3.1.1.21 indicates that a public square is a special open space type primarily defined at its edges by streets and/or civic buildings. Its unique urban form with high visibility and access allows it to be a social and civic gathering space that provides opportunities for social interaction, entertainment, cultural events and flexible programming that enhance the daily lives of residents and workers. Public squares are a desirable form of open space because of their spaciousness, prominence and easy access.

According to Policy 3.1.1.26, civic buildings are buildings that contain, in whole or in part, programs or services funded by the public including libraries, schools and recreation facilities. They are an important part of the public realm and a focus of community activity. They will be located, designed and massed to promote their public status on prominent, visible and accessible sites, including street intersections and sites that end a street view or are adjacent to an important natural or cultural feature. Open space associated with public buildings will be designed to enhance the setting for the building and support a variety of public functions associated with its program.

### **Built Form**

The built form policies provide principles on key relationships of the location and organization of development, its shape, scale and massing, and the provision of appropriate amenity within the existing and planned context to inform building design and ensure each new building will promote and contribute to a high quality of life. The policies require development to enhance and extend, where appropriate, a public realm that supports the creation of complete communities inclusive of public streets, parks and open spaces.

Section 3.1.2 Built Form requires new development to be located, organized and massed to fit with the existing and planned context, frame and define comfortable public spaces, and ensure access to direct sunlight and daylight on the public realm by providing good street proportion, separation and transition in scale to neighbouring properties. Building entrances are to be located on prominent building facades so that they front onto a public street, park or open space, and are clearly visible and directly accessible from a public street. New development is to provide comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.4 requires new development to locate and organize vehicular parking, access and ramps, loading and services to minimize their impact and improve the safety and attractiveness of the public realm by consolidating driveways, integrating services and utility functions and provide underground parking where appropriate.

Section 3.1.3 Built Form – Building Types provides additional guidance for townhouse and low-rise apartments, mid-rise buildings, and tall buildings.

Tall buildings play a role in achieving residential and office growth ambitions in parts of the Downtown and Central Waterfront and the Centres. It states that tall buildings should be designed to reduce physical and visual impacts of the tower on the public realm and surrounding properties, including limiting shadows and pedestrian level wind impacts and maximizing access to sunlight and open views of the sky from the public realm. Tall buildings should generally align the tower with the street, provide appropriate separation distances from lot lines and adjacent towers and step the tower back from the base building.

The top portion of a tall building should be designed to integrate with the building design, contribute to the surrounding skyline identity and character, and avoid any excessive lighting.

### **Public Art**

Public Art can contribute to the identity and character of a place by telling a story about the site's history. It creates a landmark and celebrates the cultural diversity and creativity of our communities. Public Art Policy 3.1.4.1(c) speaks to encouraging public art initiatives on properties under the jurisdiction of the City, its agencies, broads and commissions.

### **Community Services and Facilities**

Community Services & Facilities policies in Section 3.2.2 state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change.

### **Natural Heritage**

A portion of the lands are located within a Natural Heritage System as identified on Map 9 of the Official Plan. Section 3.4 of the Official Plan describes natural heritage areas as an evolving mosaic of natural habitats that supports nature in the City. Natural heritage systems are also areas where protecting, restoring and enhancing the natural features and functions have a high priority in city-building decisions.

### **Toronto's Economic Health**

Section 3.5.1 of the Official Plan, Creating a Strong Diverse Civic Economy, promotes attracting new and expanding existing employment opportunities and economic growth within Toronto. Policy 3.5.1.2(a) states a multi-faceted approach to economic development in Toronto will be pursued by stimulating transit-oriented office growth in the *Downtown* and the *Central Waterfront*, the *Centres* and within walking distance of existing or approved and funded subway, light rapid transit and GO stations in *Mixed Use Areas*. Policy 3.5.1.3 states a balance of growth of jobs and housing across Toronto will be pursued to maintain a complete community and increase the proportion of travel, walking and cycling.

## **Chapter 4 - Mixed Use Areas Policies**

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential or institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development".

Policy 4.5.2 of the Official Plan includes criteria that direct the form and quality of development in this land use designation. It is the intent that development in *Mixed Use Areas* will:

- (a) Create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- (b) Provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown and Central Waterfront, Centres, Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- (c) Locate and mass new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights;
- (e) Locate and mass 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;
- (f) Provide an attractive, comfortable and safe pedestrian environment;
- (h) Take advantage of nearby transit services;
- (i) Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- (j) Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and

## **Chapter 5 - Implementation: Making Things Happen**

Secondary Plans provide a more detailed and guided vision for a local area and such policies and designations prevail over the parent Official Plan policies and designations. The Secondary Plans policies in Section 5.2.1 of the Official Plan indicate that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. Policy 5.2.1.1 indicates that "Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives".

Policy 5.6.5 states that boundaries of land use designations are general except where delimited by a defined Secondary Plan or area specific policy, or where they coincide with fixed distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features.

### **The Etobicoke Centre Secondary Plan**

The Secondary Plan sets the policy framework to assist in the implementation of the urban structure and growth management objectives of the City. The Etobicoke Centre Secondary Plan is focused on two subway stations and as an inter-regional transit connection point, and can contribute to growth management objectives of the broader

region. The Secondary Plan conforms to the Growth Plan (2020), through its growth management approach to achieving complete communities by focusing the highest densities around the Kipling and Islington subway stations.

The Secondary Plan sets out an urban structure for the area that directs different levels of intensification to certain areas within its boundaries. This is reflected in more detail in the two *Mixed Use Areas* designations of the Plan that divide the scale and intensity of growth into either pedestrian scale buildings specific to the *Mixed Use Area B* designation or taller buildings to *Mixed Use Area A*. The Secondary Plan designates the subject lands as *Mixed Use Area A*, which permits a wide variety of land uses and is envisioned and planned to accommodate the majority of the intensification within the Etobicoke Centre boundaries. The Secondary Plan states that *Mixed Use Areas A* will create a balance of uses to reduce automobile dependency and meet the diverse needs of local community, consist of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open space, have access to schools, parks, community centres, libraries and childcare, and be designed and situated to take advantage of nearby transit services.

The primary objective of the Secondary Plan is to create an urban structure that directs the tallest and most intensive development above and adjacent to the Kipling and Islington subway stations. Policy 3.3.1.3 states that "to promote Secondary Plan focal points the zoning for the Etobicoke Centre will permit the greatest heights and highest densities around the Kipling and Islington subway stations". For all other areas, including the Blocks 1 and 5, Policy 3.3.1.5 applies which states "the scale of buildings in areas other than Islington Village will generally be of mid-and-high-rise character consistent with their location and surroundings".

In addition to the station focal points informing the urban structure, Policy 3.2.1 states that "Buildings located at gateway locations should be of a scale and design that signifies a sense of arrival. Gateway locations will be identified in urban design guidelines prepared for Etobicoke Centre."

The Secondary Plan places the Housing Now blocks, including the subject site, within the Six Points area, which states:

"This area is focussed on the Dundas/Kipling/Bloor intersection known as the "Six Points Interchange". This largely underdeveloped area encompasses both the Kipling Subway Station as well as the 19.7-acre City-owned former Westwood Theatre site.

The lands immediately around the Kipling subway station will form a high-density mixed-use neighbourhood that can reap the benefits of the nearby transit facilities. Large development blocks in the area will be divided with new public roads that will provide connections to the existing community and organize tall urban-scale buildings.



Similar conditions will apply to the lands north of Dundas Street West in this area where less substantial heights will be afforded due to their proximity to lower density development to the north.

The City-owned Westwood Theatre lands can form a focus for the area becoming a hub of community activity including potential recreational, cultural, government administration and institutional uses. The ability to achieve City objectives such as the provision of social and affordable housing will also be possible. A variety of building heights, open space areas, an internal road and a pedestrian connection under Kipling Avenue to the subway station are prime objectives."

Policy 3.6.1 encourages a compact, high-density, transit-oriented development pattern in order to provide a tight urban fabric and pedestrian oriented core areas. Notwithstanding the direction of Policy 3.6.1, the Secondary Plan contains urban design policies that specifically apply to tall building proposals, and set out key urban design considerations that proposed tall buildings must, at a minimum:

- "(a) Demonstrate how the proposed building and site design will contribute to and reinforce the urban structure of the area;
- (b) Demonstrate how the proposed building and site design relate to adjacent buildings and blocks within the immediate neighbourhood;
- (c) Minimize the negative impact of shadows, sky view and wind on adjacent public areas including streets, parks and open spaces;
- (d) Take into account the relationship of the site to topography of other tall buildings;
- (e) Minimize the negative impact of shadows, sky view and wind on neighbouring private properties and residential neighbourhoods;
- (f) Provide adequate transition between tall buildings and the adjacent lower scaled buildings; and
- (g) Provide high quality, comfortable and usable publicly accessible open spaces areas."

Policy 3.5.1 (c) of the Secondary Plan encourages the creation of public art that reflects the character and history of the area on properties under the jurisdiction of the City, its agencies, boards and commissions.

Section 3.9 speaks to the vision of expanding parks and open space opportunities through new parkland dedication and privately managed publicly accessible open spaces. Section 3.10 speaks to the creation of a successful and highly functioning pedestrian environment in Etobicoke Centre, by creating and ensuring safe, visually interesting and well connected pedestrian connections.

Policy 3.6.3 is specific to the former Westwood Theatre lands and it states: "With an area of 7.8 hectares located in the geographic heart of Etobicoke Centre, the former

Westwood Theatre site provides an opportunity to develop as a campus of institutional uses including: the civic administration centre for the western part of the city; multi-purpose community centre; entertainment and cultural facilities; and open space/plaza and gathering spaces. In addition to foregoing uses, ample land would remain for development of residential and/or commercial office space."

Policy 3.6.4 and Policy 3.6.5 states that the City will actively promote the Etobicoke Centre, more specifically, the Westwood Theatre lands and Islington Subway station, will be considered as candidates for the location for new civic, cultural and institutional uses in the western part of the City. Policy 3.6.6 also indicates that any disposition of the Westwood Theatre lands for development including the air rights above the Islington Subway station will consider the ability to develop civic, cultural and institutional uses in the Etobicoke Centre.

Policy 3.11.7 speaks to the reconfiguration of the Six Points Interchange as a municipal objective and benefits accrued by the reconfigured interchange include:

- Improved connectivity and amenity of pedestrian and bicycle infrastructure through and around the interchange and to adjacent neighbourhoods and employment areas;
- Improved vehicular access to adjacent development sites, particularly the Westwood Theatre Lands;
- The creation of new development opportunities on surplus interchange lands; and
- Improved cohesiveness and unity of the streetscaping.

## **Etobicoke Centre Urban Design Guidelines**

The Etobicoke Centre Urban Design Guidelines (the "Guidelines") establish the urban design goals for the Etobicoke Centre as it relates to among other matters, building design, pedestrian comfort and streetscape improvements. The Guidelines draw upon Zoning By-law 1088-2002 to achieve built form goals envisioned in the Secondary Plan. A variety of building forms are encouraged within the Centre through four general height ranges including Main Street Buildings, Streetwall and Mid-Rise Buildings, Mid-Rise buildings and Tall Buildings. Regardless of the building typology, the Guidelines state that building heights of new development is intended to support the Centre and Secondary Plan initiatives.

New parks and open spaces are to be located and designed to be accessible and visible from the public street, and the guidelines note the importance of publically accessible open space as a way to complement and enhance the network of public open spaces within the community.

With respect to Gateways, the Guidelines state that "Sites at the entry points into the Etobicoke Centre will be developed as landmarks to identify the Etobicoke Centre".

Landmark identification can occur through the design of buildings at these locations as well as the provision of public elements and monuments.

The Guidelines state that buildings are to be massed to define streets and open spaces with good proportion and with adequate access to sunlight and sky view. According to the Guidelines, taller buildings are to be located near both the Kipling and Islington subway nodes and on portions of the former Westwood Theatre lands. Where more than one building is proposed on a site, the Guidelines speak to only one building being at the maximum height, while the others must represent a full range of heights.

The link to the Guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/etobicoke-york/>

## **Etobicoke Centre Public Space and Streetscape Plan**

In 2011, City Council endorsed the Etobicoke Centre Public Space and Streetscape Plan (the "Public Space and Streetscape Plan") to incrementally improve the quality and character of public spaces in the Etobicoke Centre.

The Public Space and Streetscape Plan is intended to unify the diverse parts of the Etobicoke Centre and encourages a friendly pedestrian environment while identifying new park space and public space improvements. In addition to general recommendation on public realm, individual character areas were identified, including the Westwood/Civic District, where specific public realm improvements could be undertaken to further achieve the goals of the Public Space and Streetscape Plan. The key projects for the Westwood/Civic District area are, among others, creating pedestrian connections and improving pedestrian crossings, develop the Six Points Park, encourage a multi-use trail parallel to the rail corridor and support public art.

The Public Space and Streetscape Plan has identified a connection between the Civic Square and the proposed new public park. The intersection of Bloor Street West and Kipling Avenue has been identified as a primary entryway, while the intersection of Dundas Street West and Kipling Avenue has been acknowledged as a secondary entryway.

## **Current Zoning**

Etobicoke Zoning Code and site-specific Zoning By-law 1088-2002 implements the vision of the Etobicoke Centre Secondary Plan. A portion of the lands are zoned Etobicoke Centre 2 (EC2) (H) by the former City of Etobicoke Zoning Code as amended by Site-Specific Zoning By-law 1088-2002. The other portion of the lands that formed part of the Six Point Interchange and were a public highway have not been given any zoning permissions in the Schedules of Zoning By-law 1088-2002. As a result of the Six Points Interchange Reconfiguration Project any surplus lands that were created have been consolidated into the proposed development blocks (Block Context Plan) and would assume the EC2 zoning permissions of the adjacent lands.

The EC2 zone permits apartment houses and a limited range of non-residential uses.(See Attachments 6 and 7).

The subject site has a maximum permitted building height of 60 metres and a maximum permitted floor space index of 3.5 times the area of the lot. Regardless of the maximum permitted building height, the Zoning By-law requires that no portion of a building shall be higher than the horizontal distance from a Residential or Open Space zone to any portion of the building. The Zoning By-law also includes a number of performance standards including minimum and maximum building setbacks at grade.

A City-initiated Zoning By-law Amendment is required as the proposed built form does not comply with the existing performance standards with respect to building height; building setbacks; and the number of vehicular parking spaces.

The City-wide Zoning By-law 569-2013 does not currently apply to these lands as a site-specific Zoning By-law is in place for the Etobicoke Centre Secondary Plan area. Through this report, the proposal is to amend Zoning By-law 1088-2002 to exclude the subject lands from the Zoning By-law, and to bring the lands into Zoning By-law 569-2013 by way of the Zoning By-law Amendment.

### **Holding By-law Provisions**

A Holding provision applies to a portion of the lands, as identified on Schedule B of Zoning By-law 1088-2002. In order to lift the Holding provisions, Section 11 of Zoning By-law 1088-2002 requires the delivery of municipal works, including municipal rights-of-ways, municipal walkways and the dedication of land and/or easement for future public road and walkways, or the City entering into development agreements to secure such work. The requirements of the Holding provision are no longer required as the work as been completed through the Six Points Road Reconfiguration.

### **Site Plan Control**

The associated Site Plan Application No. 20 230560 WET 03 SA has been submitted and is currently under review by City staff.

## **COMMENTS**

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### **Planning Act**

The proposed development has regard to relevant matters of provincial interest in Section 2 of the *Planning Act*. These include:

- (h) The orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

- (i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (k) The adequate provision of employment opportunities;
- (p) The appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- (r) The promotion of built form that:
  - i. is well-designed;
  - ii. encourages a sense of place; and
  - iii. provides public spaces that are of high quality, safe, accessible, attractive and vibrant.
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The subject site is located within a *Centre* and is designated *Mixed Use Areas* in the Official Plan both of which have been identified as locations for growth. The proposal makes efficient use of the existing and planned transportation and road upgrades as it is located along Go Rail and TTC subway lines and in proximity to the Kipling Transit Hub. The application proposes a development that provides for the adequate provision of employment opportunities as well as health, social, cultural and recreational facilities that are accessible by the public. The new ECC also provides new public spaces that will form the heart of the new Etobicoke Centre with the outdoor Civic Square that will facilitate a vibrant public realm connected to nearby parks and improved pedestrians paths. The ECC is designed to bring a sense of place for the existing and future residents in the greater community. Additionally, the new ECC complies with the *Accessibility for Ontarians with Disabilities Act* ("AODA") and is aiming to achieve Tier 4 of the Toronto Green Standard Version 3. These provincial interests are further articulated through the PPS and the Growth Plan.

### **Provincial Policy Statement**

This proposal has been reviewed and evaluated against the PPS (2020) and staff have determined that the proposal is consistent with the PPS as follows:

Policy 1.1.3.3 of the PPS (2020) refers to planning authorities identifying appropriate locations and promoting opportunities for intensification and redevelopment.

Policy 1.1.3.4 refers to appropriate development standards which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.1.3.2 directs that land use patterns shall be based on densities and a mix of land uses which: efficiently use land and resources; efficiently use infrastructure which are planned or available; and are transit-supportive, where transit is planned.

The proposal supports the intensification policies by focusing growth within an existing settlement area which has been identified in the Official Plan to accommodate intensification and is located in an area where there are existing and planned higher-order transit improvements. The Six Point interchange reconfiguration enhances mobility opportunities and access from the surrounding area to the future ECC site. The proposed development provides for the efficient use of land and utilization of existing services and infrastructure investments.

Policy 1.5.1(b) indicates that healthy, active communities should be promoted by "planning and providing for a full range of equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open spaces..." Policy 1.6.5 states that public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation. The ECC will be the new community service hub that will house various community recreation facilities, a public library, municipal public service counter, a Civic Square, and many other publicly accessible features that will be serving the larger community.

The recommended draft Zoning By-law Amendments represent efficient use of land and resources; are appropriate for and efficiently uses available and planned infrastructure and public service facilities; and are transit supportive. The proposed development is also within an area identified by the City as appropriate for intensification, consistent with Policy 1.1.3.3. By providing new community facilities, and improved pedestrian connections, the proposal is consistent with Policy 1.5.1 of the PPS, which states that healthy, active communities should be promoted by planning public streets, spaces and facilities, and parkland to facilitate active transportation and community connectivity.

### **Growth Plan Conformity**

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, encourage intensification generally in the built-up areas and along existing or planned transit, with a priority on higher order transit where it exists or is planned (Section 2.2.1). Municipalities are also directed to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide a more compact built form.

One of the Growth Plan's primary objectives is to achieve "complete communities", described in part by Policy 2.2.1.4 as places that (amongst other things):

- Provide a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and public service facilities;
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and incomes;
- Provide for a more compact built form and a vibrant public realm, including public open spaces;

- Expand convenient access to: public service facilities and an appropriate supply of, publically-accessible open spaces and parks.

The recommended Zoning By-law Amendments conforms with and implements the policies and vision of the Growth Plan. By redeveloping a vacant City-owned site adjacent to the subway and rail corridor, the proposed development conforms with the Growth Plan (2020) as it supports the creation of complete communities by making more efficient use of land and infrastructure, supporting transit viability, and providing much needed community services and facilities to the existing and new communities within the surrounding area and in the western part of the City.

The new ECC proposes a compatible development with a compatible built form, improved public realm, integrated community facilities, and supports safe, convenient active transportation and transit use. As such, the proposal conforms to the Growth Plan (2020), given that it responds appropriately to the policies of the Official Plan and the applicable urban design guidelines with respect to the appropriate location for new development, the type, scale and transition of built form, and the achievement of complete communities.

## **Land Use**

The subject lands are mostly designated *Mixed Use Areas* on Map 15 of the Official Plan, and is entirely located within a *Centre* as identified on Map 2 Urban Structure. The Secondary Plan identifies these lands as *Mixed Use Area A*. City Planning staff are of the opinion that the proposed development conforms to the *Mixed Use Area* designation and its development criteria, and is supportive of the Built Form policies of the Official Plan.

City Planning staff are of the opinion that the proposed development adds to the balance of high quality commercial and open space uses that reduces automobile dependency and meets the needs of the local community. The new ECC provides for new jobs within underutilized lands on a site that is designated for growth. Taking advantage of the nearby transit services, the proposal meaningfully contributes to the fulfilment of the Secondary Plan's Six Points Area vision of forming a hub of community activity including recreational, cultural and government administration and institutional uses. The Civic Square fronting onto Dundas Street facilitates social gathering and continues the network of green/open space/parks within the area to serve existing and future residents and employees.

City Planning staff are of the opinion that the proposed development is appropriate as it conforms to the land uses contemplated in the Official Plan, the Secondary Plan and Zoning By-law, and is also compatible with the existing and planned context in the area.



## **Density**

The proposed scale of development is consistent with the planning framework for *Etobicoke Centre*. The ECC has a gross floor area of 44,677 square metres which results in a floor space index of 3.2 times the lot area. The proposed density is within the maximum permitted floor space index of 3.5 as outlined in the Etobicoke Centre Zoning By-law 1088-2002.

## **Height and Massing**

The site is located in the Six Points Area, as identified in the Secondary Plan, which envisions this site to accommodate municipal offices, as it is well-served by transit and public parks and open spaces, roads and pedestrian connections. Consistent with the Block Context Plan, the ECC will be the community focal point at the heart of the Centre. Attachment 3 includes the 3D massing and rendered images of the new ECC.

The building massing along Bloor Street West is broken up into four distinct volumes with varying heights to reduce the scale of the building and provide visual architectural interest. The massing also provides a height transition towards the low-scale residential area to the northwest and falls within an angular plane measured from properties zoned Residential. As a result, the design is compatible with the surroundings and will not impact the low-scale residential area.

The tallest portion of the building is 16 storeys (76 metres) and is strategically located on the northeast corner of the site to optimize pedestrian comfort and the local microclimate conditions on site and the surrounding public realm. The building volumes then step down in height towards the west to 12 storeys (60 metres), nine storeys (49 metres) and six storeys (34 metres) with mechanical penthouses. This design is consistent with the Official Plan development criteria of providing height transition between areas of different development intensity and scale. A height of three to four storeys is provided at the south edge to frame the Civic Square and promotes civil transparency by making the Councillor Chambers visible from the Civic Square.

The streetwall along Bloor Avenue West and Kipling Avenue are both located close to the street line with heights between four to eight storeys creating a comfortable pedestrian realm and visual interest from the arterial streets. The massing of the building allows for good access to sunlight onto Dunkip public park just north of Bloor Street West as well as the Civic Square to the south. This creates a comfortable climate for year-round use and public enjoyment of this significant public space assets and investments.

The new Etobicoke Civic Centre is a landmark project that represent architectural design excellence in the Etobicoke Centre. The current design was selected through an international design competition in 2017.

The prominent architecture provides a sense of place to the community while serving the community with a myriad of services and public spaces. Perspective drawings of the proposed ECC can be found on Attachment 14.

### **Sun and Shadow**

The proposal has been reviewed against the Official Plan policies and design guidelines described in this report's Policy Consideration Section. This proposal conforms to the policy direction of the Official Plan and the Secondary Plan by ensuring the development would not create undesirable shadowing impacts on the adjacent sensitive open space areas.

Section 4.5, Policy 2(d) of the Official Plan states that development within *Mixed Use Areas* will contribute to the quality of life by locating and massing new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes. Policy 2(e) further states that development should be located and massed to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, *Parks and Open Spaces*.

The submitted Shadow Study is satisfactory to City Planning staff. The proposed massing and building heights have been designed to minimize shadow impacts on Dunkip Park to the north, the sidewalk along Dundas Street West, and the Civic Square proposed on site.

The March 21st and September 21st shadow studies show that the proposed development would cast new shadows on portions of the Dunkip Park between 9:18 a.m. and 12:18 p.m. This proposal will not add any new shadows on the proposed Civic Square located on the south portion of the site.

Staff have assessed the incremental shadow impacts resulting from the proposed development and are of the opinion that the proposed built form achieves an acceptable balance between shadow impacts and the Secondary Plan objectives for a growing and intensifying *Centre*.

### **Wind Impacts**

As part of the design competition, a site analysis and local thermal studies were conducted to shape the design of the building to allow for comfortable microclimates. The varying building heights accommodate wind flow from north/west to south/east. The structure is designed to protect and gently guide the wind above the urban spaces.

The Pedestrian Wind Study prepared by RWDI dated March 31, 2021 conducted wind-tunnel testing for the proposed development under the existing, proposed and future configurations using local wind records.

The potential wind comfort conditions are predicted to meet wind safety criterion at all locations. Grade-level wind speeds in the summer are expected to be similar to existing and are anticipated to be comfortable for the intended use. Slightly higher wind speeds are expected on site in the winter, however, suitable conditions are still anticipated in most areas. The marginally uncomfortable wind conditions at the northeast and southwest corners of the site would be mitigated through landscaping.

Planning staff are satisfied with the expected wind conditions resulting from the proposed development, subject to further assessment through the Site Plan application review process for additional mitigation strategies.

## **Streetscape and Public Realm**

The Official Plan requires that new development enhance the existing streetscape by massing new development to define edges of streets with good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks that create attractive transitions from the public to private realms.

Through the Six Points Interchange reconfiguration, continuous 2.1-metre sidewalks that meet the AODA have been constructed along Bloor Street West, Kipling Avenue as well as Dundas Street West. The building is close to the north property line, allowing a more seamless transition to the streetscape. Poured concrete paving is used as a transition material to match the streetscape paving, while a continuous area of stone unit paving will be used as a linking material at and between the Kipling and Bloor entrance locations. An area at the corner of Bloor and Kipling offers seating and hard landscaping provides a pause point for visitors in front of the art gallery.

Internal to the site, the proposal would provide accessible walkways to all the main entrances of the building. Gardens are proposed along the Dundas Street West frontage to further enhance the streetscape and create an inviting entrance to the Civic Square. A walkway is also proposed along the eastern edge of the building to improve the pedestrian conditions and also provides a buffer between the pick-up and drop-off area from Bloor Street West and the parking garage access ramp from Dundas Street West.

The public realm is made up of the streets, open spaces, parks and other key shared public assets in creating a great city. The proposed Civic Square aims to provide a beautiful, comfortable, safe, accessible and flexible area that can be enjoyed year round for a variety of events and purposes. The Civic Square also connects to the larger planned network of pedestrian connections, parks and open spaces including the new Etobicoke Centre public park to the south, Dunkip Park to the north that is planned for expansion, the Dundas Street Historical Alignment to the west and the Six Points Park to the southwest that is also planned for the expansion.

The Civic Square is designed and situated to provide a comfortable setting with wind and sunlight conditions that promotes the use and enjoyment of the space for a variety of active and passive recreation and community uses. The Civic Square is framed by the lower-scaled building heights that also serves as the main entrance to the ECC, connecting local residents to a wide range of community facilities that are easily accessible within the base of the building. The Civic Square is designed to accommodate a large variety of events, gatherings and festivals while creating a public realm that supports the day-to-day activities. The Civic Square is also programmed to coincide with the activities within the building and adjacent public park, enhancing the connection between inside and outside. This includes an exterior water feature located adjacent to the pool, a performance area and informal seating located in front of the gym, and a retail space that opens out to an outdoor seating area.

The new ECC and the associated new library, community centre, child care facility, and new Civic Square is one of the significant public realm investments, originally envisioned by the Secondary Plan. The ECC builds upon other investments made in the area such as the Six Points Interchange Reconfiguration and the Kipling Transit Hub. The surrounding public park expansions and improvements also contribute to the public realm that is the cornerstone of realizing a complete community, serving to improve connectivity, community amenity, cycling and pedestrian connections.

## **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities ("CS&F") supports healthy, safe, liveable and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The new Etobicoke Civic Centre will be an anchor for the *Etobicoke Centre* and a regional amenity. The new Civic Centre will have a community recreation centre with a gymnasium, swimming pool and running tracks, a new public library, a non-profit child care centre, community space and new Civic Square for public programming and events. These community facilities will be located within the base building structure for ease of access by the public. The varying heights of the building structure allow the rooftops to be accessible and used as playgrounds and breakout spaces. The gymnasium, pool, library and main entrance are all located towards the Civic Square animating the façade and creating a backdrop that provides animation throughout the day.

Situated on the first floor directly above the main entrance, the Council Chamber is highly visible from the Civic Square providing a visual connection back to the foyer and vice versa. The second level of the building will house a Child Centre Outdoor Playground and a wedding chapel roof terrace.

## **Mobility and Traffic Impact**

A Transportation Impact Study ("TIS") was prepared by BA Group for the Etobicoke Civic Centre proposal, dated March 31, 2021. The TIS provided a review of the transportation demand management plan, vehicular traffic volume forecasting, multimodal travel demand forecasting, vehicular traffic operations analysis, vehicle parking, loading, bicycle parking, and pick-up and drop off.

The new ECC is well suited to encourage a range of non-automobile mobility options such as cycling, walking and transit. An analysis of future traffic scenarios as part of the TIS indicated that all study area intersections and site access points operate acceptably at, or under capacity.

## **Access and Site Circulation**

The only vehicular access to the two-level underground garage will be from Dundas Street West at the southeast corner of the site. The ramp, underground loading docks and truck manoeuvring areas will be shared between the ECC and the neighbouring future development on Block 3. There is no through vehicle access on the ECC site to minimize vehicle and pedestrian conflicts and maximize the space for the Civic Square. Any necessary easements will be identified and secured through the Site Plan Control process.

The pick-up and drop-off activity for the new ECC will be primarily accommodated on the northeast corner of the site with access from Bloor Street West.

## **Parking and Loading**

The site is subject to the parking requirements of Zoning By-law 1088-2002 which the Transportation Impact Study notes are outdated compared to current and contemporary vehicular parking demand trends. The TIS indicated that providing parking based on this by-law would result in a significant over requirement of vehicle parking. The recommended draft Zoning By-law Amendments propose to remove the site from Etobicoke Centre Zoning By-law 1088-2002 and bring it into the city-wide Zoning By-law 569-2013. An amendment to Zoning By-law 569-2013, as amended, is required to establish the proposed parking ratios, among other provisions.

The recommended draft Zoning By-law amendments establish new vehicular parking supply standards for specific to the building. The site-specific rates required for this project is minimum 0.8 parking space and maximum 1.0 parking space for each 100 square metres of gross floor area. The proposed 420 parking spaces operated by the Toronto Parking Authority in the two-level underground garage will meet this requirement.

A total of 139 bicycle parking spaces (67 long-term spaces and 72 short-term spaces) will be provided on site on the ground floor.

The long-term bicycle parking room will be secured and weather protected. The short-term bicycle parking room will be weather protected and located in a highly visible and publicly accessible location. This proposed number of bicycle parking spaces are sufficient to meet the Toronto Green Standard and the zoning by-law requirements. Additional outdoor bicycle parking spaces will also be provided outside of the building along Kipling Avenue and Dundas Street West including 7 Toronto Bike Share stations.

The TIS also recommends the loading standards as in Zoning By-law 569-2013 for the site. These requirements are secured in the recommended draft Zoning By-law Amendments. A total of nine loading spaces and the appropriate truck maneuvering space are provided on the first level of the underground garage to be shared between the ECC and the future mixed use development on Block 3. The loading spaces consist of three Type 'B', five Type 'C' and one Type 'G' loading space.

The underground ramp will also be the main vehicle access for the future Housing Now development on the adjacent Block 3. The design details and acceptable vehicle manoeuvring diagrams will be assessed through the Site Plan application review process.

## **Servicing**

As part of the inter-divisional review of the proposed development, City staff reviewed a number of reports and studies related to servicing and stormwater management. Staff are satisfied that sufficient capacity exists in the municipal water distribution system and municipal sanitary infrastructure to service the proposed development without any external upgrades or retrofits.

A hydrologic analysis for the proposed development was completed per the City's Design Criteria. The quantity management meets the Wet Weather Flow Management Guidelines by providing an underground storm storage controlled by a mechanical pump. A storm sewer drainage area plan has been created showing that the existing municipal sewer has adequate capacity to support the total storm controlled flow of the proposed development.

## **Toronto Green Standard**

City Agencies, Corporations and Division-owned facilities are required to achieve Net Zero Emissions by 2026 as per the new Net Zero Emissions Study Terms of Reference approved by City Council. The Toronto Green Standard (the "TGS") Version 3 includes a consolidated set of performance standards for high performance city building projects. City Council direction requires the City's Agencies, Corporations and Divisions to apply the Toronto Green Standard Tier 2 Core performance measures to all new buildings.

The ECC will be a near net-zero energy and net zero emissions building.

The Environment and Energy Division has reviewed and accepted the findings in the Net Zero Energy and Emissions Feasibility Study and Feasibility Study for On-Site Renewable Energy. The office area of the building meets the Tier 4 requirements of the TGS Version 3 and the remaining space within the building meets the Tier 2 requirement of the TGS. The Tier 4 groundwater requirements will be further assessed through the Site Plan Control application process.

The Etobicoke Civic Centre proposed to use heating and cooling energy provided by the Enwave District Energy Plant on site. There are various energy efficiency measures included in the design including heat recovery, chilled beams, light-emitting diode lighting, daylighting, and a high performance façade. The proposed green roofs will capture stormwater, which will be reused in the irrigation demand and commercial toilet flushing further reducing potable water consumption.

Implementation of TGS requirements will be confirmed as part of the Site Plan Control application and will be secured on site plan drawings.

### **Public Art and Indigenous Place-Making**

The proposal has been designed to accommodate public art within the Civic Square, in the public art gallery on the main floor as well as throughout the ECC building. In September 2020, CreateTO, in collaboration with the City's Economic Development and Culture Division and the Indigenous Affairs Office, retained a Public Art Consultant to develop a Public Art Plan for the preparation of a public art plan and commissioning of public art at the new ECC. The firm Mills & Mills LLP and Indigenous artists Rebecca Baird and Sarah Keenlyside were the successful proponents. The Indigenous Public Art for the Etobicoke Civic Centre commenced with a release of a Request for Qualifications on March 15, 2021. Shortlisted artists were selected by a Jury of Indigenous artists, curators and experts. The finalist proceed to Juried Interviews for each public art opportunity. The selected artists will be announced by the end of 2021.

Implementation of any public art will be confirmed as part of the Site Plan Control application.

### **Tree Preservation and Tree Planting**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that: "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on preserving and enhancing the urban forest by:



- i) Providing suitable growing environments for trees;
- ii) Increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
- iii) Regulating the injury and destruction of trees".

The submitted Tree Inventory and Preservation Plan Report, prepared by Kuntz Forestry Consulting Inc. dated December 14, 2020 and revised on March 12, 2021, indicates the site has a total of 57 existing trees. The removal of 10 trees is required to accommodate the proposed development and one additional tree will be removed due to poor condition. The remaining 46 trees will be protected. Urban Forestry is currently reviewing the submitted Application to Injure or Destroy Trees required for the removal of these trees and a permit has not yet been issued.

The Landscape Plan, prepared by PMA Landscape Architects Ltd. and dated September 22, 2020, shows 60 new trees are to be planted on the property. The planting approach for the ECC seeks to coordinate a planting design that provides visual interest through the seasons. Planting within the Civic Square consists of large and medium sized trees, shrubs and perennials, located in open planters. The effect is to create an immersive forest like environment that supports microclimate goals and addresses comments from users and the Toronto's Design Review Panel that highlighted the importance of creating a consistent green edge along Dundas Street West

As part of Indigenous placemaking and placekeeping efforts, opportunities have been identified to include plants that hold cultural and spiritual significance to the Indigenous population. The incorporation of these plants as well as their potential to tie-in with indigenous programming, interpretation and education will be further explored through the review of the Site Plan application. Urban Forestry staff are of the opinion that the Landscape Plan is acceptable.

## **Conclusion**

The proposal has been reviewed against the policies of the *Planning Act*, PPS (2020), the Growth Plan (2020) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the policies for *Centres*, *Mixed Use Areas*, Built Form, Public Realm and the intent of the Etobicoke Centre Secondary Plan.

The new ECC will contribute positively to the area and be the jewel of the Etobicoke Centre. The building will provide a wide range of new public facilities including a new Civic Square that extends the park network in the Etobicoke Centre area, municipal services that would be pedestrian friendly and transit oriented, a non-profit daycare, a new public library and a new community recreation centre. Staff believe that the

development will be a new focal point that will be the heart of the Etobicoke Centre that will serve the existing and future residents within the surrounding area and beyond. Staff recommend that City Council approve the draft Zoning By-law Amendments.

## **CONTACT**

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Angela Stea, Manager, Community Planning, Etobicoke York, Tel: 416-394-8219  
Email: [Angela.Stea@toronto.ca](mailto:Angela.Stea@toronto.ca)

Desiree Liu, Planner, Community Planning, Etobicoke York, Tel: 416-394-8233  
Email: [Desiree.Liu@toronto.ca](mailto:Desiree.Liu@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, RPP, MCIP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet  
Attachment 2: Location Map  
Attachment 3: 3D Model of Proposal in Context  
Attachment 4: Official Plan Land Use Map  
Attachment 5: Etobicoke Centre Secondary Plan Land Use Map  
Attachment 6: Etobicoke Centre Secondary Plan Focus Area Map  
Attachment 7: Existing Zoning By-law 1088-2002 Map  
Attachment 8: Existing Zoning By-law 569-2013 Map  
Attachment 9: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code and Zoning By-law 1088-2002 for the subject site (provided separately)  
Attachment 10: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code and Zoning By-law 1088-2002 for Block 3 (provided separately)  
Attachment 11: Draft Zoning By-law Amendment to City-Wide Zoning By-law 569-2013 (provided separately)

Applicant Submitted Drawings:  
Attachment 12: Site Plan Concept  
Attachment 13: Elevations  
Attachment 14: Perspective Drawings

Attachment 1: Application Data Sheet

**APPLICATION DATA SHEET**

**Municipal Address:** 3755 Bloor Street West      **Date Received:** December 22, 2020

**Application Number:** 20 233181 WET 03 OZ

**Application Type:** Rezoning

**Project Description:** The new Etobicoke Civic Centre

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
CREATE TO		Adamson Associates	CITY OF TORONTO

**EXISTING PLANNING CONTROLS**

Official Plan Designation: *Mixed Use Areas*      Site Specific Provision:

Zoning:      Heritage Designation: No

Height Limit (m): 60      Site Plan Control Area: Yes

**PROJECT INFORMATION**

Site Area (sq m): 13,887      Frontage (m): 126      Depth (m): 111

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):			7,183	<b>7,183</b>
Residential GFA (sq m):				
Non-Residential GFA (sq m):			44,677	<b>43,677</b>
<b>Total GFA (sq m):</b>			<b>44,677</b>	<b>43,677</b>
Height - Storeys:			16	<b>16</b>
Height - Metres:			76	<b>76</b>

Lot Coverage Ratio (%): 52      Floor Space Index: 3.2

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:		
Retail GFA:	184	
Office GFA:	34,806	
Industrial GFA:		
Institutional/Other GFA:	9,686	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:				
Condominium:				
Other:				
<b>Total Units:</b>				

**Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					
<b>Total Units:</b>					

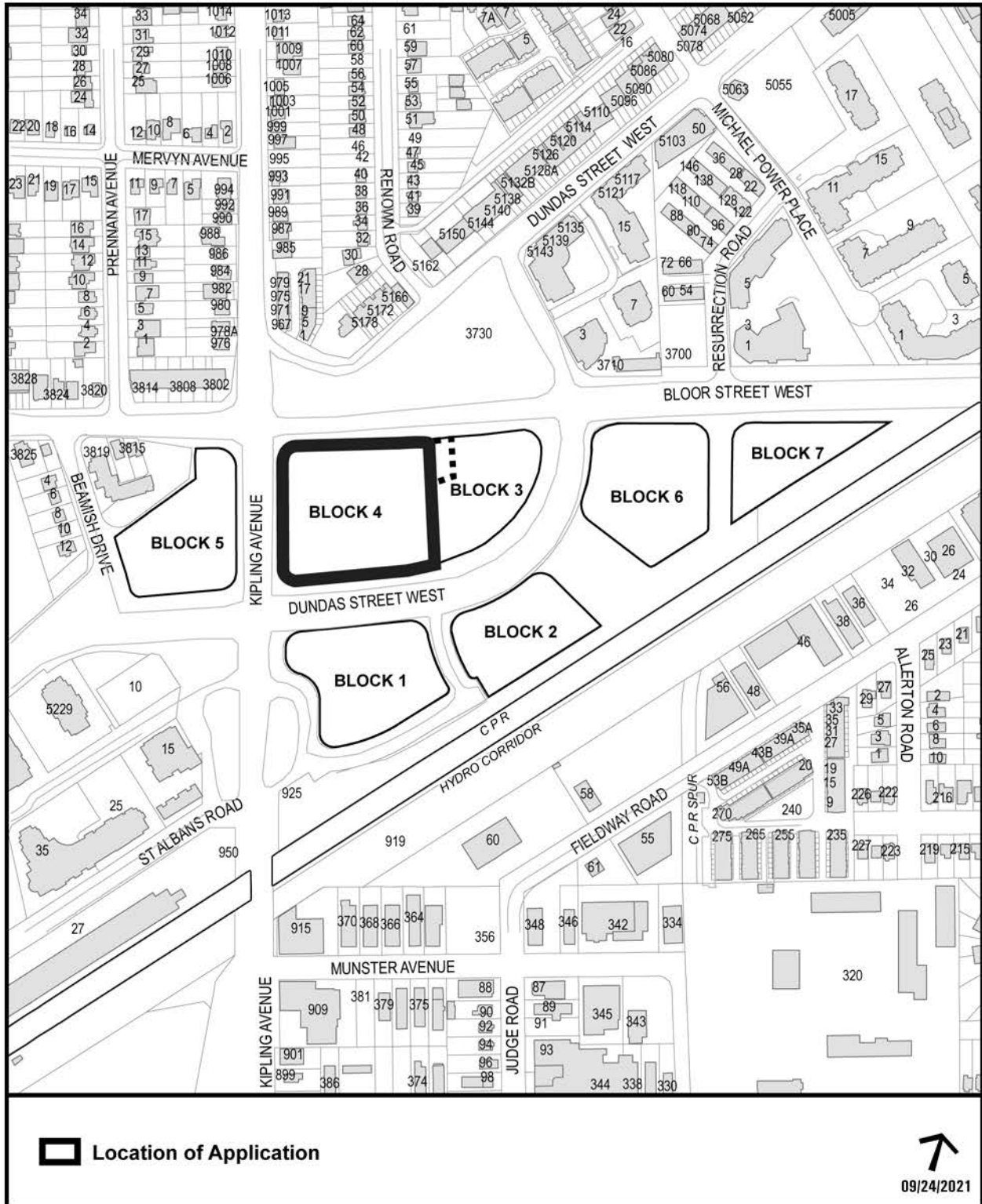
**Parking and Loading**

Parking Spaces: 420      Bicycle Parking Spaces: 139      Loading Docks: 9

**CONTACT:**

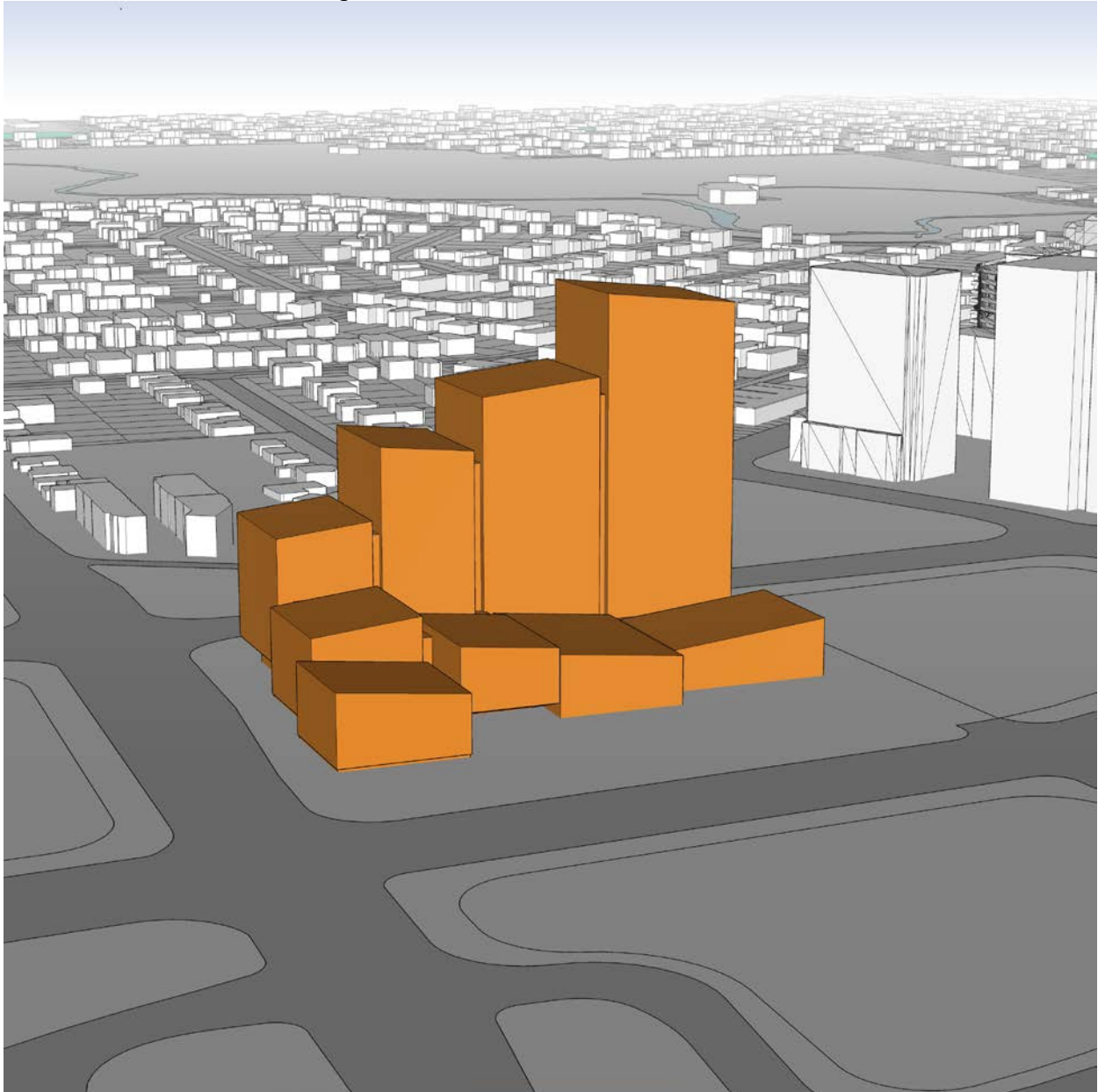
Desiree Liu, Planner, Community Planning  
416-394-8233  
Desiree.Liu@toronto.ca

Attachment 2: Location Map

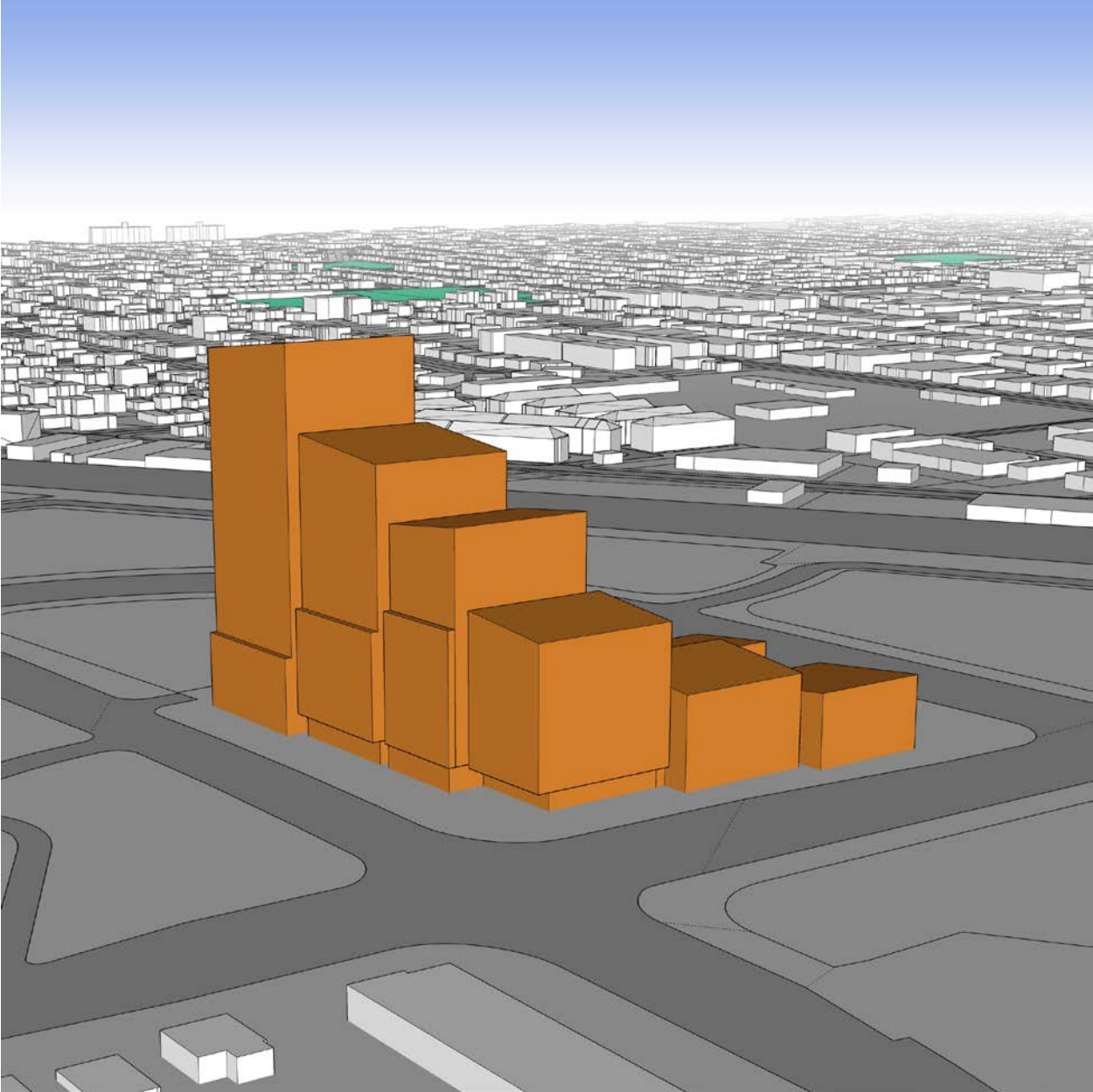


Attachment 3: 3D Models of Proposal in Context

Dundas Street West looking northeast



Bloor Street West and Kipling Avenue intersection looking southeast





Attachment 4: Official Plan Land Use Map



3755 Bloor Street West

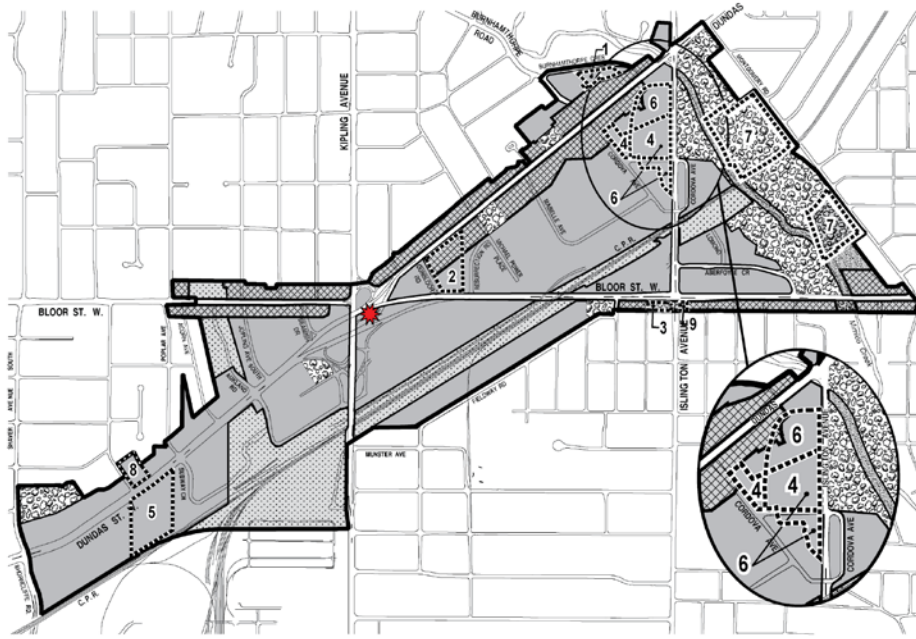
Official Plan Land Use Map #14

File # 20 233181 WET 03 OZ

-  Location of Blocks
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Utility Corridors
-  Core Employment Areas

  
Not to Scale  
09/24/2021

# Attachment 5: Etobicoke Centre Secondary Plan Land Use Map



Etobicoke Centre Secondary Plan  
MAP 12-5 Land Use Plan

- Secondary Plan Boundary
- Mixed Use Area A
- Mixed Use Area B
- Utility Corridors
- Natural Areas
- Parks
- Other Open Spaces Areas (Including Golf Courses, Cemeteries, Public Utilities)
- ① Site and Area Specific Policies
- ★ Location Of Application

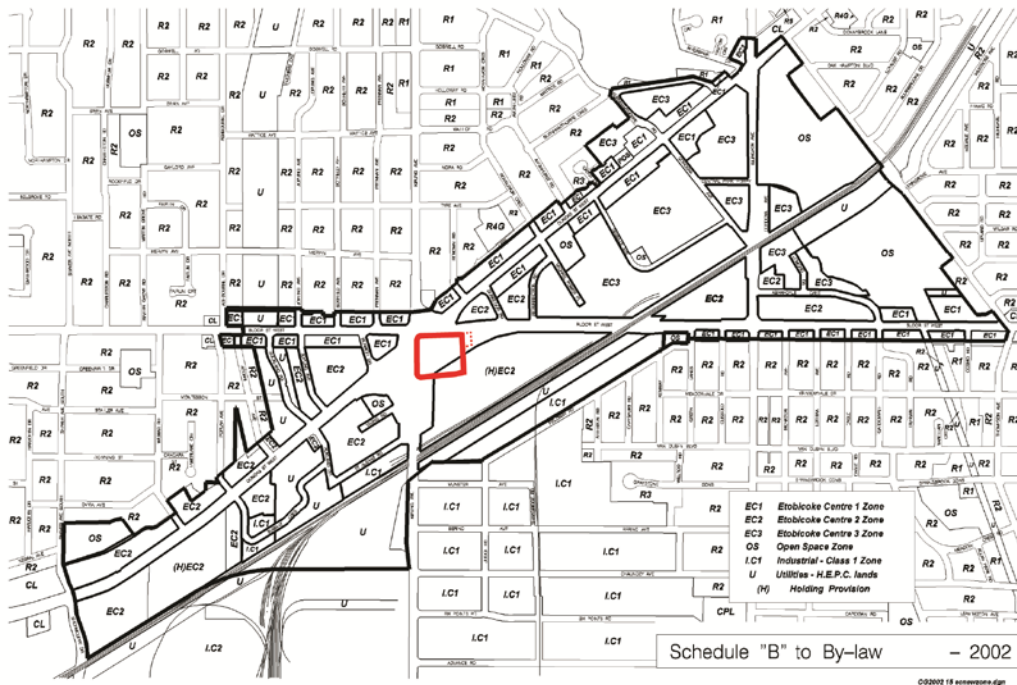
Attachment 6: Etobicoke Centre Secondary Plan Focus Area Map



Etobicoke Centre Secondary Plan  
MAP 12-1 Etobicoke Centre Areas

- Secondary Plan Boundary
- Location Of Application

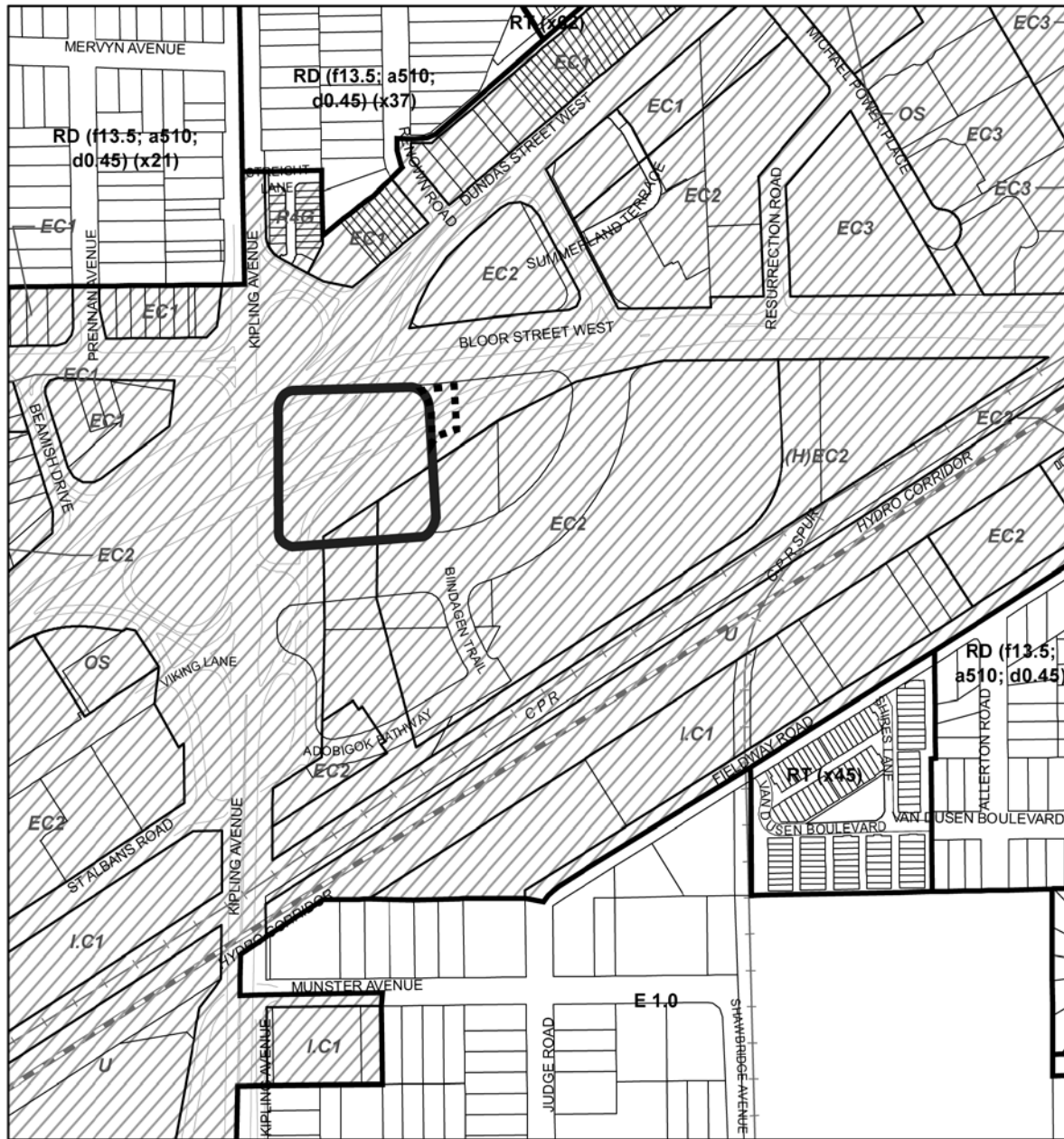
Attachment 7: Existing Zoning By-law 1088-2002 Map



**Etobicoke Centre Zoning**  
By-Law: 1088-2002 Schedule B

Location Of Application

Attachment 8: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

3755 Bloor Street West

File # 20 233181 WET 03 0Z

Blocks to be brought into Zoning By-law No. 569-2013

RD Residential Detached      RT Residential Townhouse  
RS Residential Semi-Detached      E Employment Industrial

See Former City of Etobicoke By-law No. 11,737

R4G Fourth Density Group Residential Zone  
OS Public Open Space Zone  
I.C.1 Class 1 Industrial Zone  
EC1 Etobicoke Centre 1  
EC2 Etobicoke Centre 2  
EC3 Etobicoke Centre 3  
U Utilities Zone



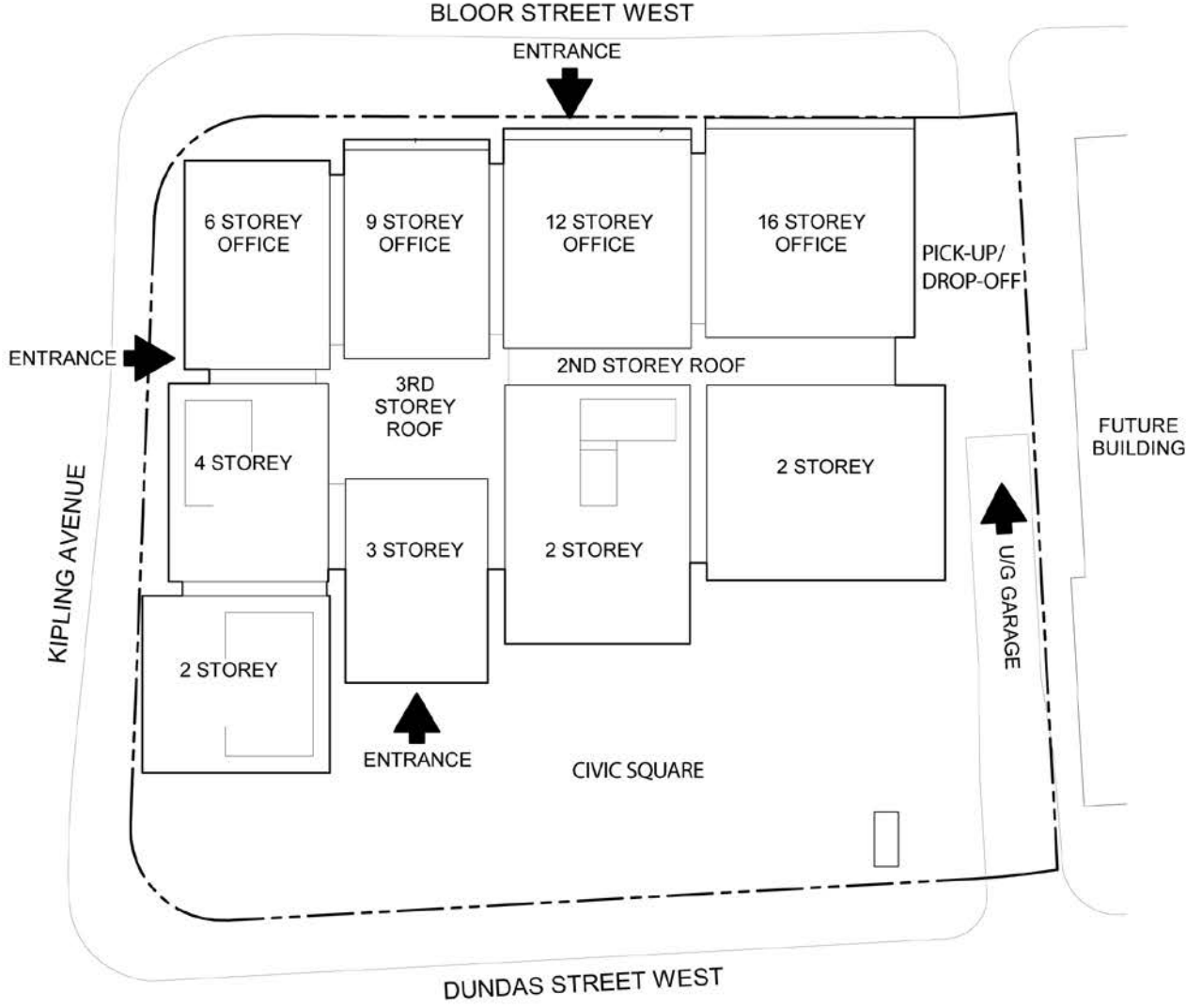
Not to Scale  
Extracted: 09/24/2021

Attachment 9: Draft Zoning By-law Amendments to Former City of Etobicoke Zoning Code and Zoning By-law 1088-2002 (provided separately)

Attachment 10: Draft Zoning By-law Amendment to Former City of Etobicoke Zoning Code and Zoning By-law 1088-2002 for Block 3 (provided separately)

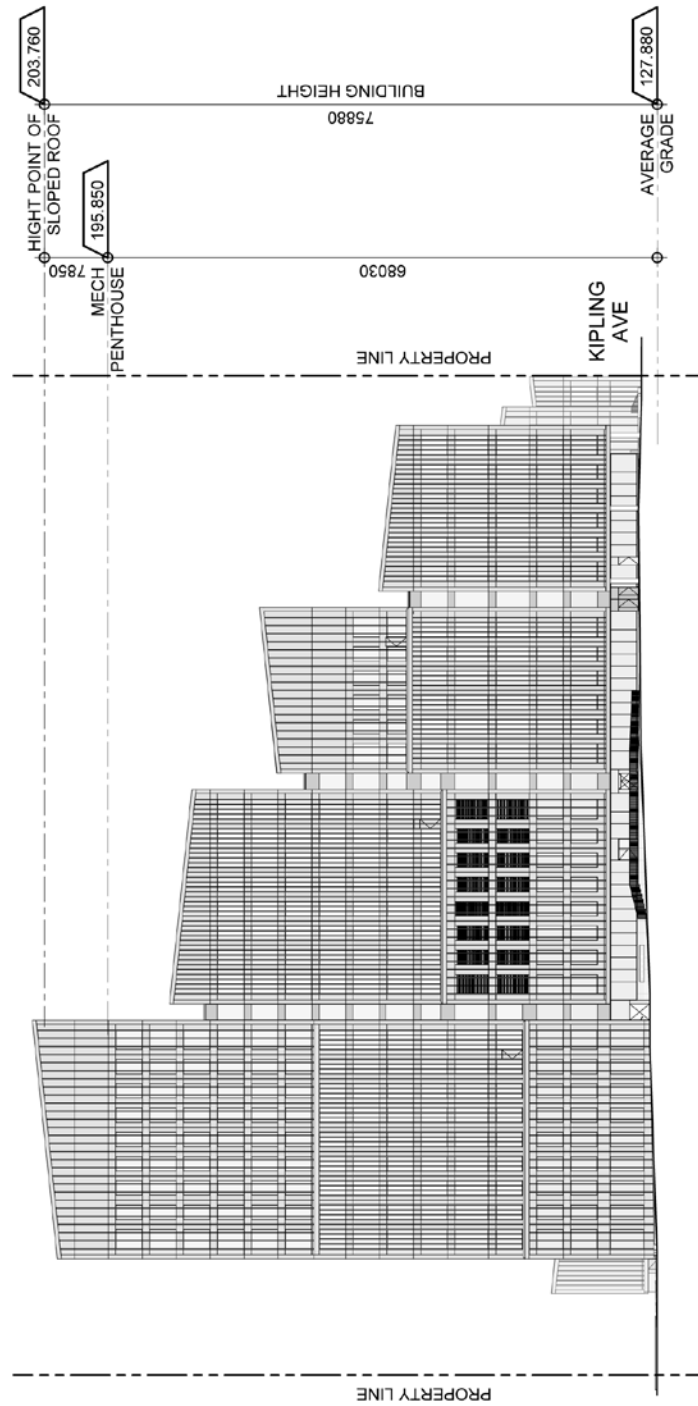
Attachment 11: Draft Zoning By-law Amendment to City-Wide Zoning By-law 569-2013  
(provided separately)



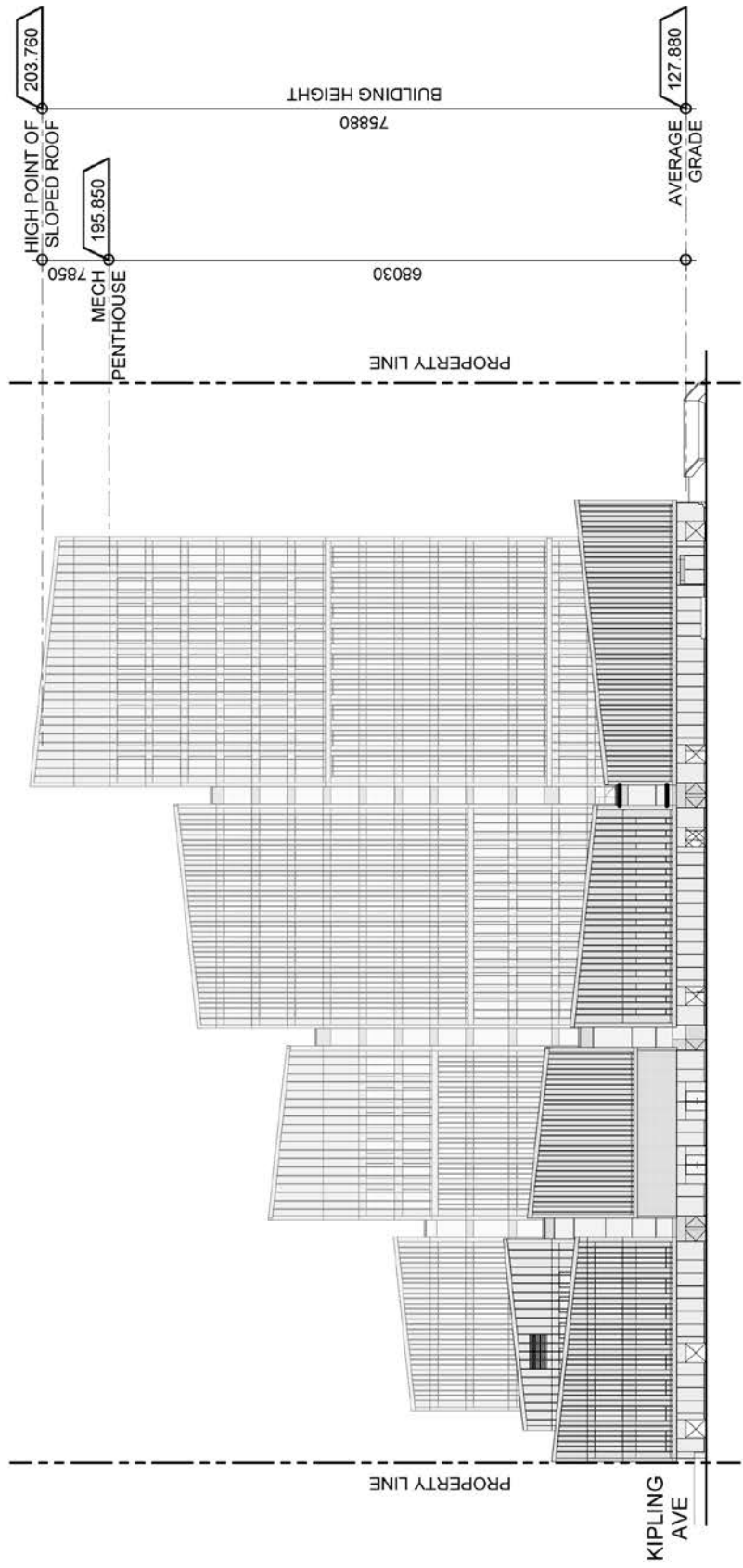


Site Plan

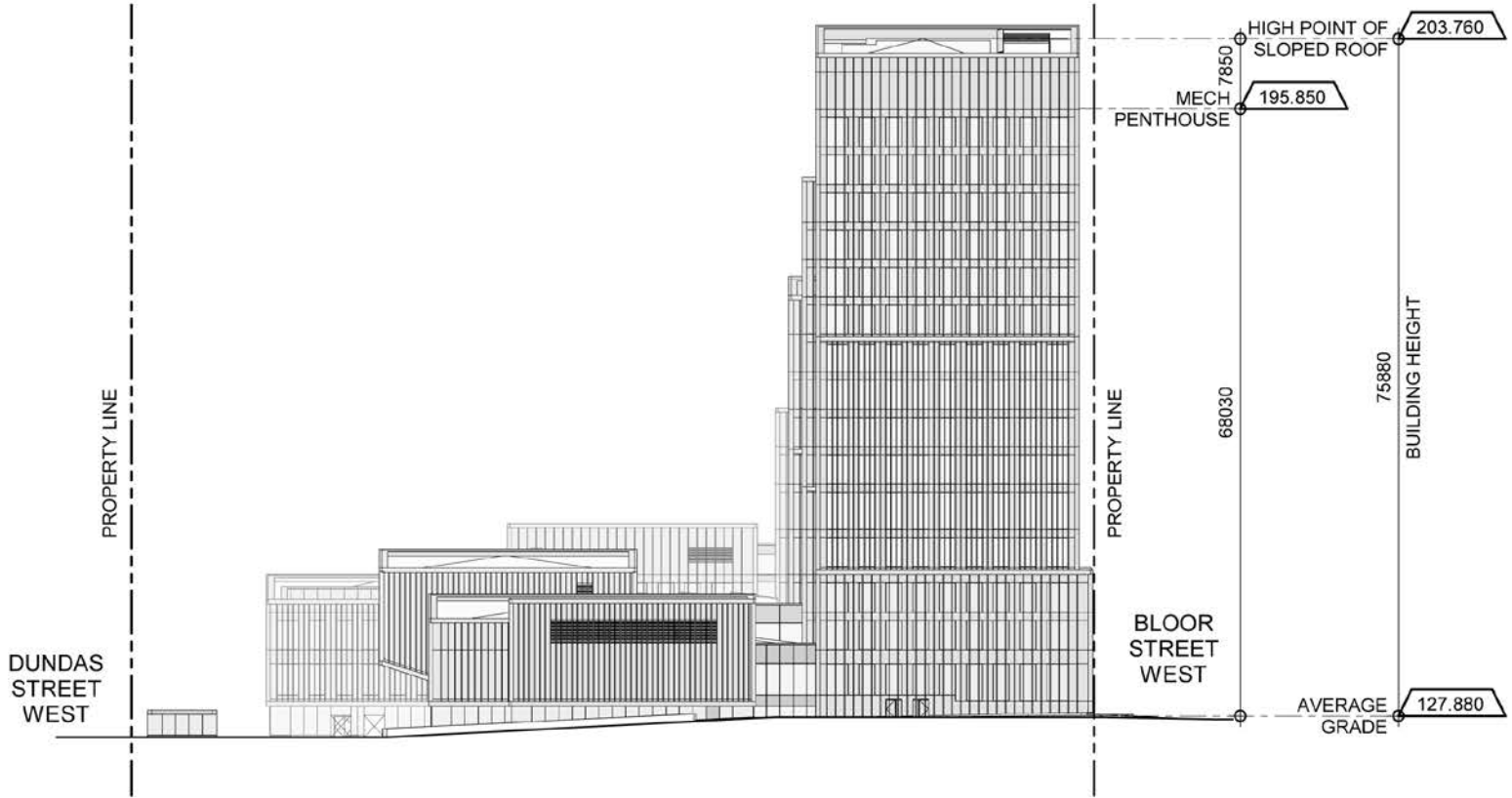
Attachment 13: Elevations



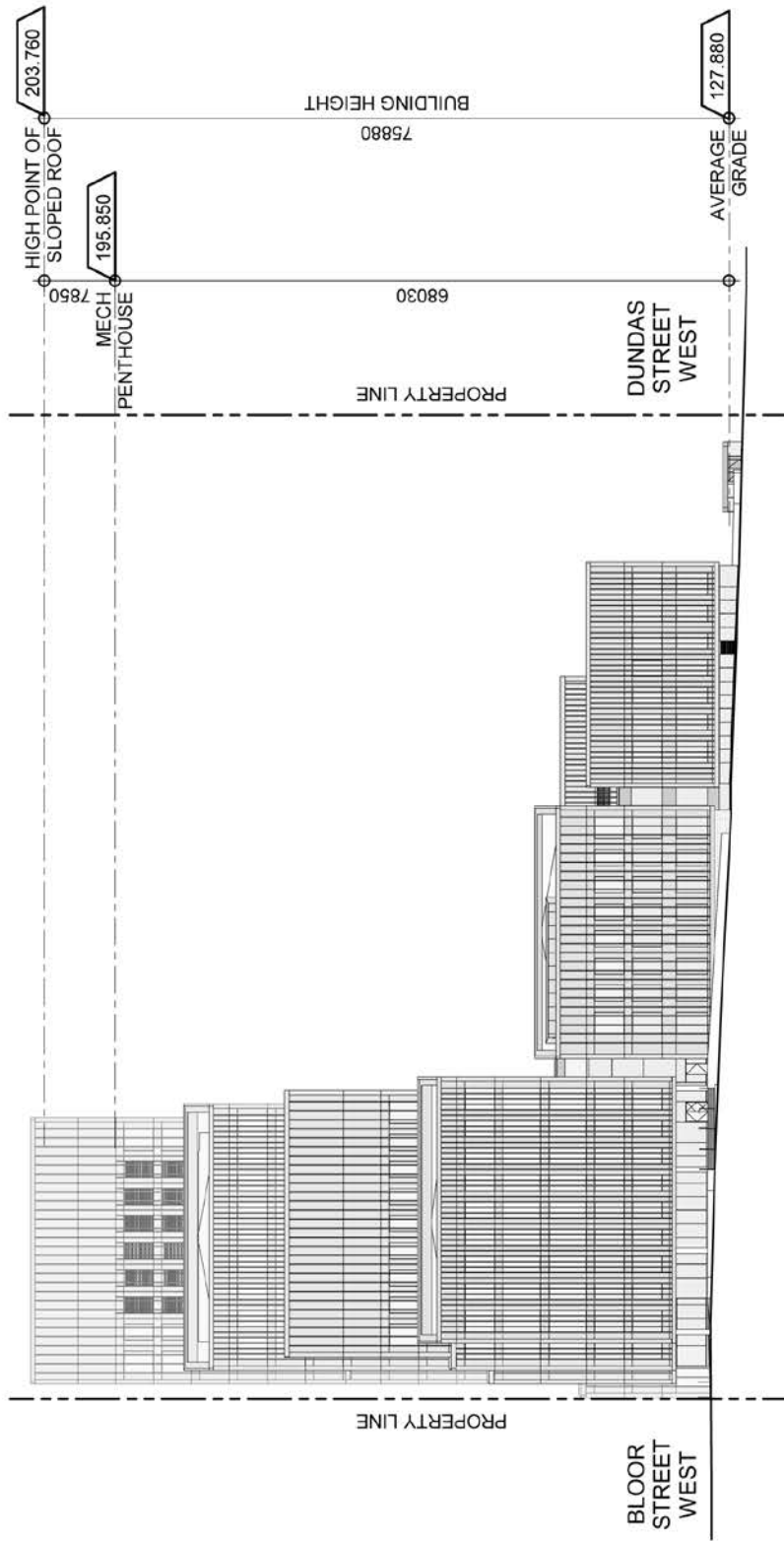
North Elevation



South Elevation



East Elevation



West Elevation

Attachment 14: Perspective Drawings



PERSPECTIVE VIEW LOOKING NORTH-EAST

Perspective View Looking North-East





CIVIC SQUARE VIEW FROM DUNDAS STREET LOOKING NORTH-WEST

**Civic Square View From Dundas Street Looking North-West**