

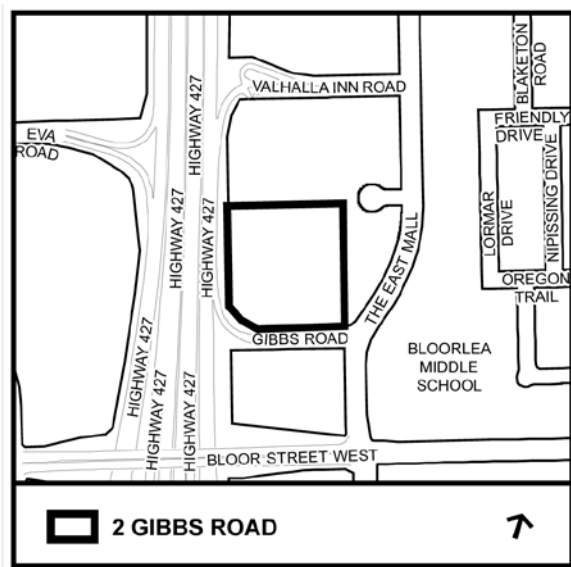
**2 Gibbs Road
Zoning By-law Amendment Application – Preliminary Report**

Date:	April 18, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	16 114845 WET 05 OZ

SUMMARY

This application proposes to amend the City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit a phased mixed use development at 2 Gibbs Road. Phase 1 would consist of two 10-storey residential rental buildings with retail uses at grade on the eastern portion of the site. Subsequent phases would include three residential condominium towers (46, 37 and 31 storeys in height) above a 5-storey podium containing retail and office space and 14 townhouse units on the western portion of the site. The proposed development would contain a total of 1,500 residential units (including 420 rental units) and have a total gross floor area of 99,400 m², of which 6,400 m² would be comprised of non-residential uses. The development would have a Floor Space Index of 3.74 times the lot area.

Vehicular access is proposed via a new private road accessed from Gibbs Road and a new one way private road for servicing and loading along the eastern boundary of the site. A total of 1,713 parking spaces are proposed within a below and above grade garage. Also, a central privately owned publically accessible (POPS) open space is proposed.



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

The site is located on the boundary between Wards 3 and 5. A community consultation meeting scheduled by staff in consultation with the Ward Councillors is intended to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider this application is targeted for the first quarter of 2017. This target assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2 Gibbs Road together with the Wards 3 and 5 Councillors.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On September 22, 2011, the Committee of Adjustment granted conditional approval (File #B35/11EYK) to create an easement/right-of-way for the purpose of storm sewer services and facilities over Part 8 of the subject site in favour of Toronto Hydro and the property to the north, known as 1 Valhalla Inn Road. The Certificate of Consent was issued on July 20, 2012. As a result, the sanitary sewer from 1 Valhalla Inn Road travels through the subject site along the easterly boundary and the storm sewer for 1 Valhalla Inn Road is located on the subject site along the northerly boundary.

Pre-Application Consultation

A pre-application consultation meeting was held on September 22, 2015 with the applicant to discuss complete application submission requirements

Issues identified by Planning staff included: Official Plan conformity; site organization; built form; density; building heights; building heights in relation to Lester B. Pearson International Airport flight paths; building setbacks; building separation distances; maintenance of a 45 degree angular plane from the rear property lines of abutting residential properties and from lands designated *Neighbourhoods*; skyline views; servicing connections; shadow impacts from the towers on nearby residential properties and the Bloorlea Public School grounds; pedestrian

and vehicular circulation; vehicle parking structures; site grading; required Ministry of Transportation setbacks and landscape buffers; possible future closure of the Highway 427 access ramps located west of the site; incorporating offices space; retail space type and design; the central garden as a privately owned publicly accessible space (POPS); provision of public art; affordable housing units; larger residential units; and an increase in the number of three bedroom units.

ISSUE BACKGROUND

Proposal

The applicant is proposing a new phased mixed use development with a total of 1,500 residential units within two 10-storey buildings containing retail space and residential rental units on the eastern portion of the site and three residential condominium towers above a 5-storey podium containing retail and office space, and 14 townhouse units on the western portion of the site (see Attachment 1: Site Plan). The development would contain 48 bachelor units, 1,000 one bedroom units, 362 two bedroom units and 90 three bedroom units. The total gross floor area of the proposal would be 99,400 m², of which 6,400 m² would be comprised of non-residential uses. The proposed overall density would be 3.74 times the area of the lot.

Vehicular access would be provided from Gibbs Road via a new central private road which would loop around the proposed central garden (POPS) and would traverse north-south through the site to connect to the private road that currently terminates at the south end of the adjacent 1 Valhalla Inn Road development to the north. The minimum width of the proposed central road would be 6.4 m and would have minimum sidewalk widths of 3 m. In addition, a new secondary 6 m one-way road is proposed along the eastern edge of the site for loading and servicing purposes for the proposed easterly buildings.

A total of 1,713 parking spaces (1,408 residential and 305 residential visitor/non residential spaces) would be provided. A total of 1,154 bicycle parking spaces (1,125 resident bicycle spaces and 29 non-residential bicycle spaces) are proposed. There would be a total of 7 loading spaces on site.

The development would have 3,750 m² of outdoor amenity space and 2,250 m² of indoor amenity space. The development would include a landscaped rooftop garden on top of the 5-storey podium, a central garden, a pedestrian-orientated central street, a tree-lined pedestrian path along the eastern side of the site, an integrated pedestrian path that extends around the landscaped western frontage connecting to an off-leash dog area, a 2.1 m landscaped pedestrian walkway wrapping around the entire site connecting to the 1 Valhalla Inn Road residential development and new trees and soft landscaping at the southern edge of Gibbs Road. The proposed central garden would be approximately 1,450 m² and serve as a privately owned publically accessible (POPS) green open space area.

Phase 1 of the development would include the two 10-storey (30 m in height) mixed use buildings containing 420 residential rental units on the eastern portion of the site. The buildings would be stepped down to 8, 7 and 6 storeys. There would be a large scale retail space (possible grocery store) within the first two storeys of the southern building and a smaller retail space

within the ground floor of the northern building. The northern building would contain parking spaces (resident, visitor and retail) in three underground levels as well as a portion of ground level parking. Outdoor amenity space is proposed on landscaped terraces on the eastern side of both buildings and shared amenity space is proposed in the southern building accessed by a pedestrian bridge on the third storey.

Subsequent phases of the development would include three residential condominium towers above a 5-storey podium on the western portion of the site. The three residential condominium towers would be 31 storeys (97 m), 37 storeys (115 m) and 46 storeys (141 m) in height and contain a total of 1,080 residential units. The residential towers would have separation distances of 30 m and 40 m between the towers. The 5-storey podium base would contain office and retail space, 14 townhouse units, one level of underground parking and five levels of above grade parking.

Site and Surrounding Area

The site is located on the north side of Gibbs Road, north of the Bloor Street West and The East Mall intersection. The site previously contained a one-storey commercial/light industrial building and a surface parking lot, most recently used as a language school. The building was demolished and the site is largely vacant – except for a temporary sales centre for the 1 Valhalla Inn Road development.

The site is generally flat, square in shape and has a total area of approximately 2.6 ha. The south frontage, measuring 115 m, is the only frontage which borders a public street. The lot depth is approximately 171 m. The surrounding land uses are as follows:

North: The 1 Valhalla Inn Road residential development comprised of one 22-storey condominium tower, one 35-storey condominium tower, one 30-storey condominium tower under construction, stacked townhouses and a new central private street designed to connect to the new central private street proposed in the subject application.

East: An 8-storey residential apartment building with a surface parking lot and an outdoor pool at 340 The East Mall as well as 3-storey townhouses and 2-storey semi-detached dwellings on Formula Court. Beyond the East Mall are the grounds of the Bloorlea Middle School, containing a large open green space and a baseball diamond.

South: Gibbs Road, a collector road which transitions into the on ramp for the 427 Highway and a 6-storey office building (the Valhalla Executive Centre) located on the south side of Gibbs Road.

West: A 14 m landscape buffer as required by the Ministry of Transportation between the Highway 427 access ramps leading from Gibbs Road and Valhalla Inn Road and the Highway 427 beyond.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of

enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated *Mixed Use Areas* on Map 15- Land Use Plan (see Attachment 4).

According to Section 4.5 of the Official Plan, *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. *Mixed Use Areas* policies establish a number of site related development criteria that must be met. The development criteria seek to: create high quality developments; minimize impacts to adjacent neighbourhoods; enhance adjacent public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments; and reduce automobile dependency.

The development criteria within the *Mixed Use Areas* Policies are supplemented by additional development criteria outlined in the Built Form Policies in Section 3.1.2 of the Official Plan. The Built Form Policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The Official Plan also contains several policies related to Healthy Neighbourhoods (Section 2.3.1), Built Form - Tall Buildings (Section 3.1.3), Housing (Section 3.2.1), Public Art (Section 3.1.4), and Community Services and Facilities (Section 3.2.2) that will be considered in the review of this application. The Official Plan is available at http://www.toronto.ca/planning/official_plan/introduction/htm.

Zoning

The site is subject to the former City of Etobicoke Zoning Code. The property is zoned Planned Commercial Preferred (CPP) (see Attachment 5a Zoning– Former City of Etobicoke Zoning Code). Permitted uses are specific commercial businesses including neighbourhood stores, professional offices and restaurants, as well as specific institutional and public uses. Residential uses are not permitted.

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board. In accordance with the established protocol, this Zoning By-law also applies to the subject site as this application was submitted and deemed complete after the passing of Zoning By-law No. 569-2013. Under this Zoning By-law, the site is zoned Commercial Residential (CR.04)(c0.4; r0.0) SS3 (x900)(x903), permitting a variety of uses such as a retail store, office and institutions (see Attachment 5b Zoning – City of Toronto Zoning By-law No. 569-2013). The site has a Residential value of 0.0 (no residential density). As such, mixed use buildings are not permitted.

Site Plan Control

A Site Plan Control Application is required for the proposed development but has not been submitted by the applicant.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The Guidelines are available at

<http://www.toronto.ca/planning/tallbuildingdesign.htm>

These Guidelines will be used to evaluate the proposal.

Mid-Rise Design Guidelines

Toronto City Council on July 6, 7, and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan with modifications. The main objective of this City-wide study is to encourage future intensification along Toronto's *Avenues* that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-Rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and stability. The Performance Standards provide guidance regarding the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan.

Although the subject site is not located on an *Avenue*, the Mid-Rise Design Guidelines will be used to inform the review of the proposed easterly buildings, particularly with respect to building heights, setbacks, 45 degree angular plane, the width of the adjacent public and internal streets and the shadow and massing impacts on the public and private streets and open spaces.

The Guidelines can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>

Tree Preservation

A Tree Protection and Removal Plan was submitted with the application. City of Toronto By-laws provide for the protection of trees situated on both private and City property. The submitted Plan indicates that three City-owned trees and four private protected trees on the site would require removal to accommodate the proposal. Four private trees on the adjacent private property would be preserved. An "Application for Permit to Destroy Privately Owned Trees" has been submitted and is under review.

Reasons for the Application

Amendments to the City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code are required to permit the proposed mixed use development as it relates to the residential dwelling units and building type. A site specific By-law is required to provide applicable performance standards such as height, density, setbacks and parking to facilitate the proposed development. Other areas of non-compliance may be identified through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Functional Servicing and Stormwater Management Report;
- Transportation Impact Study (including Parking Study, Loading Study and Traffic Operations Assessment);
- Geotechnical Study;
- Hydrogeological Assessment;
- Phase One Environmental Site Assessment (Contaminated Site Assessment);
- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Noise Impact Study;
- Vibration Study;
- Community Services and Facilities Study;
- Arborist Report;
- Archaeological Assessment;
- Urban Design Guidelines; and
- Draft Zoning By-law.

The Toronto Green Standard Checklist was also submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

A Notification of Complete Application was issued on March 8, 2016.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Issues identified on a preliminary basis include, but are not necessarily limited to:

- Conformity with the Provincial Policy Statement and the Growth Plan;
- Conformity with the Official Plan policies, including development criteria for *Mixed Use Areas*, and the Built Form policies and Tall Building policies in Chapter 3 with respect to building height, massing, fit within the surrounding area or planned context and articulation of the proposed buildings;
- Determining the appropriateness of additional density, building heights and massing, and impacts on the surrounding area;
- Westerly buildings compliance with the Tall Building Design Guidelines;
- Easterly buildings compliance with the Mid-Rise Design Guidelines and Performance Standards;
- Site design, organization and layout with respect to building massing, architectural variety, heights, open space, road widths, indoor and outdoor amenity areas, pedestrian connections, setbacks from streets and property lines, the above grade parking levels within the podium, site grading, parking spaces and loading spaces;
- Compliance with Ministry of Transportation (MTO) requirements including required building setbacks as the site is located within the MTO Permit Control Area;
- Compliance with the Greater Toronto Airport Authority (GTAA) requirements as the site is located within an active flight path of Lester B. Pearson International Airport;
- Servicing connections, adequacy of existing municipal infrastructure and identification of required improvements to support the proposed residential density;
- Transportation impacts arising from the proposed residential density and the potential requirement for a new signalized intersection at The East Mall and Gibbs Road;
- Connectivity between the subject site and the residential development located at 1 Valhalla Inn Road;
- Noise and vibration impacts arising from Highway 427 on the proposed residential development;
- Ensuring the site meets the applicable environmental site condition standards. A Record of Site Condition (RSC) may be required;

- Shadow impacts on the site, surrounding properties, nearby residential dwellings, *Neighbourhoods*, the Bloorlea Public School grounds, and the proposed central POPS;
- Wind comfort levels, particularly pertaining to the proposed dog off-leash area, the POPS, lobby drop off areas, and the tower roof top amenity area;
- Public art for the development and the applicant's participation in the Percent for Public Art Program and its Guidelines;
- Provisions for larger residential dwelling units suitable for a broader range of households, including families with children, to support a full range of housing and affordability;
- Adequacy of existing community services and facilities that may be required to serve the development;
- Tree removal and preservation measures;
- Parkland dedication requirements; and
- Should the application be recommended for approval, identification of appropriate community benefits under Section 37 of the *Planning Act*, as a result of the proposed increase in height and density of the proposal.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Nicole Ivanov, Planner
 Tel. No. (416) 394-8227
 Fax No. (416) 394-6063
 E-mail: nivanov@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
 Director of Community Planning
 Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Site Perspective

Attachment 3a: South and East Elevations

Attachment 3b: North and West Elevations

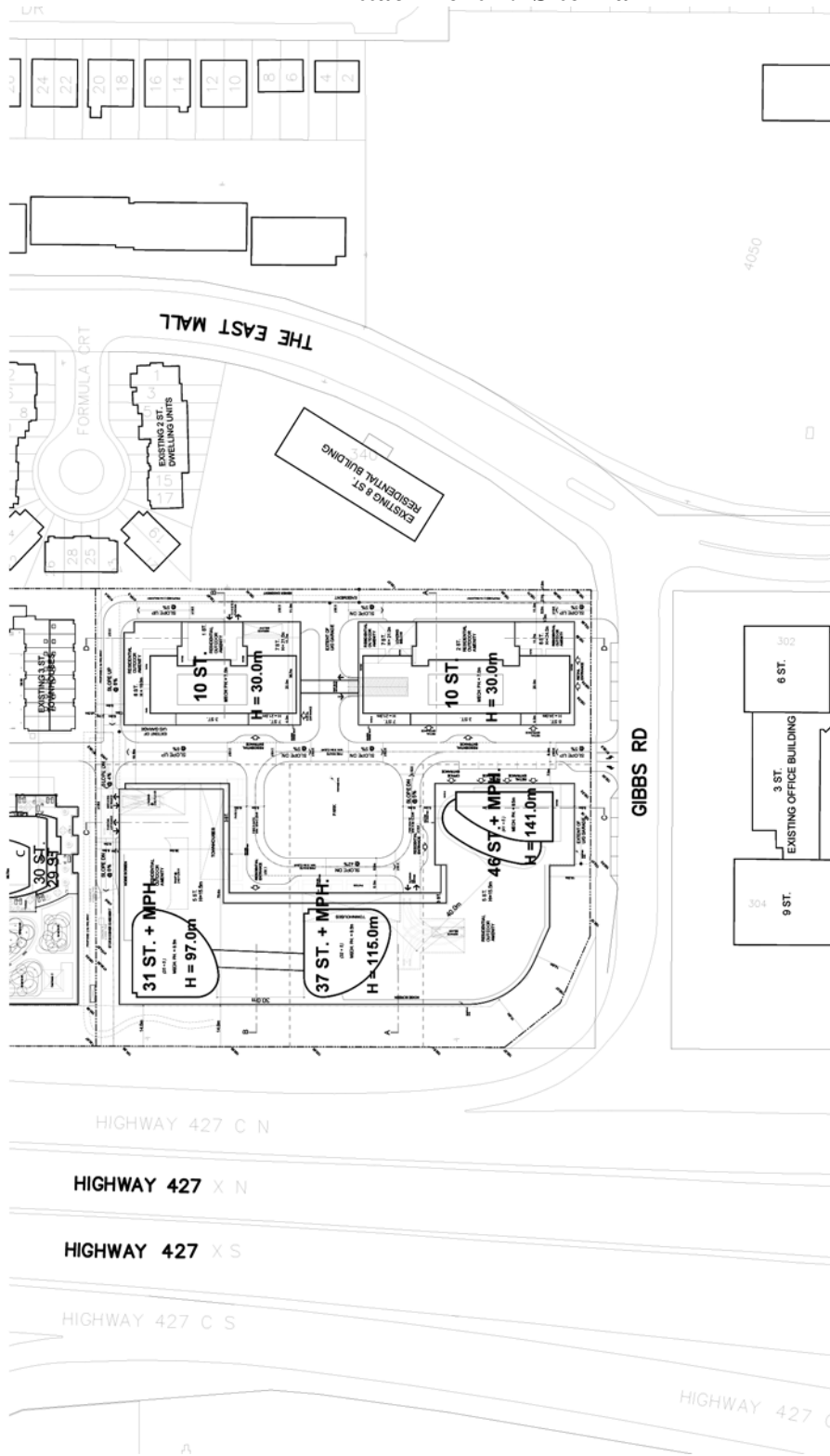
Attachment 4: Official Plan

Attachment 5a: Zoning (Former City of Etobicoke Zoning Code)

Attachment 5b: Zoning (City of Toronto Zoning By-law No. 569-2013)

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



2 Gibbs Road

Site Plan
 Applicant's Submitted Drawing

North to Scale
 03/23/16

File # 16 114845 WET 05 02

Attachment 2: Site Perspective



PERSPECTIVE VIEW - FROM HIGHWAY 427

2 Gibbs Road

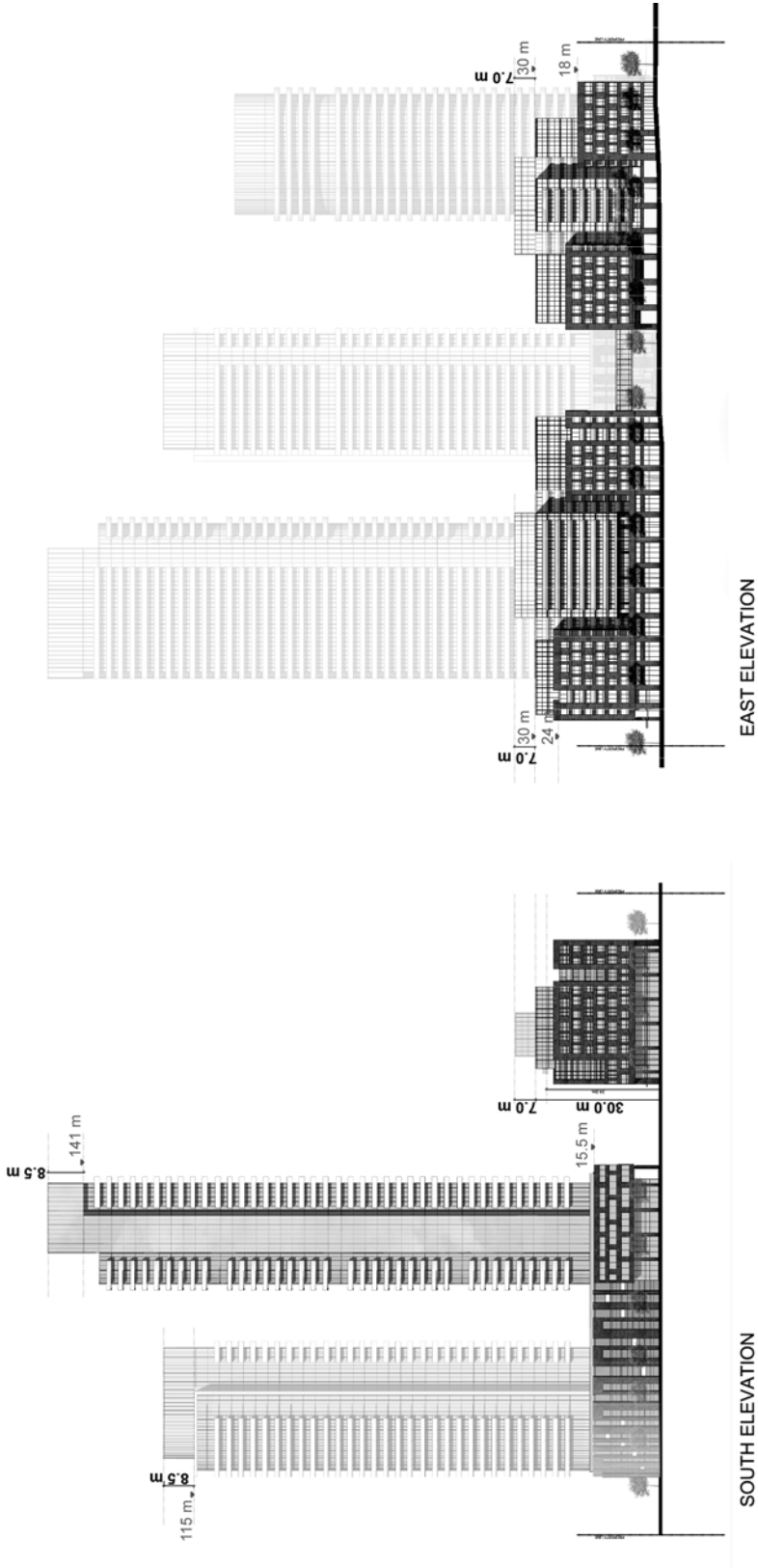
Elevations

Applicant's Submitted Drawing

Not to Scale
03/23/16

File # 16 114845 WET 05 02

Attachment 3a: South and East Elevations



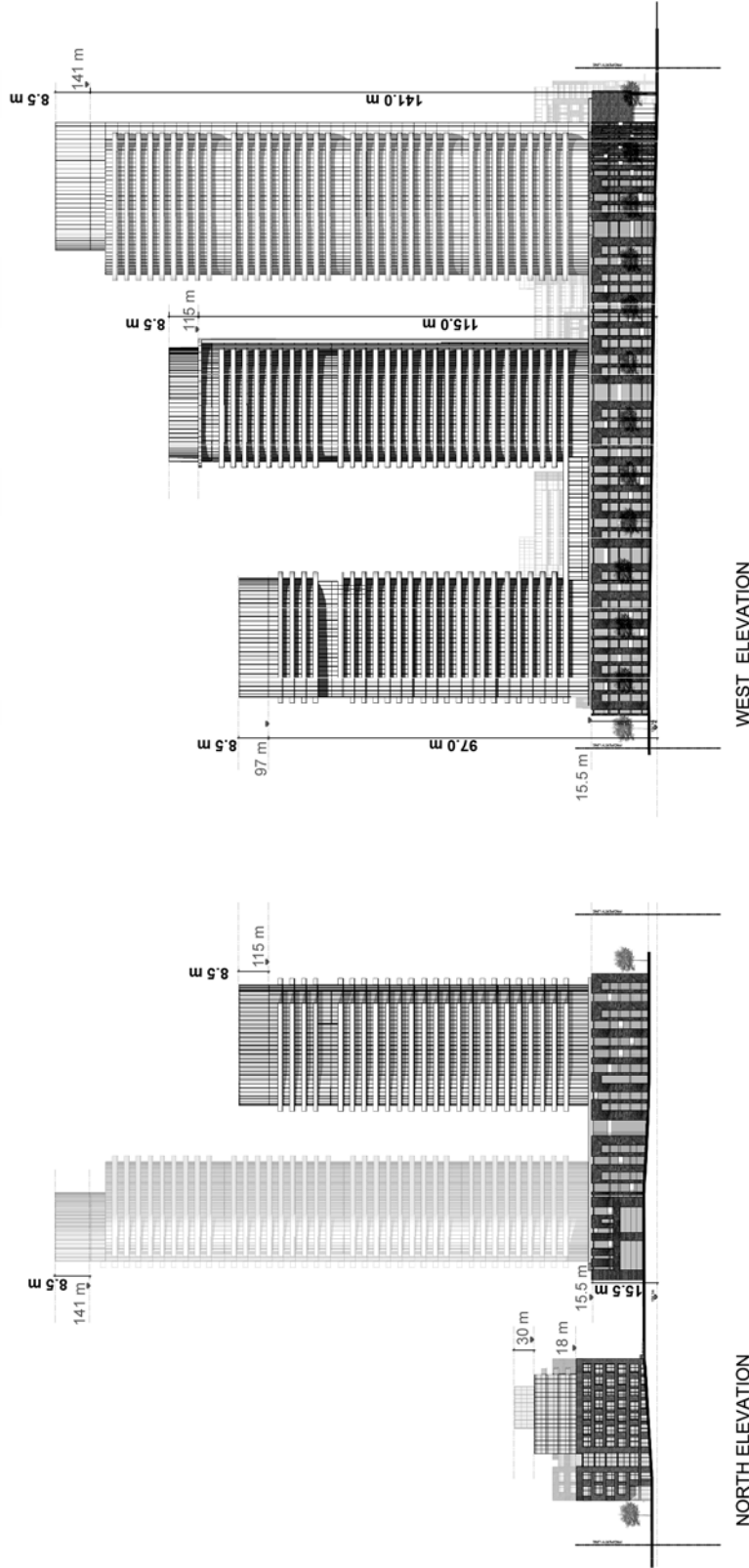
2 Gibbs Road

File # 16 114845 WET 05 02

Elevations
 Applicant's Submitted Drawing

Not to Scale
 03/23/16

Attachment 3b: North and West Elevations



2 Gibbs Road

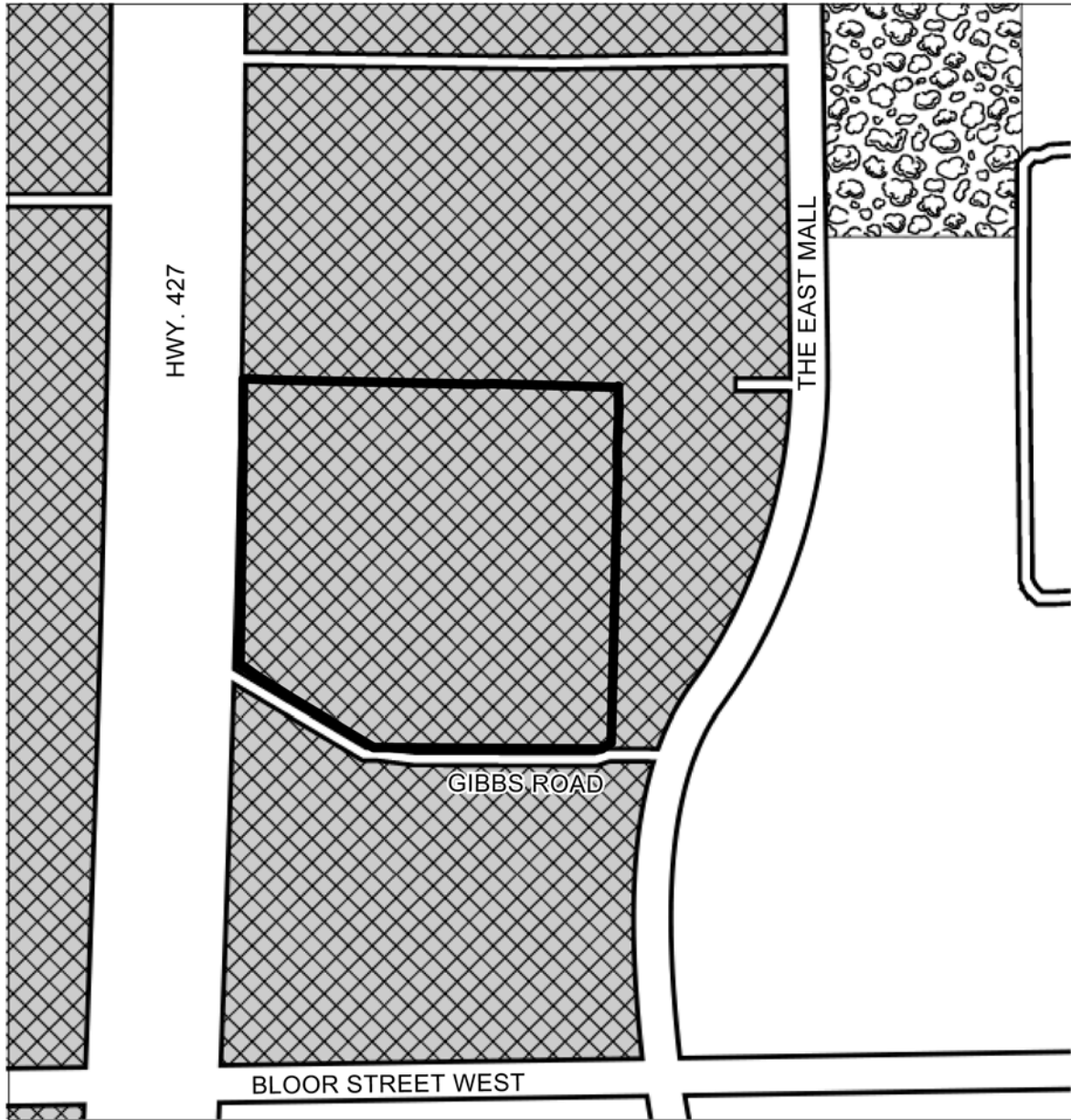
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Elevations

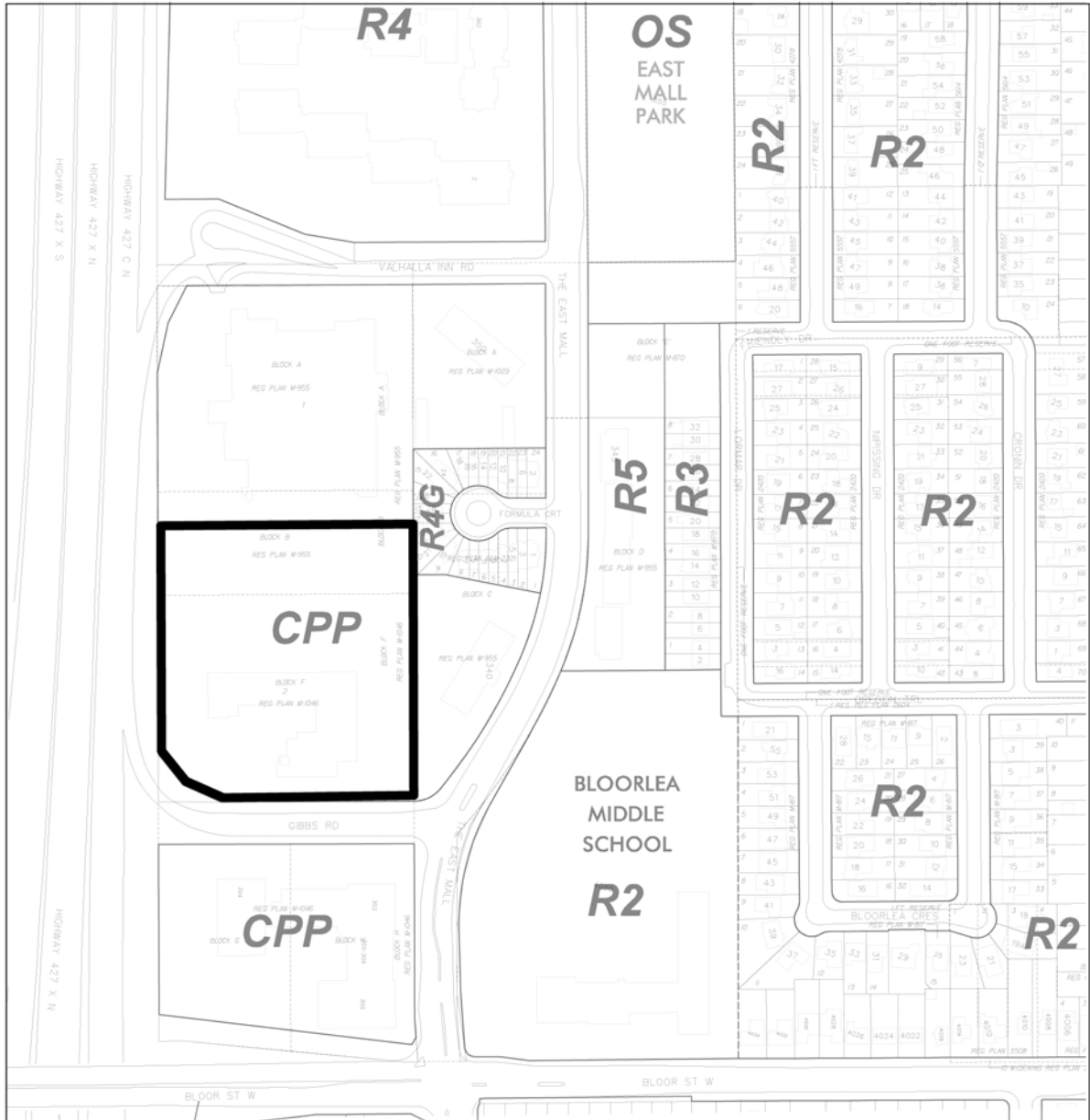
Applicant's Submitted Drawing

Not to Scale
03/23/16

Attachment 4: Official Plan



Attachment 5a: Zoning (Former City of Etobicoke Zoning Code)



2 Gibbs Road

File # 16 114845 WET 05 0Z

- Site Location
- R2** Second Density Residential
- R3** Third Density Residential
- R4G** Fourth Density Residential
- R5** Fifth Density Residential
- CPP** Planned Commercial Preferred



Attachment 5b: Zoning (City of Toronto Zoning By-law No. 569-2013)



Zoning By-Law No. 569-2013

2 Gibbs Road

File # 16 114845 WET 05 0Z

Location of Application

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

- RD Residential Detached
- RT Residential Townhouse
- RM Residential Multiple
- RA Residential Apartment
- CR Commercial Residential
- OR Open Space Recreation
- UT Utility and Transportation

- R2 Second Density Residential
- R4 Fourth Density Residential
- CPP Planned Commercial Preferred



Not to Scale
Extracted: 04/01/2016

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	16 114845 WET 05 OZ
Details	Rezoning, Standard	Application Date:	February 9, 2016

Municipal Address: 2 GIBBS ROAD

Location Description: PLAN M1046 BLK F PLAN M955 PT BLK B RP R3999 PARTS 8-11 **GRID W0501

Project Description: To amend the City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit a phased mixed use development consisting of two 10-storey buildings with residential rental units and retail space; and 3 residential apartment condominium towers (46, 37 and 31 storeys in height) above a 5-storey podium with retail and office space, and 14 townhouse units. The development would contain a total of 1,500 residential units and a gross floor area of 99,400 m², which 6,400 m² would be comprised of non-residential uses. A new private road, a central privately owned publically accessible (POPS) open space area and below and above grade parking are proposed.

Applicant:	Agent:	Architect:	Owner:
EDILCAN DEVELOPMENT			2235037 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CPP and CR 0.4(c0.4;r0.0)SS3(x900)	Historical Status:	
Height Limit (m):	CPP – None CR - 11 m (non residential)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	26, 567	Height:	Storeys:	31, 37 and 46
Frontage (m):	115		Metres:	97 m, 115 m, and 141 m
Depth (m):	171.27			
Total Ground Floor Area (sq. m):	12,740			Total
Total Residential GFA (sq. m):	93,000		Parking Spaces:	1,713
Total Non-Residential GFA (sq. m):	6,400		Loading Docks	7
Total GFA (sq. m):	99,400			
Lot Coverage Ratio (%):	48			
Floor Space Index:	3.74			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo and Rental		
Rooms:	Residential GFA (sq. m):	93000	0
Bachelor:	48	Retail GFA (sq. m): 3200	0
1 Bedroom:	1,000	Office GFA (sq. m): 3200	0
2 Bedroom:	362	Industrial GFA (sq. m): 0	0
3 + Bedroom:	90	Institutional/Other GFA (sq. m): 0	0
Total Units:	1,500		

CONTACT: PLANNER NAME: Nicole Ivanov, Planner, Community Planning, (416) 394-8227