

160, 170, 180, 190 and 200 Chalkfarm Drive – Zoning By-law Amendment Application - Preliminary Report

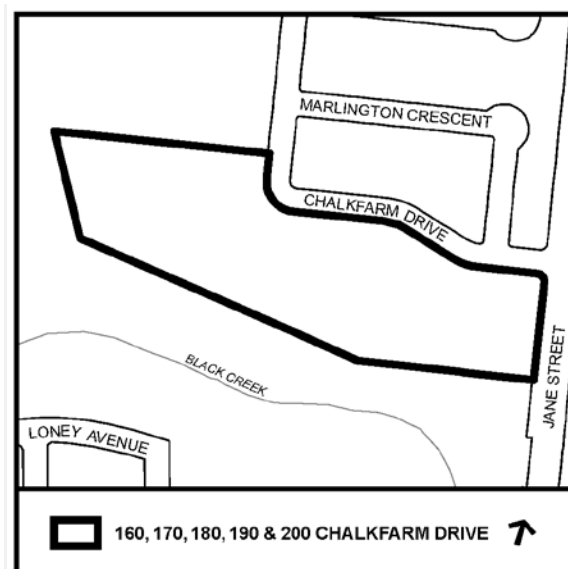
Date:	March 16, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	16 269918 WET 07 OZ

SUMMARY

This application proposes to amend former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 to permit a two tower rental apartment building at 160 - 200 Chalkfarm Drive. The subject property currently contains 4 existing rental apartment buildings which would be retained. The proposed building would have an 8-storey podium with a 12-storey and 36-storey tower above; and would contain 590 residential units and 330 m² of at-grade retail/commercial space. The proposal would result in a Floor Space Index of 2.84 times the area of the lot for the entire 5 building development. Vehicular access would be provided from Chalkfarm Drive and the development would provide 501 vehicular and 449 bicycle parking spaces.

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.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2017. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the second quarter of 2018. This target assumes the findings of the visioning study noted below have been concluded as outlined in



Recommendations 4 and 5 below, and the applicant provides all required information in a timely matter.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 160, 170, 180, 190 and 200 Chalkfarm Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.
4. Staff be directed to report to Etobicoke York Community Council on the findings of the Visioning Study for Wilson Avenue between Highway 400 and Jane Street no later than the second quarter of 2018.
5. Staff be directed to review this application concurrently and in the context of the Visioning Study for Wilson Avenue between Highway 400 and Jane Street.

Financial Impact

The recommendations in this report have no financial impact.

Decision History

Visioning Study for Wilson Avenue between Highway 400 and Jane Street

On December 13-15, 2016 City Council directed Planning staff to undertake a study in the area to the north and south of Wilson Avenue between Highway 400 and Jane Street. The objective of the study is to undertake an examination of the lands designated *Mixed Use Areas*, *Employment Areas* and *Apartment Neighbourhoods* in this area to develop a vision, goals and principles to guide future growth and development in the area.

The subject lands are located in this area. As such, it is an appropriate opportunity to commence the visioning study and review the subject application concurrently and in the context of the study.

Planning staff have been directed to request applicants submitting new Zoning By-law Amendment applications in the area, to contribute to the cost of undertaking any required studies to appropriately accommodate increased growth and development. Staff will approach the applicant with this request.

City Council's direction pertaining to the study can be found at this web link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY18.54>.

Pre-Application Consultation

A number of pre-application consultation meetings and discussions were held in 2016 with the applicant, to discuss the proposal and complete application submission requirements. At the meetings, City staff expressed concerns with the proposed built form regarding the overall building height, podium height, scale, density and massing. In addition, staff expressed concerns with shadow and traffic impacts, as well as impacts on tenants in the existing rental buildings. The applicant did not revise the proposal despite staff's concerns and has submitted a proposal similar to that discussed at the pre-application meetings.

ISSUE BACKGROUND

Proposal

The application proposes to amend former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 to permit a mixed use development in a 36-storey apartment building having a height of 105 metres (see Attachments 1 and 2: Site Plan and Development Area). The proposal encompasses 590 residential units and 40,714 m² of residential gross floor area. The proposed residential units would be located between the second and thirty sixth floors and would be rental in tenure. A summary of the proposed residential units is as follows:

Bachelor	1 bedroom	1 bedroom +den	2 bedroom	3 bedroom	Total
89	147	151	194	9	590
15%	25%	25.5%	33%	1.5%	

The proposed building would have two towers located on an 8-storey building base (podium). A 12-storey tower would be located at the north end of the building, while a 36-storey tower would be located at the south end of the building (see Attachment 8: Massing). The podium would be setback by 6 metres from the property lines along Jane Street and Chalkfarm Drive. In addition, the proposed building would be separated by approximately 25 metres from the existing building at 200 Chalkfarm Drive. A mechanical penthouse having a height of 5.5 metres would be located above the tower resulting in an overall building height of 110.5 metres. A mechanical penthouse would also be located above the 12-storey podium.

Retail/commercial uses are proposed on the ground floor of the proposed building, totalling a gross floor area of 330 m². The total gross floor area of the proposed building would be 41,044 m². This would result in an overall gross floor area of 143,359 m², comprising the proposed building and the existing 4 rental apartment buildings on the site. The existing buildings on the site would be retained resulting in an increase in the total Floor Space Index on the entire site from 2.02 to 2.84 times the area of the lot. The application also proposes a total of 1,180 m² each, of indoor and outdoor amenity space.

The retail/commercial space on the ground floor would have entrances fronting on Chalkfarm Drive and Jane Street. The main lobby, offices, service areas and indoor amenity areas would also be located on the ground floor. Outdoor amenity areas and retail visitor bicycle parking spaces would be located between the building and Jane Street. Additional outdoor amenity areas

would be located between the proposed building and Chalkfarm Drive. A rooftop outdoor amenity area would be provided on the podium at the 8th floor. This rooftop outdoor amenity area would be connected to the indoor amenity areas in the building. For further statistical information, refer to the Application Data Sheet found on Attachment 10 of this report.

Site Access and Parking

Vehicular access to the proposed building would be provided from Chalkfarm Drive via an existing driveway which would serve both the proposed building and the existing building at 200 Chalkfarm Drive. A total of 501 vehicular parking spaces would be provided to serve the proposed building. A total of 413 vehicular parking spaces would be located in 4 levels of underground parking and 88 visitor and retail parking spaces would be provided on an existing surface parking area. A total of 449 bicycle parking spaces would be provided on the surface areas and in underground parking level 1. Two loading spaces would be provided, comprising of 1 "Type B" loading space to be located at the north end of the proposed building to service the retail/commercial use; and 1 "Type G" loading space to be located at the south end of the proposed building for residential uses.

Site and Surrounding Area

The site, currently occupied by 4 rental apartment buildings containing a total of 1,214 units, is located on the southwest corner of Jane Street and Chalkfarm Drive (see Attachments 1 and 2: Site Plan and Development Area). The development area which is currently an open landscaped area with trees is located between the existing apartment building at 200 Chalkfarm Drive and Jane Street. The entire site is approximately 50,472 m², while the development area on which the proposed building would be located is 6,625 m² in size and is rectangular in shape. The development area would have a frontage of approximately 74 metres on Chalkfarm Drive and 90 metres on Jane Street. The entire site has a frontage of approximately 90 metres on Jane Street and 300 metres on Chalkfarm Drive. The information for the entire development including the proposed building is shown in the table below:

Property address	No. of storeys	No. of units	Gross floor area
160 Chalkfarm Drive	23	466	26,384 m ²
170 Chalkfarm Drive	23	262	26,415 m ²
180 Chalkfarm Drive	23	263	26,215 m ²
200 Chalkfarm Drive	28	223	22,222 m ²
Proposed building	36	590	41,044 m ²

Two pedestrian bridges across Black Creek connect the site to the Sheridan Mall to the south. The City of Toronto operates a community centre in the building at 180 Chalkfarm Drive, where a range of services including fitness, youth, sports, afterschool and preschool programs are offered.

The subject property is located in a Natural Heritage area and in a floodplain due to its adjacency to the Black Creek catchment area.

Land uses surrounding the site are as follows:

North: Across Chalkfarm Drive is a low scale residential neighbourhood made up of primarily single-detached and semi-detached houses.

South: Chalkfarm Park and the Black Creek are located immediately south of the subject property. Further south are a 2-story Toronto Fire Station, a 1-storey commercial plaza, a 1-storey commercial building occupied by a Tim Hortons and the Sheridan Mall.

East: On the east side of Jane Street, is an apartment neighbourhood made up of primarily 3 to 4 storey apartment buildings. A 1 storey commercial plaza is located between the apartment buildings, and Heathrow Park is located further east.

West: Chalkfarm Park and Black Creek are located west of the subject property. A low scale residential neighbourhood made up of primarily single-detached houses is located further west.

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 objectives include: building strong, healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

Section 1.1.1(c) of the PPS states that healthy, liveable and safe communities are to be sustained by avoiding development and land use patterns, which may cause environmental or public health and safety concerns. Section 2.1.1 of the PPS highlights the importance of protecting natural features and areas. In addition, Sections 3.1.4 and 3.1.7 of the PPS speak to natural hazards, including policies with respect to permitting development within floodways. Section 3.1.7 states that development and site alteration may be permitted in those portions of hazardous lands and hazardous sites where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards. Section 3.1.5, on the other hand speaks to restrictions on hazardous lands and hazardous sites, particularly where the use is:

- a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and
- c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The subject lands are designated *Apartment Neighbourhoods* on Map 13 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however, compatible infill development can be accommodated. Section 4.2 of the Official Plan states that in these established *Apartment Neighbourhoods*, improving amenities and accommodating sensitive infill, where it can improve the quality of life, and promoting environmental sustainability are key considerations.

Apartment Neighbourhoods Policies

Official Plan development criteria require new development in *Apartment Neighbourhoods* to contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize their impact on adjacent streets and residences;

- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Policy 4.2.3 states that: "Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) consolidate loading, servicing and delivery facilities; and
- i) preserve or provide adequate alternative on-site recreational space for residents."

The proposed development will be evaluated for consistency with these development criteria and as well as other relevant sections of the Plan.

Healthy Neighbourhood Policies

The Healthy Neighbourhood policies of the Official Plan (Section 2.3.1) note that *Apartment Neighbourhoods* are considered to be physically stable areas and development is to respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in

these areas. In addition, Policy 2.3.2 states that developments in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Healthy Neighbourhood Policy 2.3.2 states that environmental sustainability will be promoted in *Neighbourhoods* and *Apartment Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy.

In addition, Healthy Neighbourhood Policy 2.3.1.3 permits Council to determine whether an area based study is required when intensification is proposed on lands adjacent to neighbourhoods. Specifically, Policy 2.3.1.3, states, “intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific Zoning By-law or area specific policy will be created in consultation with the local community following an Avenue Study, or area based study.” In this instance and as noted on page 2 of this report, Council has directed Planning staff to commence a visioning study for the area identified as Wilson Avenue between Highway 400 and Jane Street. As such, the application will be evaluated concurrently and in the context of the study.

Public Realm Policies

The Public Realm Policies in Section 3.1.1.3 of the Official Plan state that the enjoyment of the valleys and ravines will be protected by ensuring that adjacent development, particularly building height and massing, will preserve harmonious views and vistas from the valley. The application will be reviewed to ensure conformity with this policy.

Built Form Policies

Built Form policies in Section 3.1.2 of the Official Plan include development criteria pertaining to the location and organization of new development to fit within its existing and/or planned context, location and organization of vehicular parking, vehicular access, service areas and utilities to minimize their impacts on surrounding properties and to improve the safety and attractiveness of adjacent streets. In addition, new development should be massed and its exterior façade should be designed to fit harmoniously into its existing and/or planned context, and should limit its impact on neighbouring streets.

Tall Building Policies

The Official Plan contains policies pertaining to tall buildings in the City. Tall buildings are described as building heights that are greater than the width of the adjacent road allowance. The tall building policies address where such buildings should be located, how the buildings should be designed and other key urban design considerations when a tall building is proposed as part of a development.

The Plan generally limits tall buildings to parts of the *Downtown*, *Centres* and other areas of the City, where such buildings are permitted by a Secondary Plan, an area specific policy, a comprehensive Zoning By-law, site specific policies or a site-specific Zoning By-law. Policy 3.1.3 also states that Tall Buildings come with larger civic responsibilities than buildings of a smaller scale. To ensure that tall buildings fit within their existing and/or planned context, the following built form principles should be applied:

1. Tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
 - a) base building – provide definition and support at an appropriate scale for adjacent streets, parks and open spaces, integrate with adjacent buildings, minimize the impact of parking and servicing uses;
 - b) middle (shaft) – design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings in a manner that satisfies the provisions of Section 3.1.3; and
 - c) top – design the top of tall buildings to contribute to the skyline character and integrate roof top mechanical systems into the design.
2. Tall building proposals will address key urban design considerations, including:
 - a) meeting the built form principles of this Plan;
 - b) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
 - c) demonstrating how the proposed building and site design relate to the existing and/or planned context;
 - d) taking into account the relationship of the site to topography and other tall buildings;
 - e) providing high quality, comfortable and usable publicly accessible open space areas; and
 - f) meeting the other goals and objectives of this Plan.

Housing Policies

As noted previously, the proposed residential units in this development would be rental in tenure and would be located on lands that are 50,472 m² (5 hectares) in size. The Official Plan's Housing policies support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, to meet the current and future needs of residents. Policies 3.2.1.1 and 3.2.1.2 of the Official Plan state that new housing supply is encouraged through intensification and infill that is consistent with the Plan, in order to maintain and replenish the existing stock of housing. Particularly, a full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Additional Official Plan housing policies that apply to the proposed development include Policy 3.2.1.5 and 3.2.1.9. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

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

Policy 3.2.1.9 states that "Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability". On large sites, generally greater than 5 hectares in size:

- a) a minimum of 30 per cent of the new housing units will be in forms other than single-detached and semi-detached houses, such as row housing, triplexes and multi-unit residential buildings; and
- b) in accordance with and subject to Section 5.1.1 of the Plan where an increase in height and/or density is sought, the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. This affordable housing contribution may take the form of affordable housing constructed on-site or the conveyance of land in the development to the City for the purpose of affordable housing, or, at the discretion of the City:
 - i) with the agreement of the developer, affordable housing units constructed near the development site or elsewhere in the City;
 - ii) the conveyance of land to the City for the purpose of affordable housing near the proposed development site; or
 - iii) cash in lieu for the purpose of constructing affordable housing in or near the proposed development site.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm.

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. OPA 320 re-establishes and underscores the principle that development (infill and/or underutilized sites) in *Apartment Neighbourhoods* should respect and reinforce the existing physical character of such areas.

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

Specific sections of OPA 320 that are relevant to the application include:

Policy 2.3.1(5)(e) (Healthy Neighbourhoods) states that the local street network in *Neighbourhoods* and *Apartment Neighbourhoods* should be improved by "providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development, improve pedestrian and bicycle circulation and improve the prominence, visibility and safe access to parks, open spaces, transit, schools and pedestrian destinations."

Policy 2.3.1(10) (Healthy Neighbourhoods) states that "small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties on major streets shown on Map 3 in *Neighbourhoods*, and in *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities."

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City 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. Key design considerations in the guidelines relates to limiting the tower floor plate to 750 m² and providing the three parts of the buildings, namely, the base (podium), middle (shaft) and top. Tower placement, taking a 45° angular plane from the curb on the opposite side of adjacent streets to protect for sunlight for three to five hours a day, providing comfortable climatic conditions from mid-morning to mid-afternoon and tower separation distances are also key considerations when evaluating tall buildings. The application will be evaluated for consistency with the Tall Building Design Guidelines.

The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Natural Heritage

The subject property is located in a Natural Heritage System on Map 9 in the Official Plan. The Official Plan describes natural heritage areas as an evolving mosaic of natural habitats that supports the variety of 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. Policy 3.4.12 of the Official Plan states that when development is proposed on or near lands shown as part of the natural heritage system, the proposed development's impact on the system is to be evaluated and an impact study may be required.

Policy 3.4.10 of the Official Plan states that where the underlying land use designation provides for development in or near the natural heritage system, development will:

- a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

As noted previously, the underlying land use designation for the site is *Apartment Neighbourhoods*, which allows for sensitive infill development. As a result, the applicant has provided a Scoped Natural Heritage Assessment together with other materials/plans in support of the application. Planning, Urban Forestry (Tree Protection and Plan Review), Urban Forestry (Ravine and Natural Feature Protection) and the Toronto Region and Conservation Authority (TRCA) staff, will evaluate the application to determine conformity with applicable natural heritage policies and other regulations.

Black Creek Special Policy Area

As part of the Official Plan Natural Environment Policies, lands that are located in floodplains are identified and regulated under Special Policy Areas on Map 11 of the Official Plan. Floodplains are described as areas adjoining a watercourse that have been or may be covered by floodwater generated by severe storms. The subject property is located in the Black Creek Special Policy Area. While development is generally prohibited in floodplains, the Official Plan recognizes that development may be permitted in instances where parts of a community have historically existed in a floodplain and there are stringent controls including policies and development criteria that minimizes adverse impacts.

The Special Policy Area designations and policies in the 2006 City of Toronto Official Plan have not yet been approved by the Ontario Municipal Board (i.e., Map 11 and Policy 3.4.5.). As such, the policies of the former City of North York Official Plan continue to apply to the subject property, particularly, policies 4.4.0 and 4.4.1.

Policy 4.4.0 of the former City of North York Official Plan states that "Special Policy Areas", in accordance with Provincial Policy for Floodplain Management, are areas where it is deemed

necessary in the public interest to assume a higher degree of flood risk than what would normally be acceptable elsewhere.

Policy 4.4.1 states that within the limits of the “Special Policy Area,” new buildings or structures, including new additions as permitted within each land use district, shall only be permitted subject to the following policies:

- a) The construction of any building or structures, including additions to an existing building, and the placing or dumping of fill of any kind, or the alteration of any watercourse, shall not be permitted within the Special Policy Area without the approval of the Toronto and Region Conservation Authority (TRCA);
- b) Prior to the issuance of a building permit, the City of North York shall consult with the TRCA regarding the administration of the Conservation Authority’s fill and construction regulations to address any proposed flood damage reduction measures which may include such matters as setbacks, basement elevations, the strength of foundation walls, the placement of fill, and the elimination of building openings;
- c) All proposed development is to be protected to the level of the Regulatory Flood. Where it is technically not feasible or it is impractical to do this, then a lower level of flood protection may be permitted. Within the “Special Policy Area” new buildings or structure, including new additions, shall not be subjected to a risk of flooding in excess of 25% over an assumed life of 100 years (approximately 1:350 year floor) as a minimum;
- d) Notwithstanding subsections (b) and (c), no new buildings or structures, including additions, shall be permitted within the “Special Policy Area” where they will be subjected to flows which, due to their velocity and/or depth, would be a hazard to life or susceptible to major structural damage as a result of a flood less than or equal to the Regulatory Flood;
- e) Where development or redevelopment within the “Special Policy Area” requires a Zoning By-law Amendment and/or Official Plan Amendment, the municipality, in consultation with the TRCA, may determine that an engineering study may be required detailing such matters as flood frequency, the velocity and depth of storm flows, proposed flood damage reduction measures and stormwater management;
- f) Any new Zoning By-laws within the “Special Policy Area” shall contain provisions, where appropriate, relating to minimum building setbacks, maximum lot coverage, minimum height of any opening, and other such matters as determined by the TRCA and the City of North York; and
- g) Ingress and egress for new buildings should ensure that vehicular and pedestrian movement is not prevented during times of flooding.

Toronto Region and Conservation Authority (TRCA)

A permit under Ontario Regulation 166/06, Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, will be required for the proposed development because the site is within a floodplain. TRCA's permitting process is mandated under Section 28 of the *Conservation Authorities Act*. Pursuant to this Regulation, a permit is required from TRCA prior to any of the following works taking place:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development. Where development is defined in Section 28 of the *Conservation Authorities Act* as:
 - (i) the construction, reconstruction, erection or placing of a building or structure of any kind;
 - (ii) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
 - (iii) site grading; and
 - (iv) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

The applicant submitted a flood study which will be evaluated by TRCA staff to determine the impact of the development, confirm safe access through surrounding streets, and the required flood proofing of the proposed development.

Urban Forestry (Tree Protection and Plan Review)

Toronto's urban forest plays an important role in making Toronto a clean and beautiful city. Trees enhance all new development projects, enhancing both the quality and value of the built environment. The City's Official Plan contains policies that call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 and 40 percent.

The City's Street Tree By-law and the Private Tree By-law, Municipal Code Chapter 813, Trees, Articles II and III, regulate trees on private and public property. The Tree By-laws were established to protect and preserve trees on City property in order to attempt to retain as much crown cover as possible, particularly where development is concerned. It is expected that the retention and protection of existing trees will be considered particularly where development is concerned.

The application proposes the removal of 11 protected private trees on the portion of land on which the development is proposed. The application also proposes the planting of 17 new trees on private property and 13 new trees on the City's boulevard.

Urban Forestry (Ravine and Natural Feature Protection)

The south edge of the property is subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine & Natural Feature Protection. The Ravine and Natural Features Protection By-law is applicable throughout the City of Toronto and regulates activities within protected areas. Specifically, the purpose of the By-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas, and to prohibit and regulate the injury and destruction of trees, filling, grading and dumping in defined areas. A permit is required to conduct any of the above activities on ravine protected lands. The issuance of permits may be subject to conditions.

The application proposes the removal of two trees which are regulated by the Ravine By-law. The application in its current form has implications with respect to tree removals, tree planting, soil volumes, lack of a watering program and providing a buffer from the ravine and natural areas.

Zoning

The property is subject to former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 (see Attachment 9: Zoning).

The subject property was originally zoned Residential - Multiple Family Dwelling Sixth Density (RM6) by former City of North York Zoning By Law No. 7625. The existing development on the site was permitted by Site-Specific Zoning By-law 22135, as amended by Zoning By-law 25477, permitting a Community Recreation Centre, the apartment buildings including a Senior Citizens building where facilities that provide social, recreational or other services for elderly persons are provided. The Site-Specific Zoning By-law includes standards for building heights, lot coverage, building setbacks, gross floor area, parking spaces and number of units per building. The By-law restricts the building height and total number of units on the subject lands to a maximum of 28 storeys and a maximum of 1,200 units, respectively.

The subject property is also zoned Residential Apartment (RA) in City of Toronto Zoning By-law No. 569-2013. This zoning category maintains the land use regulations in former City of North York Zoning By-law No. 7625.

Tenure

The Housing Issues Report submitted in support of this application states that the 590 units within the proposed apartment building will be rental in tenure. In addition, the 1,214 apartment units within the existing 4 apartment buildings will be retained as purpose-built rental units.

Site Plan Control

The property is subject to Site Plan Control. An application in this regard has yet to be submitted.

Reasons for the Application

An amendment to former City of North York Zoning By-law No. 7625 and City of Toronto Zoning By-law No. 569-2013 is required to permit the height, density, setbacks and parking

spaces proposed by the application. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale (including a Community Services and Facilities Study)
- Housing Issues Report
- Context Plan, Survey & Architectural Plans
- Architectural Renderings
- Landscape Plans
- Arborists Report
- Tree Preservation Plan
- Urban Transportation Considerations Report
- Functional Servicing and Stormwater Management Report/Plan
- Site Servicing and Utilities Plans
- Pedestrian Wind Assessment
- Sun/Shadow Study
- Toronto Green Standard Checklist
- Floodplain Study
- Scoped Natural Heritage Evaluation Report
- Preliminary Geotechnical Investigation

The applicant did not submit a Community Consultation Strategy/Plan in support of the proposal, as such, Planning staff issued a Notification of Incomplete Application on January 20, 2017. The applicant subsequently submitted a Community Consultation Strategy/Plan and the application was deemed complete on March 7, 2017.

Issues to be Resolved

Planning staff have significant concerns with the application in its current form. Among the issues of concern to staff is that the proposal does not respect and reinforce the existing physical character on the lands on which the development is proposed as well as the surrounding low scale area. The subject lands are occupied by 4 existing apartment buildings that range in height from 23 to 28 storeys, whereas the application proposes a two tower development consisting of 36 -storey and 12-storey towers above an 8-storey podium. The lands adjacent to the site comprise single-detached and semi-detached houses, a 1-storey commercial plaza, a public park and 3 to 4 storey walk-up apartment buildings.

However, further review of the application and a public consultation process are recommended to assist in determining the nature and extent of changes to the application that would be required. It is anticipated the findings of the visioning study will provide further guidance in this regard. Planning staff would require the resolution of the issues listed below:

1. Consistency with the Provincial Policy Statement (2014).
2. Conformity with the Growth Plan for the Greater Golden Horseshoe.
3. Conformity with the *Apartment Neighbourhoods* policies of the Official Plan.
4. Evaluation of the proposal within the context of the emerging results and conclusions of the Visioning Study for Wilson Avenue between Highway 400 and Jane Street.
5. Compatibility with the existing physical character in the *Apartment Neighbourhoods* area and appropriate transition to areas of lower intensity of development.
6. Conformity with the Housing policies of the Official Plan, including:
 - a. securing the units in the four existing apartment buildings as rental units for a minimum period of 20 years;
 - b. determining the provision of affordable housing units under the large sites housing policy;
 - c. identifying and securing improvements and/or renovations to the existing buildings (including indoor and outdoor amenity areas); and
 - d. ensuring that the costs of any needed site improvements are not passed on to tenants in the existing buildings.
7. Conformity with the Natural Heritage Policies of the Official Plan.
8. Conformity with the policies pertaining to the Black Creek Special Policy Area.
9. Conformity with the City-wide Tall Building Design Guidelines.
10. Appropriateness of the proposed height and density of the development.
11. Determining if the siting and massing of the proposed building is appropriate and provides a suitable relationship with Chalkfarm Drive and Jane Street as well as other adjacent properties.
12. The provision of prominent building entrances along Jane Street and Chalkfarm Drive with direct connection to municipal sidewalks.
13. Access to sunlight, views, privacy and evaluation of pedestrian level wind conditions.
14. Adequacy of servicing infrastructure to support the proposed development.
15. Evaluation of the transportation impacts of the proposed development.
16. Appropriate location, provision and access to vehicular and bicycle parking and loading on the site.

17. Appropriate location and programming of indoor and outdoor amenity areas for children, youth and adults.
18. Provisions for larger residential dwelling units suitable for a broader range of households, including families with children to support a full range of housing.
19. Tree preservation on or adjacent to the subject property.
20. Provision of landscape open space on the subject property.

Toronto Green Standard

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

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Section 37

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant an increase in height and/or density for a development that is greater than the Zoning By-law would otherwise permit in return for community benefits.

Should staff consider the project to be good planning and recommend it for approval, the details of an appropriate Section 37 contribution would be negotiated with the applicant during the review of the application and through consultation with the Ward Councillor.

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

CONTACT

Francis Kwashie, Senior Planner
Tel. No. 416-394-2615
Fax No. 416-394-6063
E-mail: francis.kwashie@toronto.ca

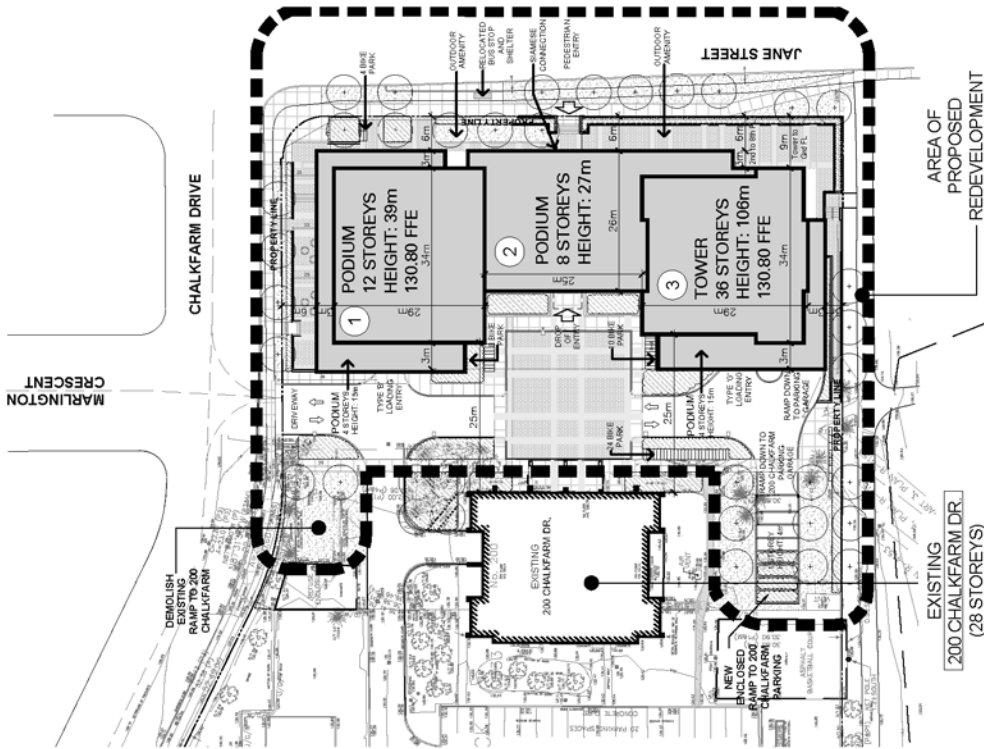
SIGNATURE

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

ATTACHMENTS

- Attachment 1: Site Plan (Entire Property)
- Attachment 2: Site Plan (Development Area)
- Attachment 3: North Elevation
- Attachment 4: South Elevation
- Attachment 5: West Elevation
- Attachment 6: East Elevation
- Attachment 7: Elevations (North and South Towers)
- Attachment 8: Massing
- Attachment 9: Zoning
- Attachment 10: Application Data Sheet

Attachment 2: Site Plan (Development Area)



160, 170, 180, 190 & 200 Chalkfarm Drive

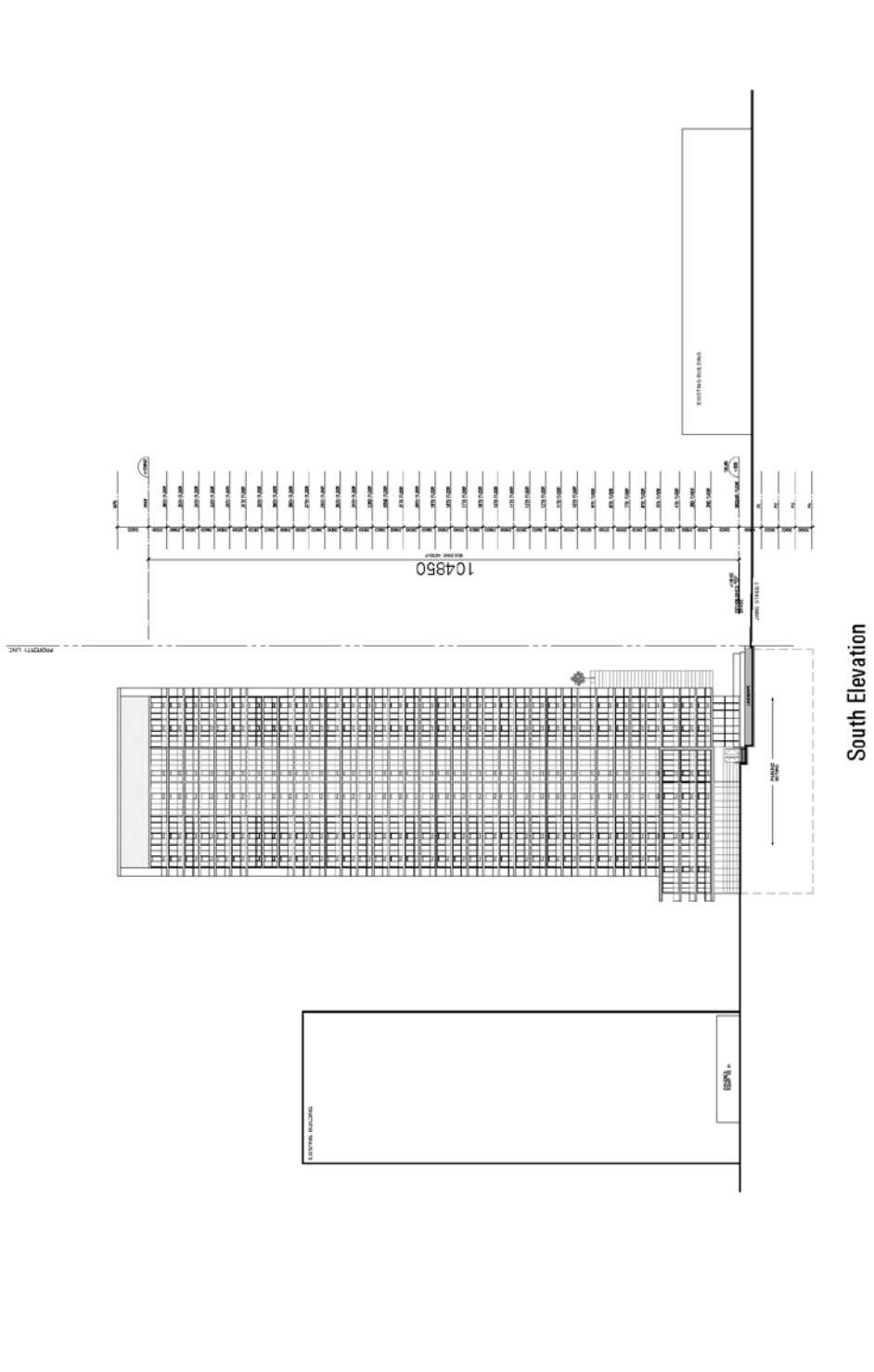
Site Plan (Development Area)

Applicant's Submitted Drawing

Not to Scale
01/27/2017

File # 16 269918 WET 07 0Z

Attachment 4: South Elevation

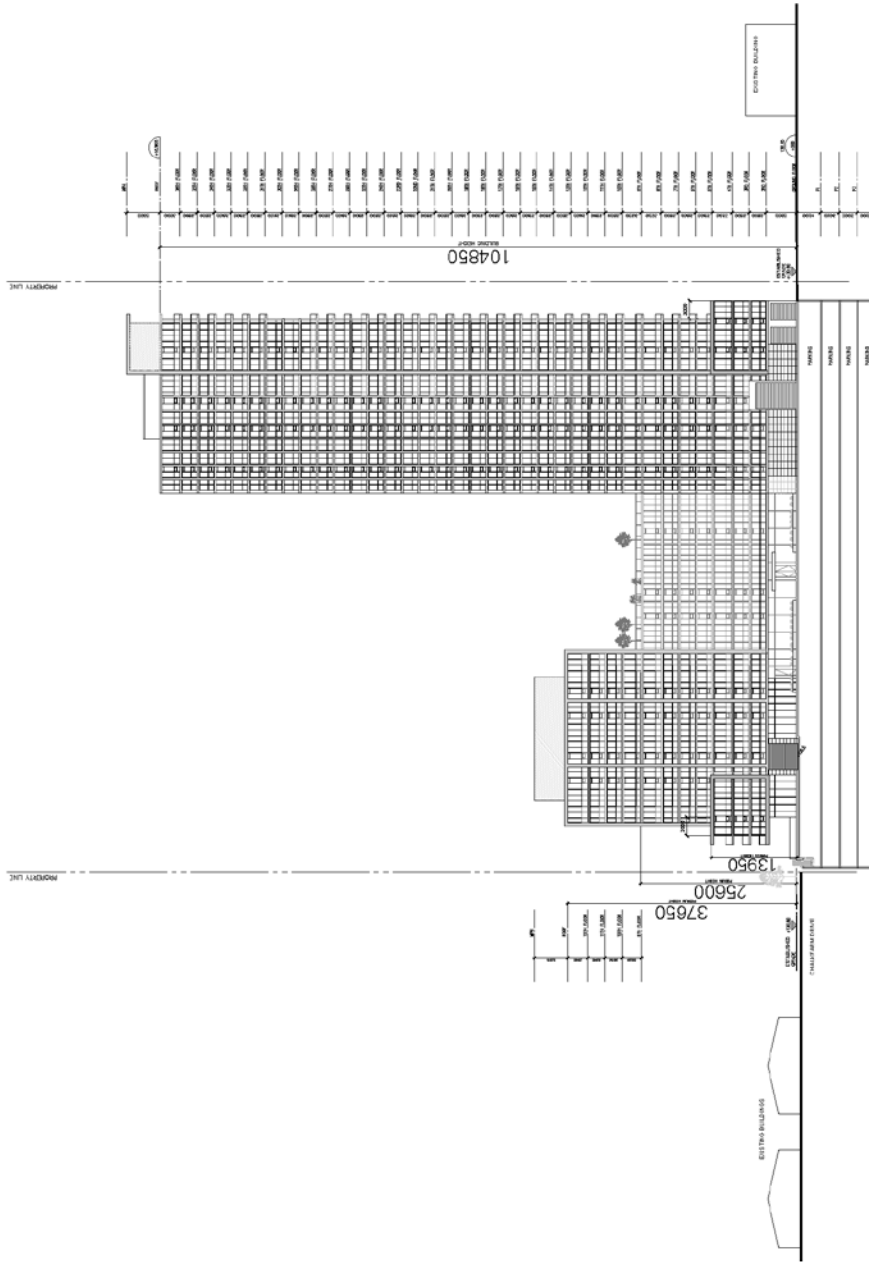


South Elevation

South Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/27/2017

File # 16 269918 WET 07 02

Attachment 5: West Elevation



West Elevation

160, 170, 180, 190 & 200 Chalkfarm Drive

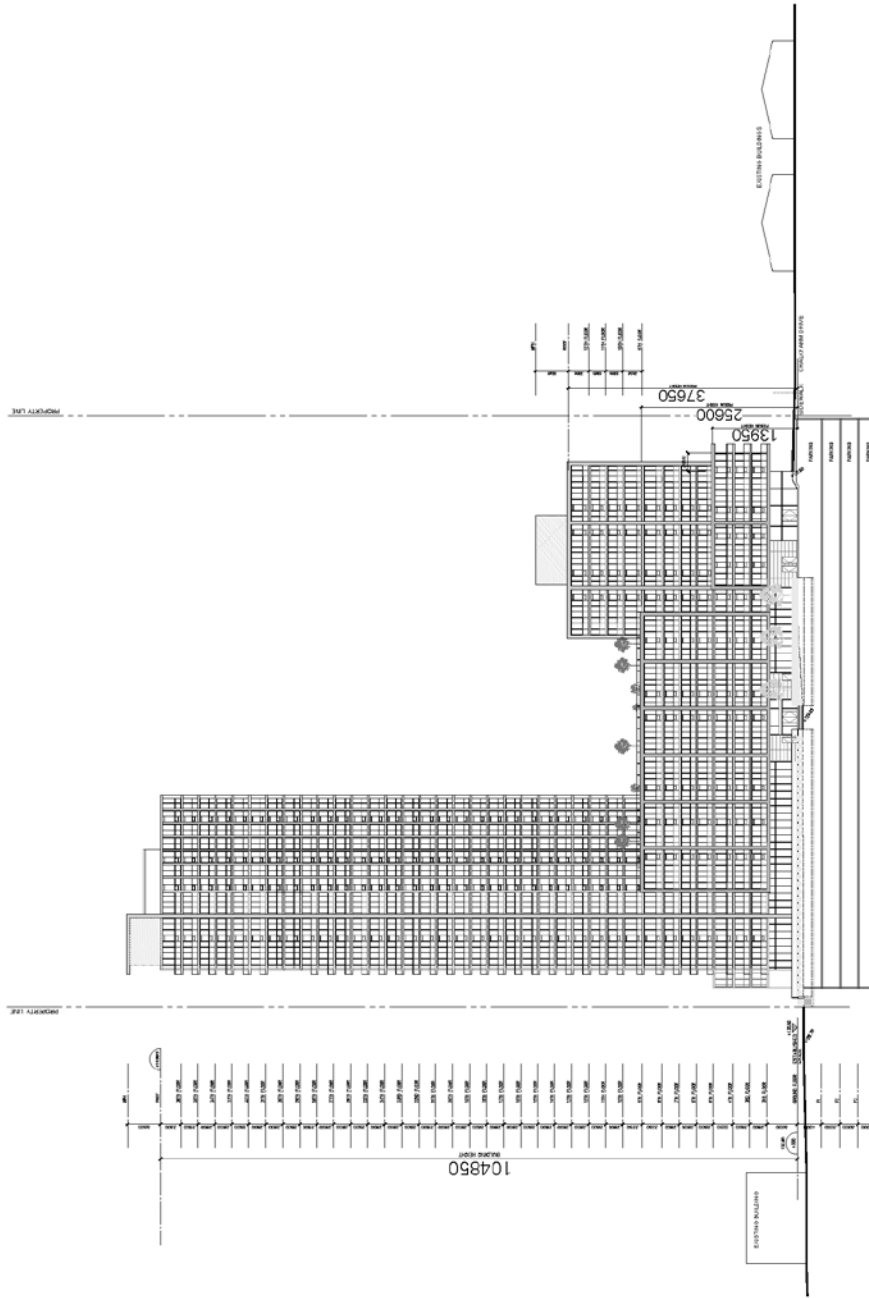
West Elevation

Applicant's Submitted Drawing

Not to Scale
01/27/2017

File # 16269918 WET 07 0Z

Attachment 6: East Elevation



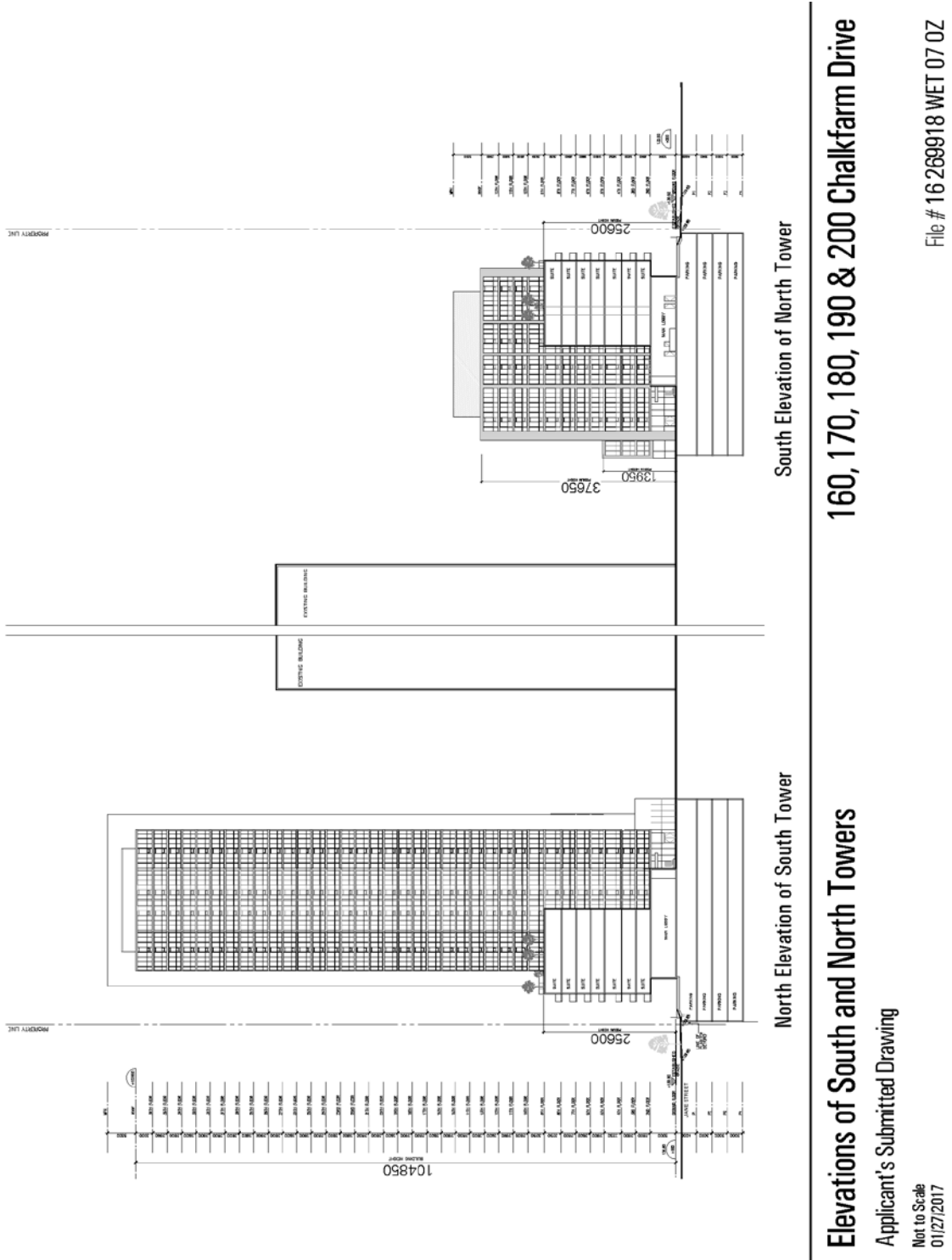
East Elevation

160, 170, 180, 190 & 200 Chalkfarm Drive

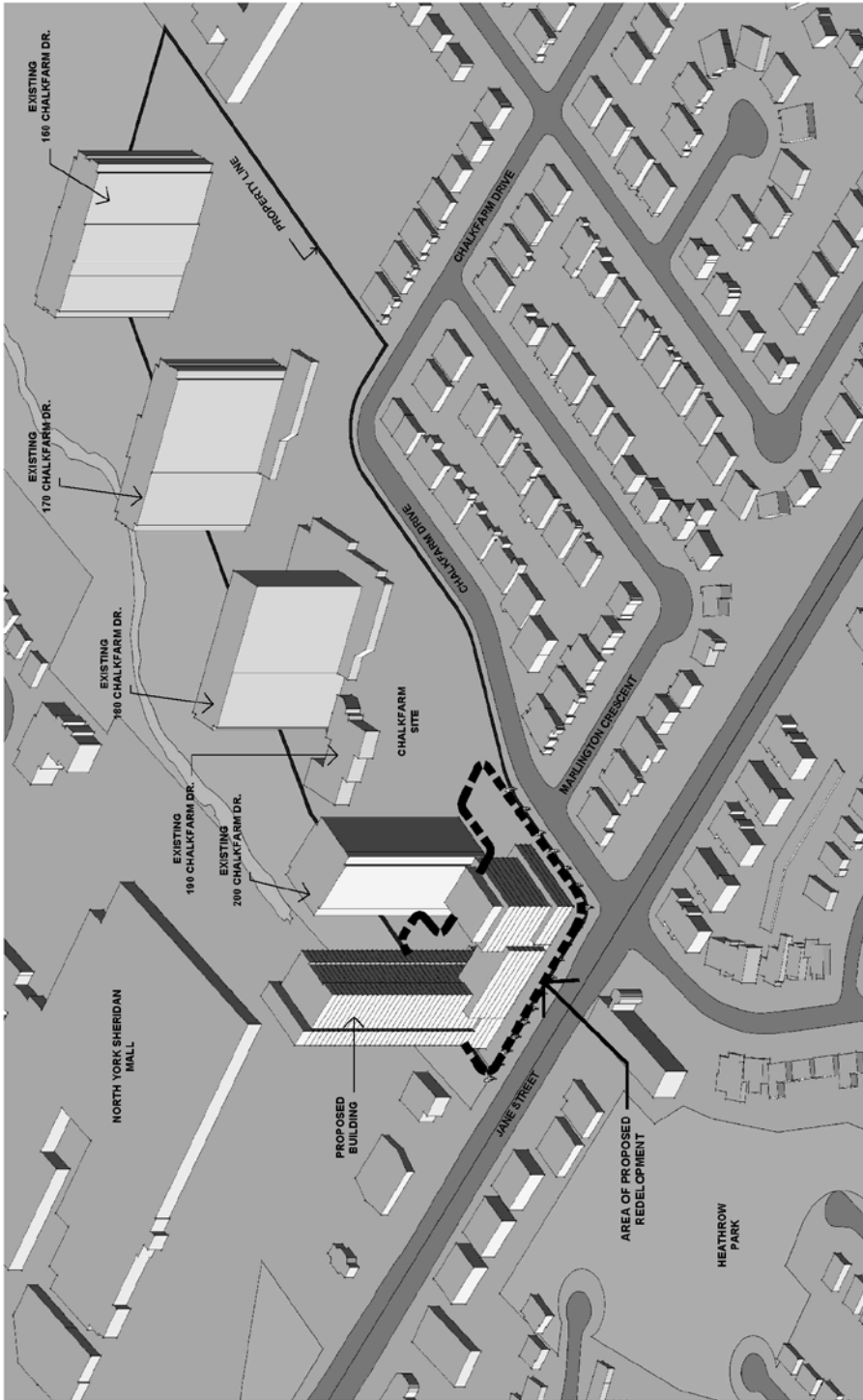
East Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/27/2017

File # 16 269918 WET 07 0Z

Attachment 7: Elevations (North and South Towers)



Attachment 8: Massing

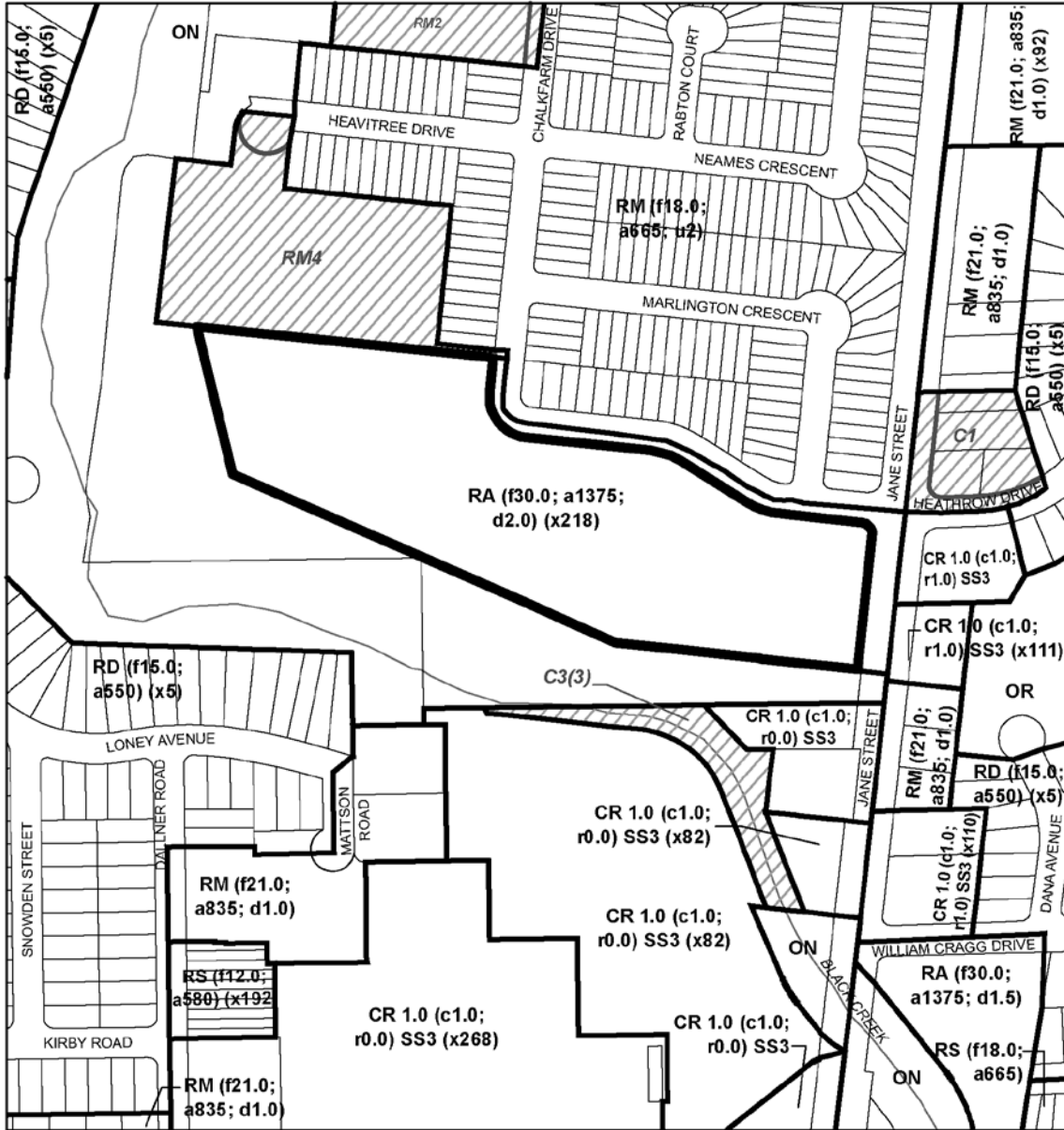


160, 170, 180, 190 & 200 Chalkfarm Drive

Massing Model
Applicant's Submitted Drawing
Not to Scale
01/27/2017

File # 16 269918 WET 07 0Z

Attachment 9: Zoning



TORONTO City Planning
Zoning

160,170,180,190 & 200 Chalkfarm Drive
 File # 16 269918 WET 07 02

 Location of Application	 See Former City of North York By-Law No. 7625
RD Residential Detached	R4 One-Family Detached Dwelling Fourth Density Zone
RS Residential Semi-Detached	RM2 Multiple-Family Dwellings Second Density Zone
RM Residential Multiple	RM4 Multiple-Family Dwellings Fourth Density Zone
RA Residential Apartment	C1 General Commercial Zone
CR Commercial Residential	C3 District Shopping Centre Zone
ON Open Space Natural	
OR Open Space Recreation	

Not to Scale
 Extracted: 01/26/2017

Attachment 10: Application Data Sheet

Application Type:	Rezoning	Application Number:	16 269918 WET 07 OZ
Details:	Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 160 - 200 CHALKFARM DRIVE
 Location Description: PLAN M1271 BLK D **GRID W0708
 Project Description:

The application proposes to amend former City of North York Zoning By-law No. 7625 and the City of Toronto Zoning By-law No. 569-2013 to permit a two tower rental apartment building having a maximum height of 36-storeys and containing 590 residential units and 330 m² of retail/commercial space on the ground floor. The proposal would result a Floor Space Index of 2.84 times the area of the entire site. Vehicular access would be from Chalkfarm Drive and the development would provide 501 vehicular and 449 bicycle parking spaces.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.	BOUSFIELDS INC.	WZMH ARCHITECTS	GREENBOARD HOLDINGS LTD.

PLANNING CONTROLS

Official Plan Designation:	<i>Apartment Neighbourhoods</i>	Site Specific Provision:	Yes
Zoning:	RM6 and RA	Historical Status:	No
Height Limit (m):	28 storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	50,472	Height:	Storeys:	36
Frontage (m):	300		Metres:	105
Depth (m):	90			
Total Ground Floor Area (sq. m):	2,359			
Total Residential GFA (sq. m):	143,029		Parking Spaces:	501
Total Non-Residential GFA (sq. m):	330		Loading Docks:	2
Total GFA (sq. m):	143,359			
Lot Coverage Ratio (%):	30			
Total Floor Space Index:	2.84			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	143,029
Bachelor:	89	Retail GFA (sq. m):	330
1 Bedroom:	298	Office GFA (sq. m):	0
2 Bedroom:	194	Industrial GFA (sq. m):	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0
Total Units:	590		

CONTACT: **PLANNER NAME:** **Francis Kwashie, Senior Planner**
 TELEPHONE: **416-394-2615**