



STAFF REPORT ACTION REQUIRED

840 Queens Plate Drive - Zoning By-law Amendment Application - Preliminary Report

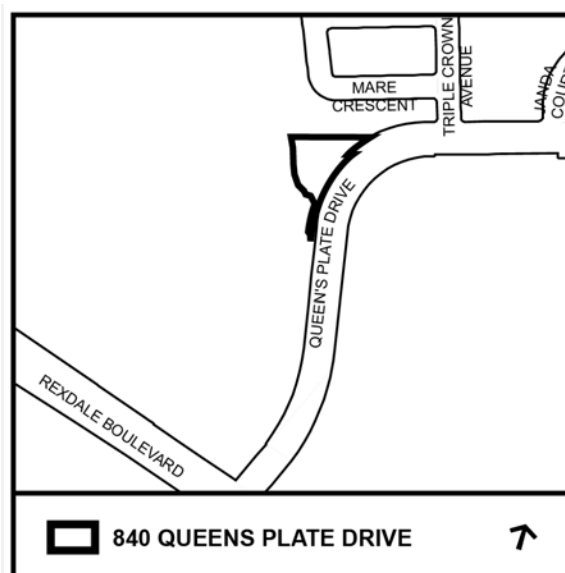
Date:	March 12, 2018
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 2 – Etobicoke North
Reference Number:	17 278424 WET 02 OZ

SUMMARY

This application proposes amendments to the former City of Etobicoke Zoning Code to develop the northern portion of the lands known municipally 840 Queens Plate Drive with a 13-storey residential building containing 125 apartment units having a gross floor area of 9,294 m². The proposed building would have a Floor Space Index (FSI) of 4.69 times the area of the lot. The proposal would provide 145 vehicular and 126 bicycle parking spaces. The proposed building and parts of the sub-structure (underground garage) would be located on lands owned and regulated by the Toronto Region and Conservation Authority (TRCA). A previously approved 17-storey residential apartment building now occupies the lands to the south of the subject property.

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 2018. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2019. This target assumes the applicant would 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 840 Queens Plate 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*.

DECISION HISTORY

A Site Plan Control application was submitted on September 3, 2008 (Application No. 08 200045 WET 02 SA), to develop the lands to the south of the subject property with a 17-storey residential apartment building. The Site Plan Control application was subsequently appealed by the owners to the Ontario Municipal Board (OMB - File No. MM140068) following the issuance of Notice of Approval Conditions by Planning staff. The owners were opposed to TRCA (Toronto Region Conservation Authority) conditions contained in the Notice of Approval Conditions.

The OMB subsequently approved a settlement between the owners and the TRCA on February 8, 2015. A key component of the settlement was the conveyance of lands below the top of bank and buffer lands within 7 to 10 metres from the top of bank to the TRCA. The conveyance of the said lands to the TRCA has been completed. The table-top land to the south of the subject property is now occupied by a 17-storey residential building. The current application for the proposed 13-storey residential building would be located on the table-top land on the subject property.

A Draft Plan of Standard Condominium application was also submitted on December 21, 2016 for the existing 17-storey residential building under Application No. 16 269552 WET 02 CD. The application was approved in 2017 and the condominium was subsequently registered.

2016 Applications and Pre-Application Consultation

A Zoning By-law Amendment application (Application No. 16 269529 WET OZ 02) for the same proposal was submitted on December 16, 2016. Upon reviewing the application, Planning staff determined that it was incomplete and a letter to that effect was issued on January 14, 2017. Planning staff also had concerns with the application in terms of its encroachment into the areas regulated by the TRCA, the proposed building heights, density, scale and its impact on the adjacent low-scale *Neighbourhoods* lands to the north. An associated Site Plan Control application (Application No. 16 269515 WET SA

02) was also submitted with the rezoning application. The Zoning By-law Amendment and Site Plan Control applications were withdrawn by the owner as the condominium application for the 17-storey building could not be finalized while the zoning on the site was proposed to be amended.

The applicant did not request a pre-application consultation meeting with Planning staff and submitted the current application on December 21, 2017. This application has not been revised from the December, 2016 application and proposes the same development despite the lands to the south no longer forming part of the site.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning Code to permit a 13-storey residential building on the subject lands (see Attachments 1 and 2: Context Plan and Site Plan-Northern Parcel). The proposal encompasses 125 residential units with a residential gross floor area of 9,294 m². The residential units are comprised of 32, one-bedroom units (25.6%); 63, one-bedroom + den units (50.4%); 7, two-bedroom units (50.4%) and 23, two-bedroom + den units (18.4%). The proposed development would have a Floor Space Index (FSI) of 4.69 times the area of the lot.

The proposed building would have a total height of 46.5 metres with the main building having a height of 41.5 metres and a mechanical penthouse to be located above, having a height of 5 metres (see Attachments 3, 4, 5 and 6: East, North, West and South Elevations).

The proposed residential units would be located between the first floor and thirteenth floors. The main lobby, concierge area, mail room, service areas and 7 residential units would be located on the ground floor. An outdoor amenity area would be located along the west property line, between the proposed building and the natural heritage areas owned and regulated by the TRCA.

The proposed indoor amenity space would be 250 m² in total. The proposed outdoor amenity space would be 250 m² in total. Indoor amenity areas would be located on the 6th floor with a contiguous outdoor amenity area and a green roof area of approximately 43 m² in size. An additional green roof area would be located on the 2nd floor at the north side of the proposed building.

The building would have a base (podium) of 5 storeys, with floors 6 to 13 to be located above the podium. The building design proposes a variety of building setbacks and stepbacks. On the north side of the proposed building, floors 2 to 9 would be slightly stepped back above floor 1, with floors 11 to 13 further stepped back (see Attachment 7: 3-D Views). The proposed building would be built to the western property line with the underground parking garage encroaching into the lands owned and regulated by the TRCA. Along the north property line, the proposed building would be setback by 3 metres. The proposed building setback would vary between 2 to 3 metres along the south

property line. Along the east property line, the proposed building would be setback by 3 metres.

Vehicular access to the proposed building would be provided via a circular driveway with two access points from Queens Plate Drive. The driveway would extend along the north property line to the proposed underground garage (see Attachment 2: Site Plan – Northern Parcel). A total of 145 vehicular parking spaces, including 25 visitor spaces would be located in 4 levels of underground parking. A total of 126 bicycle parking spaces would be provided. One "Type G" loading space would be located at the north side of the building, adjacent to the proposed driveway.

For further statistical information, refer to the Application Data Sheet found on Attachment 9 of this report.

Site and Surrounding Area

The site is located on the west side of Queens Plate Drive and north of Rexdale Boulevard. The site is irregularly shaped, with frontage along its entire east property line on Queens Plate Drive. The lot area of the subject site is approximately 1,980m² in size.

- North: Immediately north of the subject lands, is a low-scale residential area with detached dwellings. To the north of this residential area are natural areas associated with the Humber River.
- South: A 17-storey residential building with Rexdale Boulevard and Woodbine Racetrack located further south.
- West: The natural areas associated with the Humber River are located immediately west of the subject property. The Humber Arboretum is located further west.
- East: The Woodbine Shopping Centre is located east of the subject property. Highway 27 and other retail/commercial stores are located further east.

Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 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 and wise use and management of land and infrastructure over the long term in order to minimize impact on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;

- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The lands to the west of the site, previously conveyed to the TRCA, are located within the Humber River valley system. The valley contains slope erosion hazards defined as natural hazards in the PPS. Section 3.1.1(b) of the PPS requires development to be generally directed to areas outside of hazardous lands impacted by an erosion hazard.

Section 2.1.5 and 2.1.8 of the PPS states that development shall not be permitted within or adjacent to a significant valley land or significant woodland containing significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The City of Toronto uses PPS to guide its Official Plan and to inform decisions on planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- 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.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH

region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Planning 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.

Natural Heritage

The majority of the subject property is within the Natural Heritage System shown 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. Other policies that are of particular relevance to this application are as follows:

Policy 3.4.8 states that development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) The top-of-bank of valleys, ravines and bluffs;
- b) Other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- c) Other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Policy 3.4.9 states that land below the top-of-bank, or other hazard lands, may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements.

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 (both Tree Protection and Plan Review and Ravine and Natural Feature Protection) and Toronto Region and Conservation Authority (TRCA) staff, will evaluate the application to determine conformity with applicable natural heritage policies and other regulations.

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.

Public Realm

Section 3.1.1 of the Official Plan contains Public Realm policies that 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.

Built Form Policies

The Built Form policies, contained in Section 3.1.2 of the Official Plan, 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 Built Form policies (Policy 3.1.2) identify the importance of urban design as a fundamental element of City building. They require that new development:

- Be located and organized to fit with its existing and/or planned context;
- Frame and support adjacent streets, parks and open spaces;
- Locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- Be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact by, among other things, creating appropriate transitions in scale as well as adequately limiting the resulting shadowing and wind conditions on neighbouring streets, properties and open spaces;
- Be massed to define the edges of streets, parks and open spaces;
- Provide amenity for adjacent streets and open spaces for pedestrians; and
- Provide indoor and outdoor amenity space for residents.

Tall Building Policies

The Official Plan contains policies pertaining to tall buildings in the City. Tall buildings are described as those buildings having 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 rooftop mechanical systems into the design.
2. Tall building proposals will address key urban design considerations, including:
 - a) Meeting the built form principles of the 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 the Plan.

The application will be reviewed for conformity with all the applicable policies of the Official Plan.

Zoning

The property is subject to the former City of Etobicoke Zoning Code and Site Specific By-laws No. 1990-156 and 1990-203 (see Attachment 8: Zoning). This By-law applies to the lands at the northwest corner of Rexdale Boulevard and Queens Plate Drive including the subject property. The lands are zoned Sixth Density Residential (R6) with site specific development standards which limit development to the area occupied by the existing building on the lands south of the subject property. No development is permitted in the area of the current proposal. The By-law allows for 3 apartment buildings (that currently exist) and the zoning standards are as follows:

- A maximum of 532 dwelling units, a day nursery and accessory buildings on the R6 lands;
- A minimum of 1.6 parking spaces/unit and 0.2 spaces/unit for visitor parking; and
- A minimum of 20% of the residential units cannot exceed 84 m².

The site is not subject to City of Toronto Zoning By-law No. 569-2013.

Site Plan Control

The applicant has submitted a Site Plan Control application which is being reviewed concurrently with this rezoning application.

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

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Toronto Region and Conservation Authority (TRCA)

All of the portions of the subject property located within 15 metres of the stable top of bank are within a TRCA Regulated Area of the Humber River Watershed. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation), a permit is required from the

TRCA prior to any development taking place. 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; and
- 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 number of reports and studies to the City and the TRCA which will be evaluated prior to the issuance of any permit.

Ravine Control

The property is subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine & Natural Features Protection. The Ravine and Natural Features Protection By-law is applicable throughout the City 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 in its current form has implications with respect to tree removals, tree planting, soil volumes, a watering program and providing a buffer from the ravine and natural areas.

Tree Preservation

This 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). The application proposes to preserve 5 City-owned trees. The application also proposes to remove 2 City-owned trees and 1 protected private tree. The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by staff.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1-2 Archaeological Assessment for review.

Tenure

The applicant has recently indicated it may include affordable ownership/rental units in the proposal. As such, the tenure of the proposal has not been determined at the time of writing this report.

Reasons for the Application

A Zoning By-law Amendment is required to permit an additional apartment building on the subject land, as well as to allow for the proposed building height, density and number of units. 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 Rationale (including Urban Design Brief and Public Consultation Strategy);
- Architectural Plans (Site Plan, Floor Plans, Elevations, Sections and Massing);
- Computer Generated Mass Model;
- Plan of Survey;
- Draft Zoning By-law Amendment;
- Site Grading Plan;
- Public Utilities Plan;
- Civil Plans;
- Landscape Plan and Lighting Plans;
- Natural Heritage Impact Study;
- Archaeological Assessment;
- Green Development Standard Checklist and Statistics Template;
- Energy Efficiency Report;

- Sun/Shadow Study;
- Pedestrian Level Wind Study;
- Transportation Impact Study;
- Environmental Impact Statement;
- Functional Servicing and Stormwater Management Report;
- Ravine Stewardship Plan;
- Arborist/Tree Preservation Plan;
- Noise Impact Study; and
- Geotechnical Study.

A Notification of Incomplete Application issued on January 19, 2018 identified a number of issues including the requirement for an Official Plan Amendment for the application to be deemed complete. Other issues noted include the submission of drawings reflecting the current proposal and confirmation of site boundaries, lot area and project statistics. Further, authorization from the owners of all properties included in the development proposal is also required.

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 development does not conform with the policies of the City of Toronto Official Plan. Specifically, Policy 3.4.8 states that development will be set back by a least 10 metres from the top-of-bank of valleys, ravines and bluffs. The location of the proposed building and sub-structure (underground garage) is within the 10 metre stable top-of-bank. As such, an Official Plan Amendment application is required to support the current proposal.

The application also requires authorization from the TRCA to rezone and develop the Natural Heritage Areas adjacent to the subject property. TRCA staff have advised that they would not authorize or support the proposed development on their lands.

Planning staff also have concerns with the building height, scale and density of the proposal and its compatibility with the adjacent low-scale neighbourhood to the north.

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. Based on a preliminary review, Planning staff would require the resolution of the issues listed below:

1. Consistency with the Provincial Policy Statement.
2. Conformity with the Growth Plan for the Greater Golden Horseshoe.
3. Conformity with the Official Plan, including the *Apartment Neighbourhoods* policies.

4. Conformity with the Natural Heritage policies of the Official Plan.
5. Compatibility with the existing physical character in the *Apartment Neighbourhoods* area and appropriate transition to adjacent *Neighbourhoods* (areas of lower intensity of development).
6. Conformity with the City-wide Tall Building Design Guidelines.
7. Appropriateness of the proposed height, scale and density of the development.
8. Determining if the siting and massing of the proposed building is appropriate and provides a suitable relationship with Queens Plate Drive as well as other adjacent properties.
9. The provision of prominent building entrances with direct connection to municipal sidewalks.
10. Access to sunlight, views and privacy.
11. Pedestrian wind impacts and shadowing impacts on surrounding lands.
12. Adequacy of servicing infrastructure to support the proposed development.
13. Evaluation of the transportation impacts of the proposed development.
14. Appropriate location, provision and access to vehicular and bicycle parking and loading on the site.
15. Appropriate location and programming of indoor and outdoor amenity areas.
16. Provisions for larger residential dwelling units suitable for a broader range of households, including families with children to support a full range of housing.
17. Tree preservation on or adjacent to the subject property.
18. Provision of landscape open space on the subject property.
19. Confirmation of lot boundaries, lot area and project statistics.
20. Appropriate setbacks from established top-of-bank.
21. Identifying Hazard Lands and establishing appropriate development criteria.

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

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

- Attachment 1: Context Plan
- Attachment 2: Site Plan (Northern Parcel)
- Attachment 3: East Elevation
- Attachment 4: North Elevation
- Attachment 5: West Elevation
- Attachment 6: South Elevation
- Attachment 7: 3D Views
- Attachment 8: Zoning
- Attachment 9: Application Data Sheet

Attachment 1: Context Plan



Context Plan

840 Queens Plate Drive

Applicant's Submitted Drawing

Not to Scale
02/09/2018

File # 17 278424 WET 02 0Z

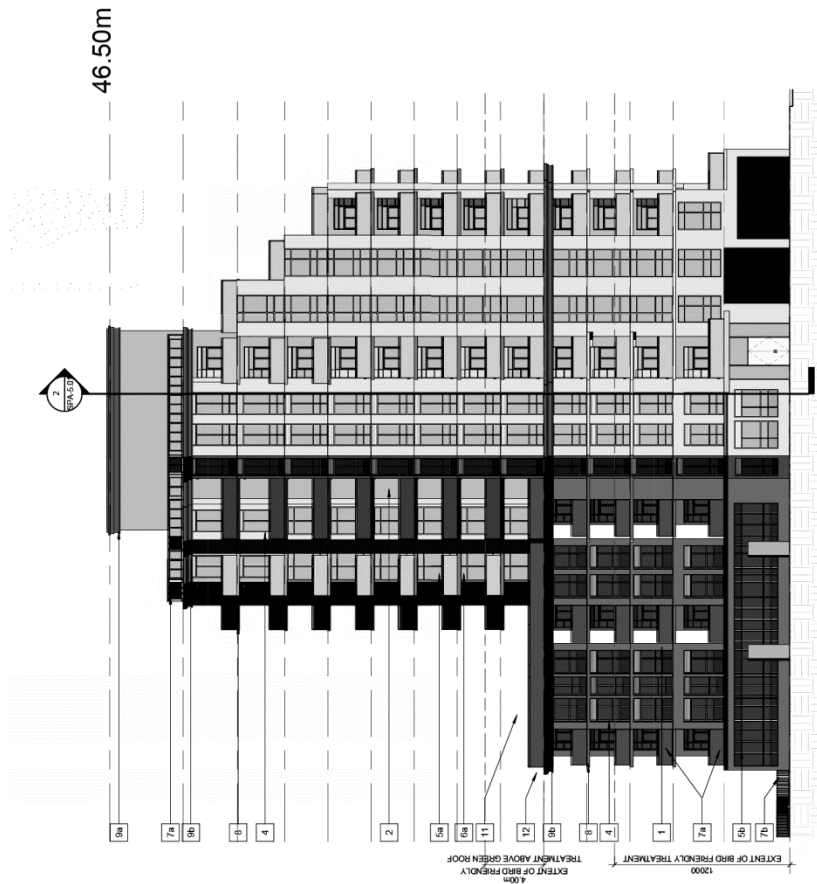
Staff report for action – Preliminary Report - 840 Queens Plate Drive



Applicant's Submitted Drawing

File # 17 278424 WET 02 0Z

Attachment 4: North Elevation



North Elevation

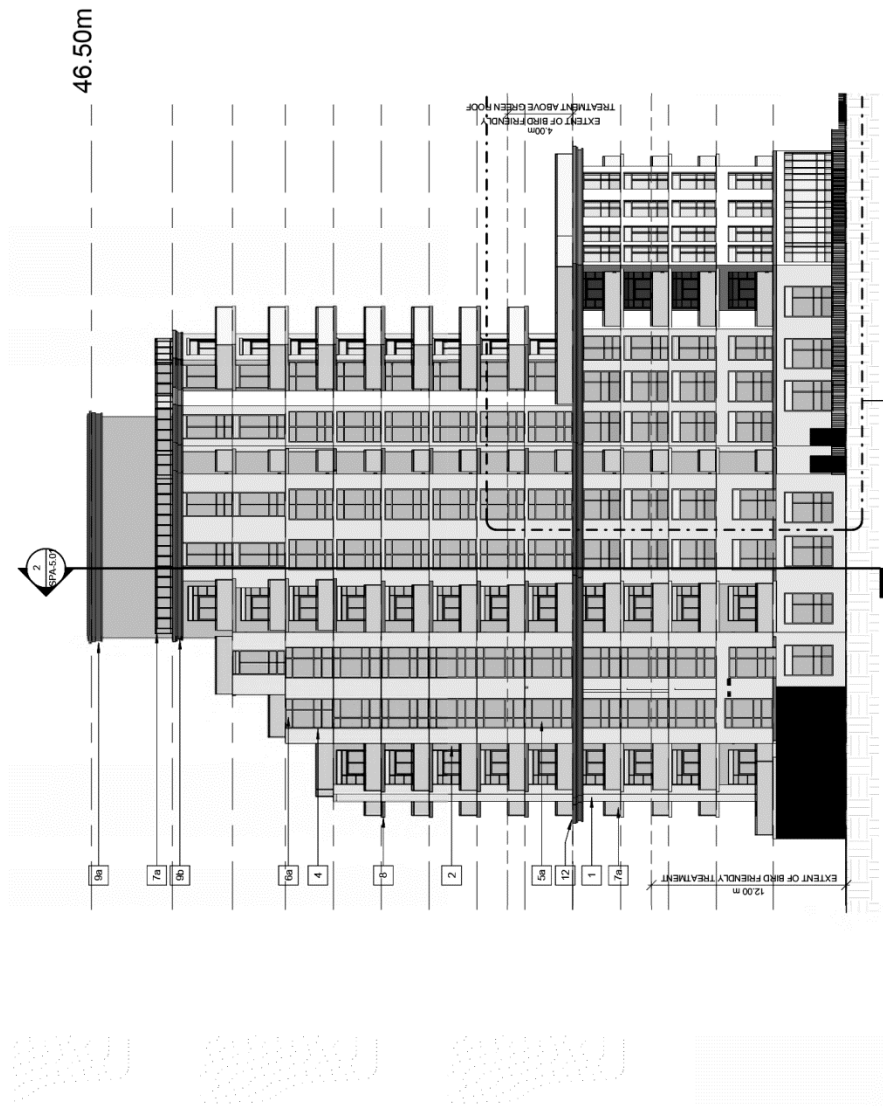
Applicant's Submitted Drawing

Not to Scale
02/09/2018

840 Queens Plate Drive

File # 17 278424 WET 02 0Z

Attachment 5: West Elevation



West Elevation

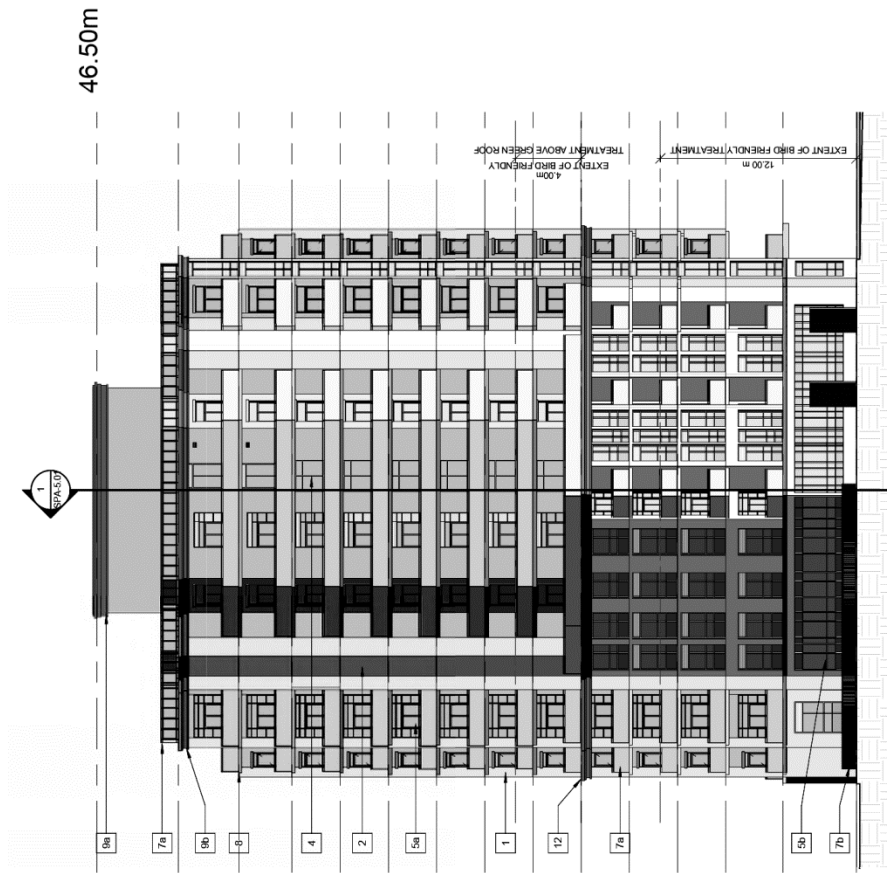
Applicant's Submitted Drawing

Not to Scale
02/09/2018

840 Queens Plate Drive

File # 17 278424 WET 02 02

Attachment 6: South Elevation



South Elevation

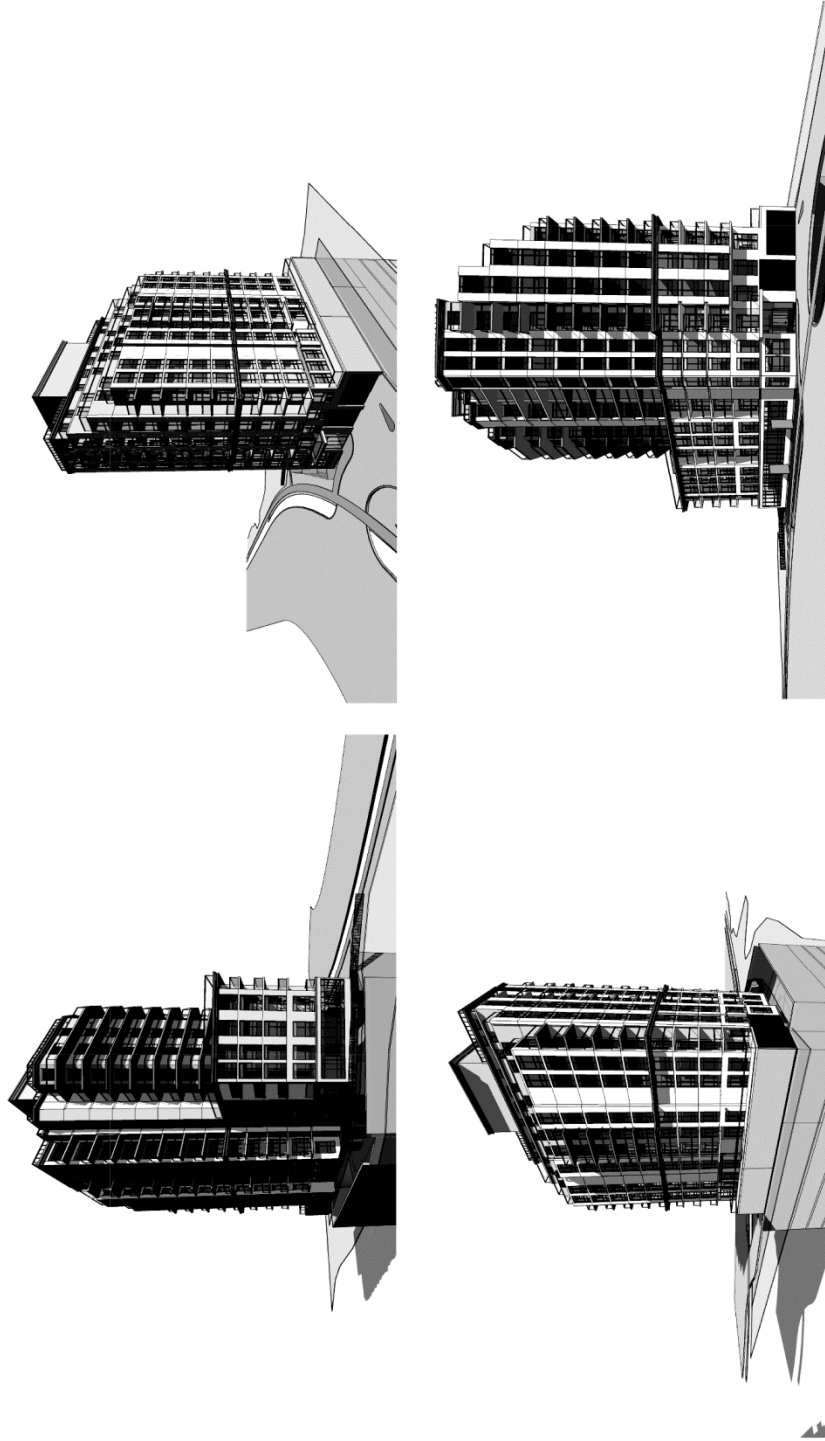
Applicant's Submitted Drawing

Not to Scale
02/09/2018

840 Queens Plate Drive

File # 17 278424 WET 02 02

Attachment 7: 3-D Views



3D Views

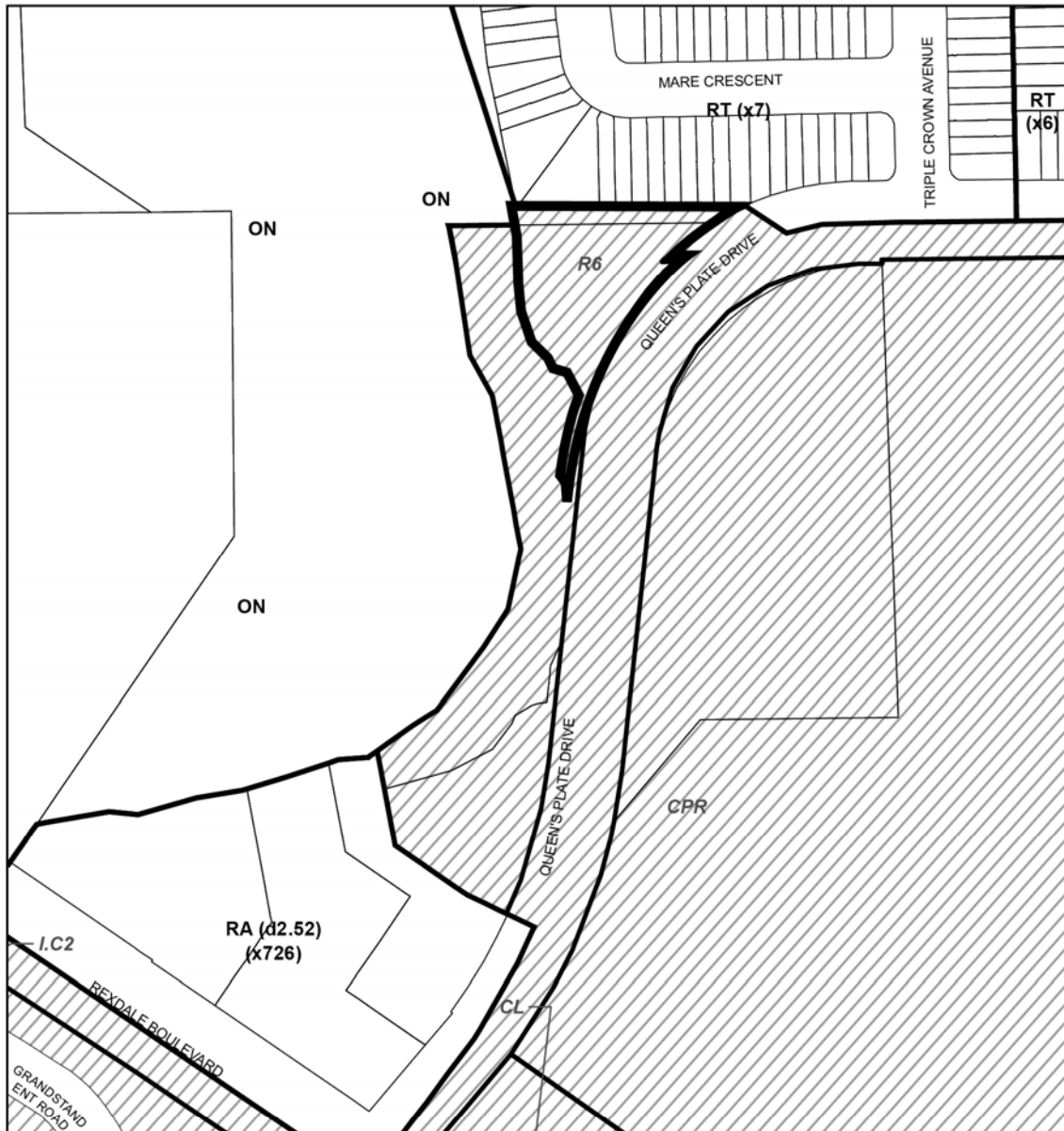
840 Queens Plate Drive

Applicant's Submitted Drawing

Not to Scale
02/09/2018

File # 17 278424 WET 02 0Z

Attachment 8: Zoning



Zoning By-Law No. 569-2013

840 Queens Plate Drive

File # 17 278424 WET 02 02



Location of Application

RT Residential Townhouse

RA Residential Apartment
ON Open Space Natural



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

R6 Sixth Density Residential Zone
I.C2 Class 2 Industrial Zone
CL Limited Commercial Zone
CPR Regional Planned Commercial Zone



Not to Scale
Extracted: 02/09/2018

Attachment 9: Application Data Sheet

Application Type:	Rezoning	Application Number:	17 278424 WET 02 OZ
Details:	Rezoning, Standard	Application Date:	December 21, 2017

Municipal Address:	840 QUEENS PLATE DRIVE
Location Description:	CON 3 FTH PT LOT 31 PT RD ALLOW RP 66R16809 PARTS 1 TO 11 **GRID W0201
Project Description:	The application proposes amendments to the former City of Etobicoke Zoning Code to develop the northern portion of the lands at 840 Queens Plate Drive with a 13-storey building containing 125 residential units and a gross floor area of 9,294m ² . The proposed development would have a Floor Space Index (FSI) of 1.66 times the area of the lot. The proposal would provide 145 vehicular and 126 bicycle parking spaces.

Applicant:	Agent:	Architect:	Owner:
ELENA TERYOHIN	ELENA TERYOHIN	TURNER FLEISCHER ARCHITECTS INC.	ROYAL LASER DEVELOPMENT INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Yes
Zoning:	R6	Historical Status:	No
Height Limit (m):	17-storeys (applicable only to the existing building)	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1,979.6	Height:	Storeys:	13
Frontage (m):	143.73		Metres:	41.5
Depth (m):	34.2			
Total Ground Floor Area (sq. m):	330			Total
Total Residential GFA (sq. m):	9,294		Parking Spaces:	145
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	9,294			
Lot Coverage Ratio (%):	TBD			
Floor Space Index:	4.69			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	TBD		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	9,294	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	95	Office GFA (sq. m):	0	0
2 Bedroom:	30	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	125			

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