

10-12 Concorde Place - Zoning Amendment Application – Preliminary Report

Date: June 5, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 26- Don Valley West

Planning Application Number: 18 136737 NNY 26 OZ

SUMMARY

This report responds to an application which has recently been submitted to the City and is in the early stages of review. This report sets out the preliminary issues related to the application.

This application proposes to develop a portion of the lands at 10-12 Concorde Place with a 39-storey mixed-use building containing 579 dwelling units, retail and community uses at grade and three levels of underground parking.

The applicant requested a pre-application consultation meeting to assist in defining the requirements for complete application submission. Staff held three meetings with the applicant on March 22, 2017, August 9, 2017 and on October 24, 2017.

The City staff review of the Zoning By-law Amendment application is currently underway. The application has been circulated to all appropriate agencies and City divisions for comment. A Notice of Complete Application letter was sent to the applicant on May 18, 2018.

A Community Consultation Meeting is anticipated to be held in the third quarter of 2018. A Final Report will be submitted for Council's consideration following community consultation, the resolution of outstanding issues related to this application, and the holding of a statutory Public Meeting under the *Planning Act*. The Final Report is anticipated to be before Council in the second quarter of 2019.

City Planning staff have identified the preliminary issues to be resolved with the proposal as described in this Report. These issues and all additional matters that arise through the development review process will need to be addressed prior to submission of the Final Report to Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 10-12 Concorde Place 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 statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

The lands at 10-12 Concorde Place are currently occupied by a 10-storey office building, an above grade parking structure, and a surface parking lot. The proposal seeks to redevelop the surface parking lot portion of the subject site, with a 39-storey mixed use building containing 579 residential dwelling units, retail and community space at grade. The proposed development would have an overall gross floor area of 46,202 square metres, of which 44,489 square metres will be residential gross floor area. The applicant proposes that 1,713 square metres will be non-residential gross floor area as part of this application, of which 528 square metres is proposed to be "community use space". An overall FSI of 3.18 times the lot area is proposed.

The applicant proposes to provide 488 vehicular parking spaces in three levels of below grade parking. Within the P1 level of the parking garage, 579 bicycle parking spaces will be provided in secured spaces and an additional 154 short-term bicycle parking spaces will be provided on the ground floor.

An 897 square metre publically-accessible private open space (POPS) is proposed at the southeast corner of the site, immediately adjacent to the Concorde Gate and Concorde Place intersection.

The Site Plan, Elevations, and additional project statistics can be found in Attachment 1 and Attachments 7 through 11.

Site and Surrounding Area

The subject site, located at 10-12 Concorde Place, is part of an office development known as the Concorde Corporate Centre. The subject site currently contains a 10-storey office building, a 123 space surface parking lot, and a 3-storey above grade parking structure.

The subject site is an irregularly shaped parcel of land having a site area of approximately 20,857 square metres (2.08 hectares). The site has a southern lot frontage of approximately 105 metres along Concorde Gate, and an eastern lot frontage of approximately 99 metres along Concorde Place. Attachment 2: Location Map shows the location of the subject site.

Development in the vicinity of the subject site is as follows:

North: Immediately north of the subject site is the Canadian Pacific Railway (CPR) line. The area further north is an open space area that is adjacent to the Don Valley Parkway (DVP) and is part of the Moccasin Trail (Don River Trail).

East: To the east of the subject site, located at 16 Concorde Place is an existing 9-storey L-shaped residential building with surface parking. Further east at 18 Concorde Place is a 10 to 12-storey L-shaped residential building with an associated above grade parking structure. Two 37-storey residential buildings with below grade parking are located at 5 and 7 Concorde Place.

South: Immediately south of the subject site are a number of office buildings. The lands at 1 and 3 Concorde Gate are developed with 4 and 12-storey office buildings. The lands at 1 McDonalds Place are developed with a 6-storey office building. Further south on Wynford Drive are a number of residential buildings, including 22 and 25-storey residential buildings at 133-135 Wynford Drive and a 34-storey residential building at 181 Wynford Drive.

West: Immediately west of the site is the DVP North access road/on-ramp and the DVP itself.

Section 2 of the *Planning Act*

The *Planning Act* governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. In particular, section 2 of the *Planning Act* requires that municipalities, when carrying out their responsibility under this Act, shall have regard for matters of provincial interest including:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and

(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters, which all approval authorities shall have regard for in carrying out their responsibilities under the *Planning Act*, are particularly relevant to this proposal.

The Ontario Planning Act (Planning Act, R.S.O. 1990, c. P.13) can be found at: www.e-laws.gov.on.ca

Provincial Policy Statement

The Provincial Policy Statement (2014) ("PPS") provides policy direction 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 impacts 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; 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 PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS. The PPS identifies Official Plans as the most important vehicle for implementing the PPS, and states that comprehensive, integrated and long-term planning is best achieved through Official Plans.

The PPS provides direction for managing and directing land use to achieve efficient and resilient development and land patterns in Section 1.1. Policies within this section promote an appropriate range and mix of residential, employment, institutional, recreation, park and open space and other uses to meet long term needs. Section 1.1.3 of the PPS provides provincial policy direction regarding settlement areas. The PPS recognizes that Ontario's settlement areas vary significantly in terms of size, and that development pressures and land use change will vary across Ontario. It recognizes that the vitality of settlement areas is critical to the long-term economic prosperity of communities. To facilitate this, the PPS states that planning authorities shall identify appropriate locations and promote opportunities for intensification where this can be accommodated, considering existing building stock, availability of existing and planned infrastructure, and public service facilities required to accommodate projected needs.

Housing policies are contained in Section 1.4 of the PPS, with the objective of providing an appropriate range and mix of housing types to meet the projected requirements of current and future residents. In particular, planning authorities are to direct the

development of new housing towards locations where appropriate infrastructure and public service facilities are or will be available.

Furthermore, the PPS also states that development or site alteration shall not be permitted on adjacent lands to natural heritage features and areas unless the ecological function of the adjacent lands will not be negatively impacted. In order to protect public health and safety and prevent property damage, development and site alteration shall generally be directed to areas outside of flooding hazards, erosion hazards and other hazardous lands and sites.

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

The Provincial Policy Statement (2014) is available at:
<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS. Staff will be evaluating the Zoning By-law amendment application against the PPS (2014) noted above as part of the City's development approval process.

Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (2017) ("Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) 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.

The vision and objectives of the Growth Plan contained in Section 1.2 support the development of the GGH as a place with exceptional quality of life, offering a variety of choices for living, and supported by modern and resilient infrastructure and an integrated transportation network. To realize this vision, the Growth Plan's guiding principles focus on achieving complete communities, the efficient use of land and infrastructure, and the integration of land use planning with planning for investments in public infrastructure and services. While the Growth Plan prioritizes intensification to optimize land, infrastructure, and public transit, it also provides for different approaches to managing growth that recognize the diversity of communities within the Greater Golden Horseshoe. The Growth Plan states that policies represent minimum standards, and decision-makers are encouraged to go beyond minimum standards, unless doing so would conflict with other policies within the PPS or any other provincial plan.

Chapter 2 of the Growth Plan articulates policies on where and how growth should occur. This growth is directed to key areas, including major transit station areas (MTSA) and urban growth centres (UGC) which are prescribed minimum density targets of people and jobs per hectare. The Growth Plan also emphasizes the importance of planning for complete communities, which support quality of life and human health by encouraging the use of active transportation, providing high-quality public spaces, adequate parkland, opportunities for recreation, and access to local and health. Furthermore, they provide a balance of jobs and housing, reduce the need for long-distance commuting, and support transit ridership and active transportation, and minimize land consumption through compact built form. Thus, the Growth Plan underscores its purpose as not simply to accommodate growth, but to achieve greater societal, economic and environmental benefits for communities in the GGH.

The connection between infrastructure and growth is discussed in Chapter 3 of the Growth Plan. The Growth Plan requires municipalities to undertake an integrated approach to infrastructure planning, land use planning, infrastructure investment, transit planning, and public service facilities planning and investment. Section 3.2.5 of the Growth Plan articulates policies relating to infrastructure corridors, and maintains that existing and planned corridors are protected to meet current and projected needs in accordance with the transportation and infrastructure corridor protection policies in the PPS.

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 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.

The Growth Plan is available at:

<http://placestogrow.ca/images/pdfs/ggh2017/en/growth%20plan%20%282017%29.pdf>

In the submission forms for development approval, the applicant has indicated that the application is consistent with the Growth Plan. Staff will be evaluating this Zoning By-

law amendment application against the Growth Plan (2017) noted above as part of the City's development approval process.

Toronto Official Plan

The City of Toronto Official Plan is a long-term vision for how the City should grow and the most important vehicle for implementing the PPS and Growth Plan. A key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.

The subject site is designated *Mixed Use Areas* on Map 20 of the Official Plan (see Attachment 3: Official Plan Land Use Map). Section 4.5 indicates *Mixed Use Areas* are made up of a broad range of commercial, residential, institutional, parks and open space uses and utilities. Policy 2 provides development criteria for *Mixed Use Areas* to ensure, among other matters, that the location and massing for new buildings achieves transitions between areas of different development intensity and scale, frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks, community centres, libraries and childcare. It should also take advantage of nearby transit services and provide good site access and circulation, as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets.

Section 2.3.2 -The Green Space System

The subject site is located adjacent to a City *Green Space System* on Map 2 of the Official Plan (see Attachment 4: Official Plan Urban Structure Map). The *Green Space System* is comprised of lands within the *Parks and Open Space Areas* land use designations which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to whenever feasible. Policy 2.3.2.1 requires that actions be taken to improve, preserve and enhance the *Green Space System* by:

- a) improving public access and enjoyment of lands under public ownership;
- b) maintaining and increasing public access to privately owned lands, where appropriate;
- c) restoring, creating and protecting a variety of landscapes; and
- d) establishing co-operative partnerships in the stewardship of lands and water.

Policy 2.3.2.2 further states that public agencies and Torontonians will be encouraged to support the protection, enhancement and restoration of links within and between elements of the *Green Space System*.

Section 3.1.1 – The Public Realm

The Plan recognizes the importance of good design in the creation of a great city.

The policies contained in this section emphasize the need for new development to improve the public realm (streets, sidewalks and open spaces) for pedestrians. The Official Plan identifies that City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. It also identifies that sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for pedestrians.

The Public Realm policies of the Plan also identify the need to protect the City's open spaces such as ravines, woodlots and valley lands and integration of these spaces into a comprehensive open space network.

Section 3.1.2 – Built Form

The Official Plan built form policies in Section 3.1.2 require new development to be massed to fit harmoniously into its existing and/or planned context, and limit its impacts on neighbouring streets, parks, open spaces and properties. This can be achieved by creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objective of this Plan, while providing adequate light and privacy, amongst other things.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1.3 provide additional direction on how they fit into the existing and planned context and how they are designed. Policy 2 requires that tall building proposals address key urban design considerations that include: demonstrating how the proposal will contribute to and reinforce the overall City structure; taking into account the relationship of the site to topography and other tall buildings; and providing high quality, comfortable and usable publicly accessible open space areas.

Section 3.2.1 - Housing

The Plan provides direction on housing. Strong communities are the foundation of a healthy city and the Plan recognizes that opportunities for adequate and affordable housing are essential to supporting quality of life, economic competitiveness and social cohesion. Policy 1 encourages the provision of a full range of housing in terms of form, tenure, and affordability to meet the current and future needs of residents.

Section 3.4 - The Natural Environment

The City's significant natural heritage features and function are shown on Map 9 of the Official Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and function should have high priority in city-building decisions. The subject site is adjacent to the natural heritage system (see Attachment 5: Official Plan Natural Heritage Map). The Plan has policies in this section for the protection of natural heritage features. In particular, policy 3.4.8 requires that development be set back by at least 10 metres or more if warranted by the severity of existing or potential natural hazards, from the top-of-bank and toe-of-slope of valleys, ravines, and bluffs and other locations where slope stability, erosion, flooding or other physical conditions present a significant risk to life or property. Policy 3.4.9 also states that "alteration of the existing slope of a valley, ravine or bluff or the shoreline for the purpose of accommodating new development will not be permitted. Policy 3.4.10 further states that development is generally not permitted in the natural heritage system as

illustrated on Map 9, and sets the criteria for development in or near the natural heritage system.

Section 5.1.1 – Height/Density Incentives

Section 37 of the Planning Act provides one means by which the City can achieve responsible, balanced growth. The City can pass a zoning by-law to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits. Any application for extra height and density will be evaluated on the basis of all of the policies of the Official Plan, including the development criteria for the respective designation area, the strategic Official Plan objectives in Chapter Two and the built, human and natural environment policies in Chapter Three.

Section 5.3.2 – Implementation Plans and Strategies for City-Building

Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building in the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1-The Built Environment and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

All other relevant Official Plan policies will be considered in the evaluation of this development proposal. This application will be reviewed against the official plan policies described above as well as the policies of the Toronto Official Plan as a whole.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Draft Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Draft Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines. City Planning staff were directed 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 Guidelines is for developments to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The draft Growing Up Guidelines are available at:
www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities

Zoning By-laws

The lands are regulated by the Former City of North York Zoning By-law 7625, as amended.

As per By-law 7625, the subject site is currently zoned MO(1) (Industrial-Office Business Park Zone) with a site-specific zoning exception (see Attachment 4: Existing Zoning By-law Map). The site-specific zoning exception 1 establishes the permitted uses, height, density and landscape area, among other regulations, for the subject site. The MO(1) category permits a range of non-residential uses, including business and professional offices, restaurants and retail stores (accessory to the primary office business park uses), however, this category does not permit residential uses.

On Schedule MO(1) to By-law 7625, the subject site is identified as Block “B”. The permitted gross floor area of all buildings on Block “B” is not to exceed 36,283 square metres and the maximum permitted height for the block is 10-storeys. The site-specific exception also establishes a minimum landscape area of 5,574 square metres for the subject site.

The subject site is not subject to City-Wide Zoning By-law 569-2013.

Site Plan Control

The site and development proposal are subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

Reasons for the Application

The proposal requires an amendment to the former -City of North York Zoning By-law 7625, as amended, in order to introduce the residential use, increase the proposed height and density, and to revise other development standards as necessary to accommodate the proposal on the subject site.

	Permitted	Proposed (new building only)	Proposed (10-12 Concorde Place)
Gross Floor Area	36,283 m ²	46,202 m ²	66,385 m ²
Floor Space Index	0.96	2.22	3.18

	Permitted	Proposed (new building only)	Proposed (10-12 Concorde Place)
Height	10-storeys	39-storeys	10 and 39-storeys
Number of Residential Units	0	579	579

Complete Application Submission

The following reports/studies have been submitted with the application:

- Site Survey
- Architectural Plans including Site Plan, Floor Plans and Elevations
- Landscape Plans
- Sun and Shadow Study
- Planning Rationale including Community Services + Facilities Study
- Public Consultation Strategy
- Toronto Green Standards Checklist
- Noise Impact Study
- Arborist Report and Tree Protection Plan
- Qualitative Pedestrian Level Wind Assessment
- Energy Strategy Report
- Geotechnical Study
- Servicing Report
- Stormwater Management Report
- Transportation Impact Study

A Notification of Incomplete Application was issued on May 2, 2018 identifying the outstanding material required for a complete application submission as follows:

- Hydrogeological Investigation

The outstanding information was submitted, and a Notice of Complete application was issued on May 18, 2018.

The reports and studies that have been submitted with the application are available through the City's Application Information Centre (AIC) at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre>

Community Consultation

The applicant has submitted a Public Consultation Strategy as part of the complete application submission requirements. It proposes that City staff will serve as the main

contact with respect to the Zoning By-law amendment application, while the Local Councillor will serve as a resource for residents and local stakeholders. Throughout the process, the applicant has identified that they will reach out to the necessary stakeholders and will be available to attend public meetings, as required.

Community consultation helps to inform Council in respect of the exercise of its authority to make a decision with regard to the planning application. This Report seeks Community Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Provincial Policies and Plans Consistency/Conformity

- The applicant's proposal is being evaluated against the PPS (2014) and the Growth Plan (2017) to establish the applications consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Consistency

- The development application is being reviewed against the policies of the Official Plan described in this report as well as the policies of the Official Plan as a whole.

Land Use

- Staff will review the appropriateness of the proposed mixed-use development as well as the overall density proposed for the site.

Built Form

- The proposed height, and density exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed height and site configuration is being evaluated in terms of the surrounding context and impacts on adjacent properties and land uses and the availability of infrastructure to service the development.
- Staff are reviewing the proposal for consistency with the Tall Buildings Guidelines including: the appropriateness of the proposed scale and massing in terms of built form arrangements on the site, scale of base building setbacks, tower floorplate size, separation distances, setbacks from lot lines, as well as the compatibility and relationship with the surrounding context.

Public Realm, Open Space and Amenity Space

- Staff are also reviewing the amount and location of open space, amenity space, and pedestrian and cycling connections provided on the site as a whole and as part of the larger area network.
- Staff are reviewing the appropriateness of the proposed building setbacks and landscaped open space proposed on-site.

Natural Heritage Protection

- The subject site is located adjacent to a Natural Heritage Area as identified on Map 9 of the Official Plan. As part of the application review process, staff will identify if the environmental features abutting the site will need to be protected, or if a comprehensive ecological restoration plan, which secures improvements to the natural heritage system in the area, both on and off site, will be required as part of the City's permit processes.
- The subject site is within the Toronto Regional Conservation Authority's Regulated Area. The TRCA regulates areas where development could be subject to flooding, erosion, or have adverse effects on environmental features. A permit application will be required to be filed with the TRCA and issued by them prior to the issuance of any building permit by the City.

Tree Preservation

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law).
- The applicant proposes to remove 24 private trees and 4 City-owned trees to accommodate the development on this site. Eighty-four (84) replacement trees will be required as compensation for the removals. Additional tree loss payments for removal of the boulevard trees and security deposits for 13 injured boulevard trees is anticipated as part of this application.
- An Arborist Report and Tree Protection Plan have been submitted and are currently being reviewed by the appropriate City Divisions. The appropriate combination of replacement trees and cash-in-lieu will be determined as part of the application review.

Community Services Assessment

- Staff are reviewing the CS&F Study that was submitted with the application. The applicant's proposal identifies a 528 square metre area on the ground floor of the building as an area intended to be used for community use/space.
- Staff will review the appropriateness of the size and location of the space, potential users, as well as identify if any study deficiencies need to be addressed.

Parkland

- The lands which are the subject of this application are in the third highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of this proposal is subject to a parkland dedication.
- The applicant is not proposing to provide an on-site parkland dedication. An 897 square meter publically-accessible private open space (POPS) is proposed at the southeast corner of the site, immediately adjacent to the Concorde Gate and Concorde Place intersection. The POPS is proposed to be encumbered by the three storey underground parking garage for the proposed development.
- Through the review of the application, it has been determined that an on-site parkland dedication is more appropriate for the site and the area than a POPS. Staff will work with the applicant to secure the required on-site parkland dedication for this proposal.

Full Range of Housing

- The provision of a full range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet current and future needs of residents, and to provide economic competitiveness and social cohesion.
- Staff will work with the applicant to provide family sized units within the development and potentially affordable housing units.

Infrastructure/Servicing Capacity to Support Application

- City staff are currently reviewing Servicing and Stormwater Management Reports as part of the development application. The review will evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed change in land use or development.
- A Transportation Impact Study has also been submitted by the applicant and is currently under review. The Transportation Impact Study will evaluate the impacts of the development on the transportation system, but also suggest any transportation improvements, including network enhancements, which are necessary to accommodate the travel demands generated by the development.
- The application proposes to provide 579 bicycle parking spaces, including 58 short-term and 521 long-term bicycle parking spaces as part of this development. The location of the spaces will be reviewed as part of this application.
- The applicant's Transportation Impact Study indicates that a total of 488 parking spaces will be provided in three levels of underground parking for this mixed-use

building. Sixty-six of those spaces will be for shared use between the retail, community and residential visitors. The applicant's study is currently under review by appropriate City staff.

Noise Study

- The subject site is within close proximity to the Canadian Pacific Rail Corridor. Given these circumstances, the applicant has submitted a noise study for review by the City and Metrolinx.
- Should the noise study identify issues, the necessary mitigative measures will be provided and secured as part of a future Site Plan Control application.

Wind Study

- As part of the application review, staff will review the qualitative pedestrian level wind assessment to ensure that the site conditions are suitable and appropriate.
- Should the wind assessment identify significant issues staff may require that a full wind study be provided to accurately assess wind conditions and the necessary mitigative measures.

Shadow Study

- A shadow study was submitted and is currently under review by staff. Staff will identify if there are any shadow impacts on surrounding lands and the public realm that require resolution.

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, and are geared towards reducing 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 supports green industry.
- The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Toronto Green Standard performance measures.

Section 37 Community Benefits

- The application in its current form will be subject to Section 37 contributions under the *Planning Act*.

- Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.

Other Matters

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

Conclusion

The proposal is being reviewed against the policies of the PPS (2014), the Growth Plan (2017), and the Toronto Official Plan.

A community meeting is anticipated to be held in the third quarter of 2018. Provided that the applicant provides all required information and addresses any issues raised without delay, a Statutory Public Meeting is targeted for the second quarter of 2019.

CONTACT

Marian Prejel, Senior Planner
North York District
Tel: 416-392-9337
Email: Marian.Prejel@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Official Plan Urban Structure Map
- Attachment 5: Official Plan Natural Heritage Map
- Attachment 6: Existing Zoning By-law Map

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: East Elevation
- Attachment 10: South Elevation

Attachment 11: West Elevation
Attachment 12: Southeast Perspective

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 10 CONCORDE PL **Date Received:** March 29, 2018
Application Number: 18 136737 NNY 26 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: 39 storey mixed use residential building containing 579 dwelling units, retail and community uses at grade and three levels of underground parking

Applicant	Agent	Architect	Owner
ARTIS CONCORDE LIMITED			ARTIS CONCORDE LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:
Zoning: MO(1) Heritage Designation:
Height Limit (m): 10-storeys Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 20,857 Frontage (m): 105 Depth (m): 196

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	305	305	638	943
Residential GFA (sq m):			44,489	44,489
Non-Residential GFA (sq m):	20,183	20,183	1,713	21,896
Total GFA (sq m):	20,183	20,183	46,202	66,385
Height - Storeys:	9	9	39	39
Height - Metres:	35	35	131	131

Lot Coverage Ratio (%): 4.52 Floor Space Index: 3.18

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	44,489	
Retail GFA:	1,185	
Office GFA:	20,183	
Industrial GFA:		
Institutional/Other GFA:	528	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			579	579
Freehold:				
Condominium:				
Other:				
Total Units:			579	579

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			368	166	45
Total Units:			368	166	45

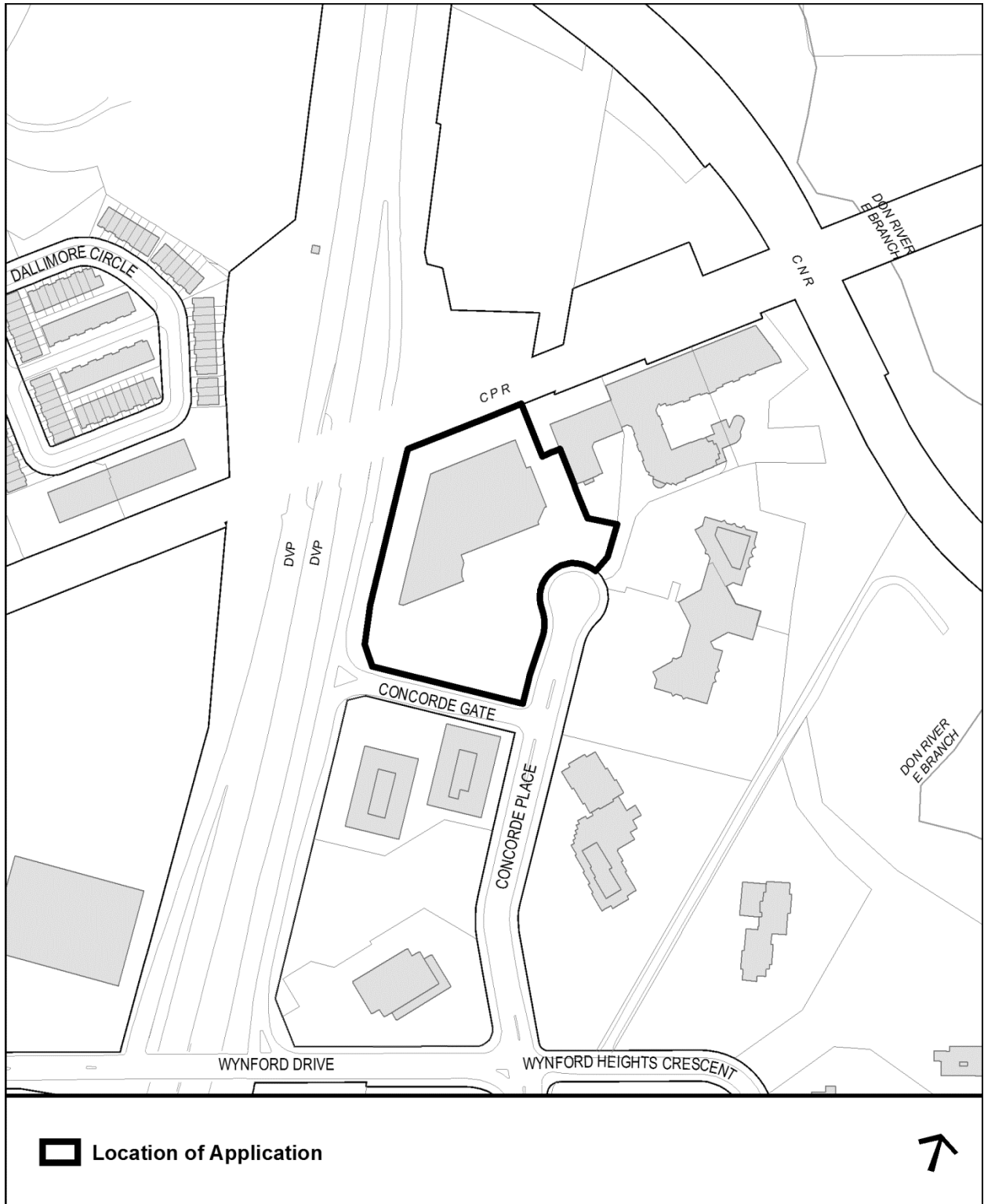
Parking and Loading

Parking Spaces: 1,178 Bicycle Parking Spaces: 579 Loading Docks: 2

CONTACT:

Marian Prejel, Senior Planner
(416) 392-9337
Marian.Prejel@toronto.ca

Attachment 2: Location Map



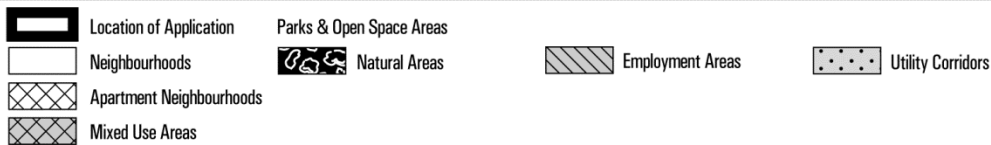
Attachment 3: Official Plan Land Use Map



Extract from Official Plan

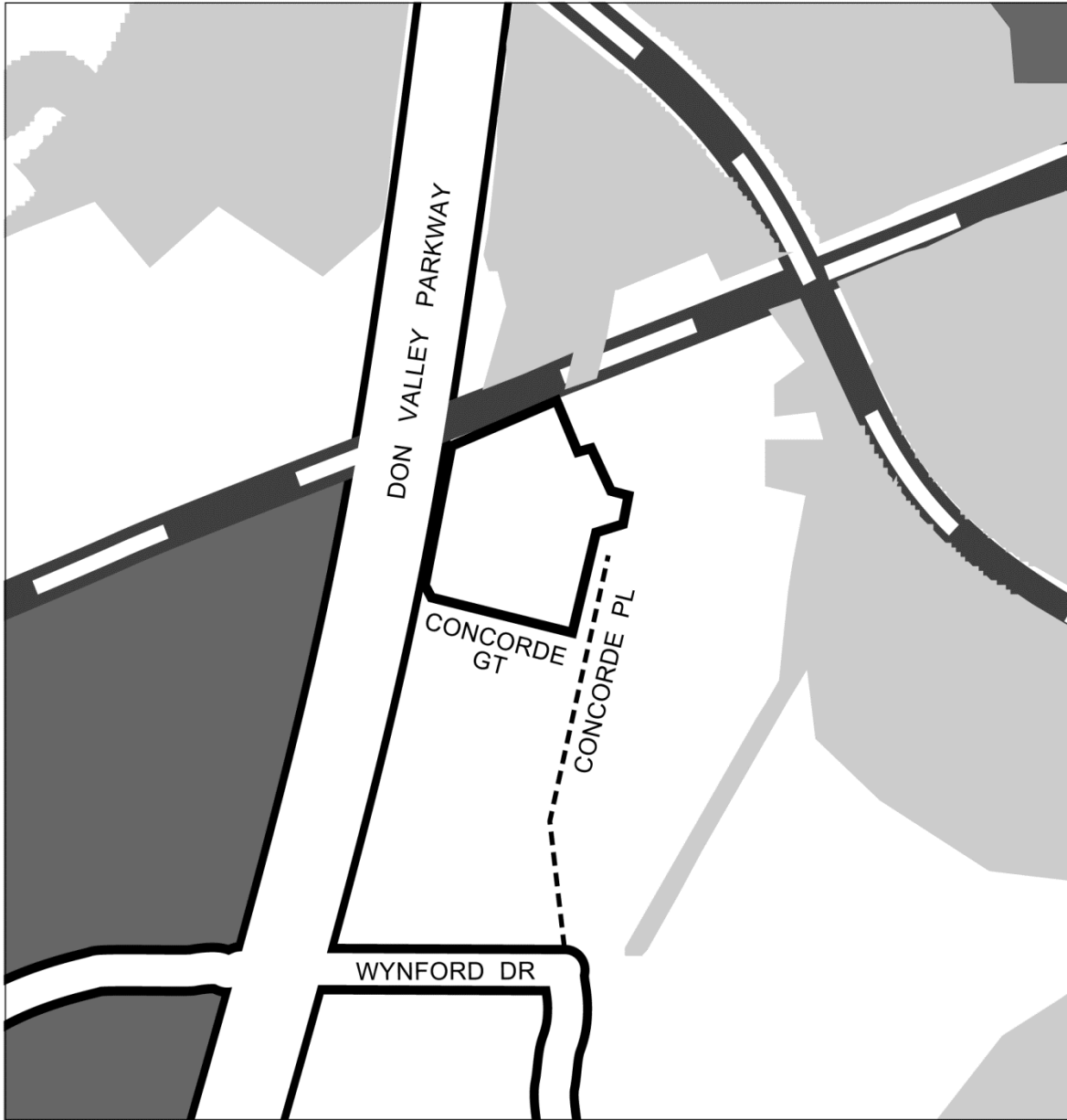
10-12 Concorde Place

File # 18 136737 NNY 26 0Z



↑
Not to Scale
05/08/2018

Attachment 4: Official Plan Urban Structure Map



Extract from Official Plan - Map 2

10-12 Concorde Place

File # 18 136737 NNY 26 0Z

-  Location of Application
-  Open Space System
-  Employment Areas


Not to Scale
05/29/2018



Attachment 5: Official Plan Natural Heritage Map



Extract from Official Plan - Map 9

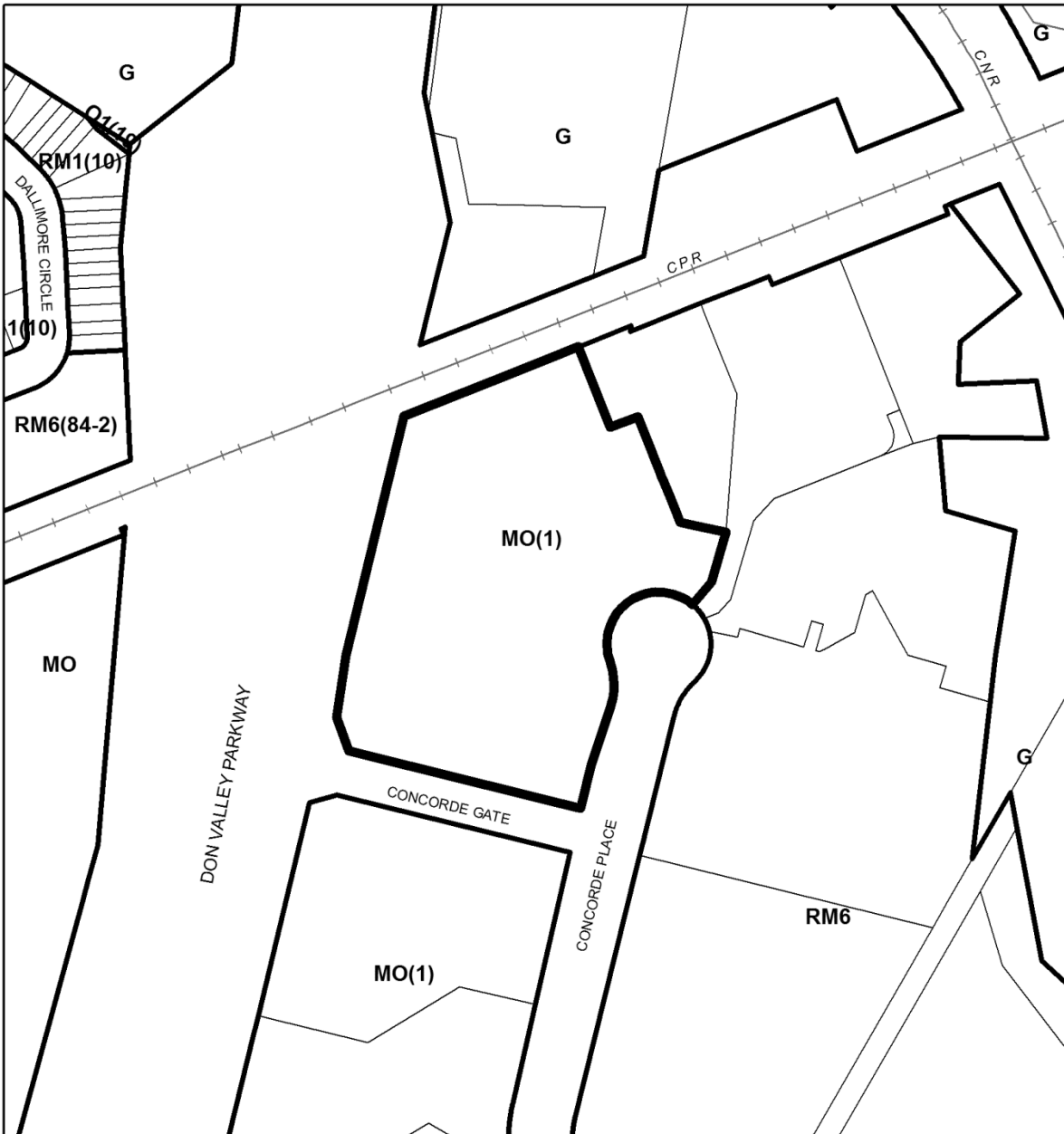
10-12 Concorde Place

File # 18 136737 NNY 26 0Z

-  Location of Application
-  Natural Heritage System


Not to Scale
05/30/2018


Attachment 6: Existing Zoning By-law Map




Zoning By-law 7625

10-12 Concorde Place

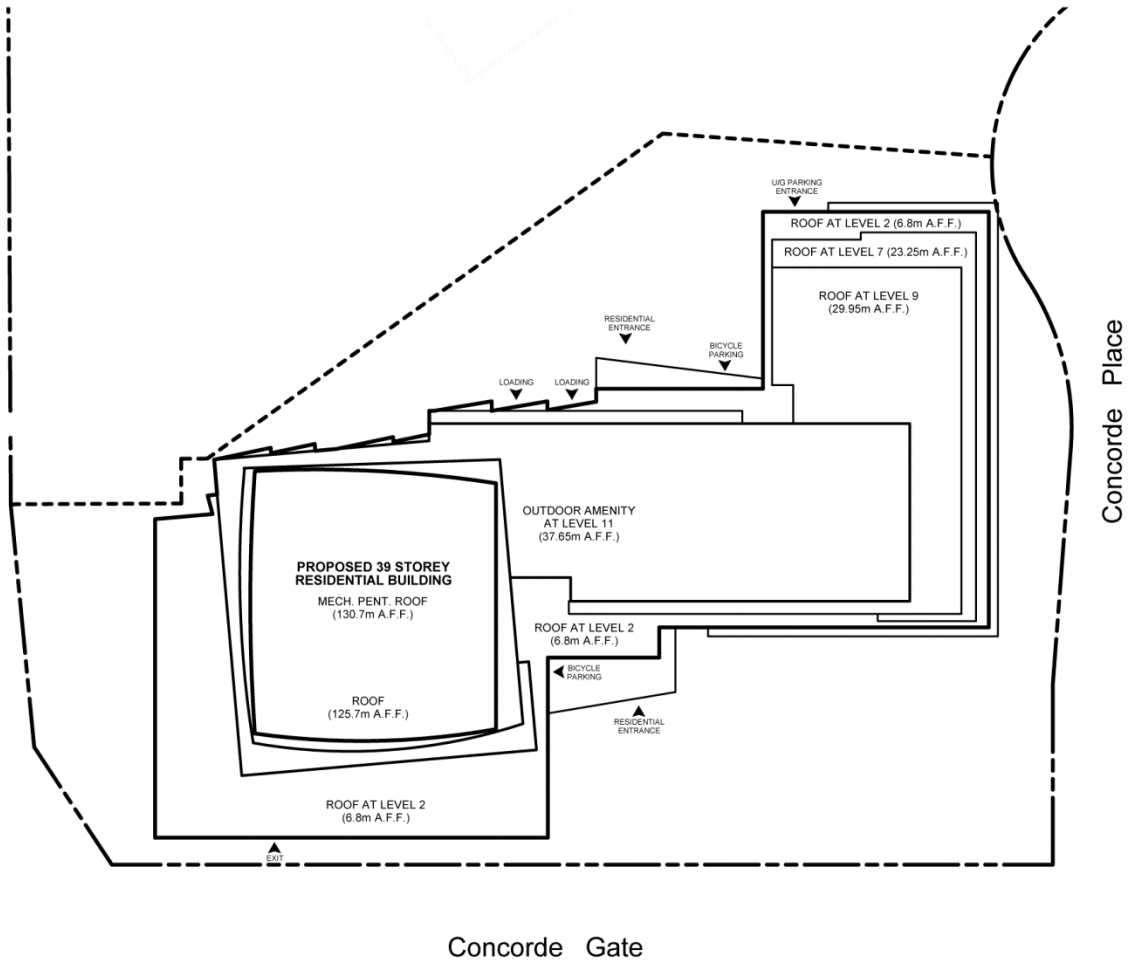
File # 18 136737 NNY 26 0Z

 Location of Application

- | | | | |
|------------|---|-----------|---|
| RM1 | <i>Multiple-Family Dwellings First Density Zone</i> | MO | <i>Industrial-Office Business Park Zone</i> |
| RM6 | <i>Multiple-Family Dwellings Sixth Density Zone</i> | O1 | <i>Open Space Zone</i> |
| | | G | <i>Greenbelt Zone</i> |


 Not to Scale
 Extracted: 05/08/2018

Attachment 7: Site Plan



Site Plan

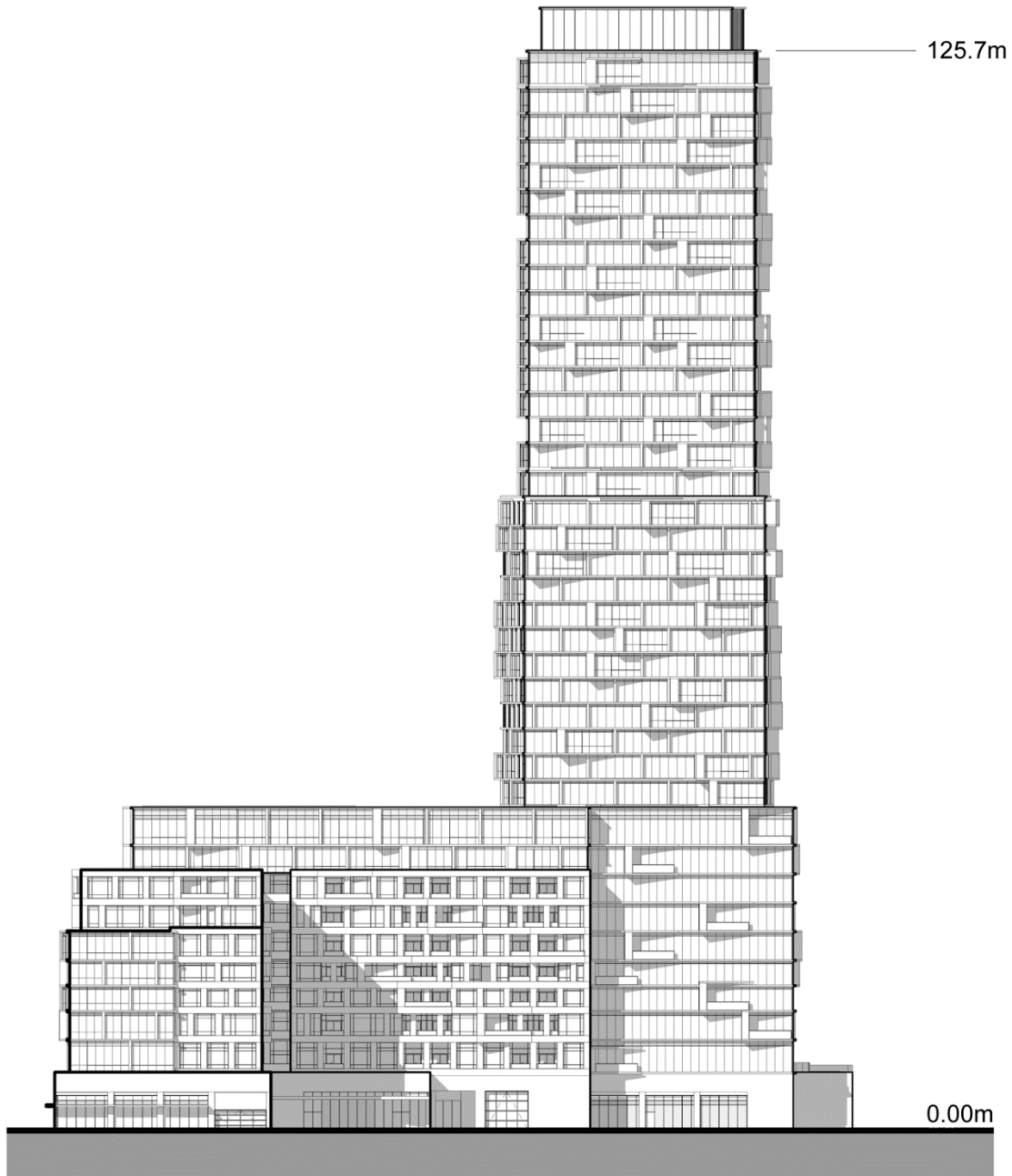
Applicant's Submitted Drawing

Not to Scale
05/23/2018 ↑

10-12 Concorde Place

File # 18 136737 NNY 26 0Z

Attachment 8: North Elevation



North Elevation

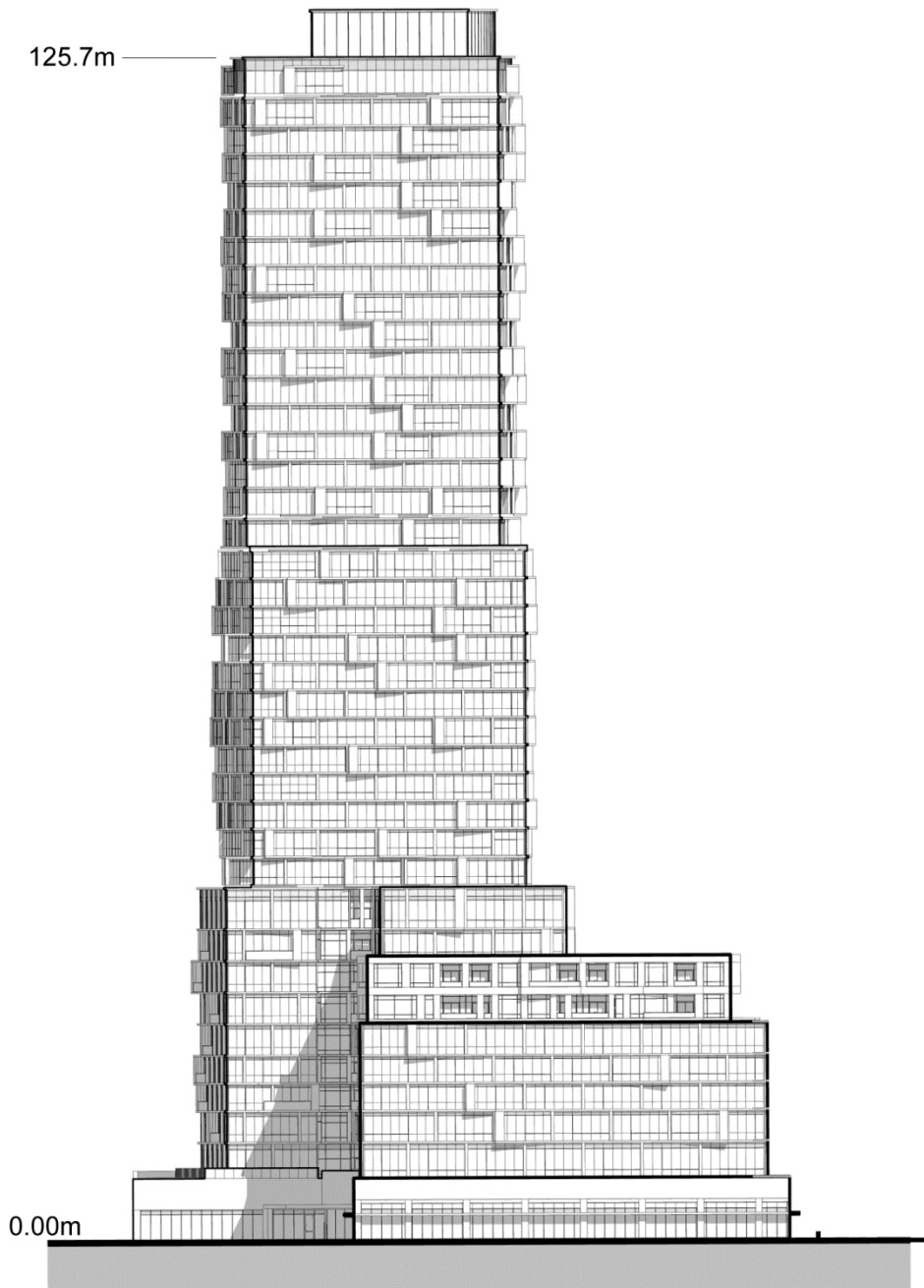
10 - 12 Concorde Place

Applicant's Submitted Drawing

Not to Scale
05/23/2018

File # 18 136737 NNY 26 0Z

Attachment 9: East Elevation



East Elevation

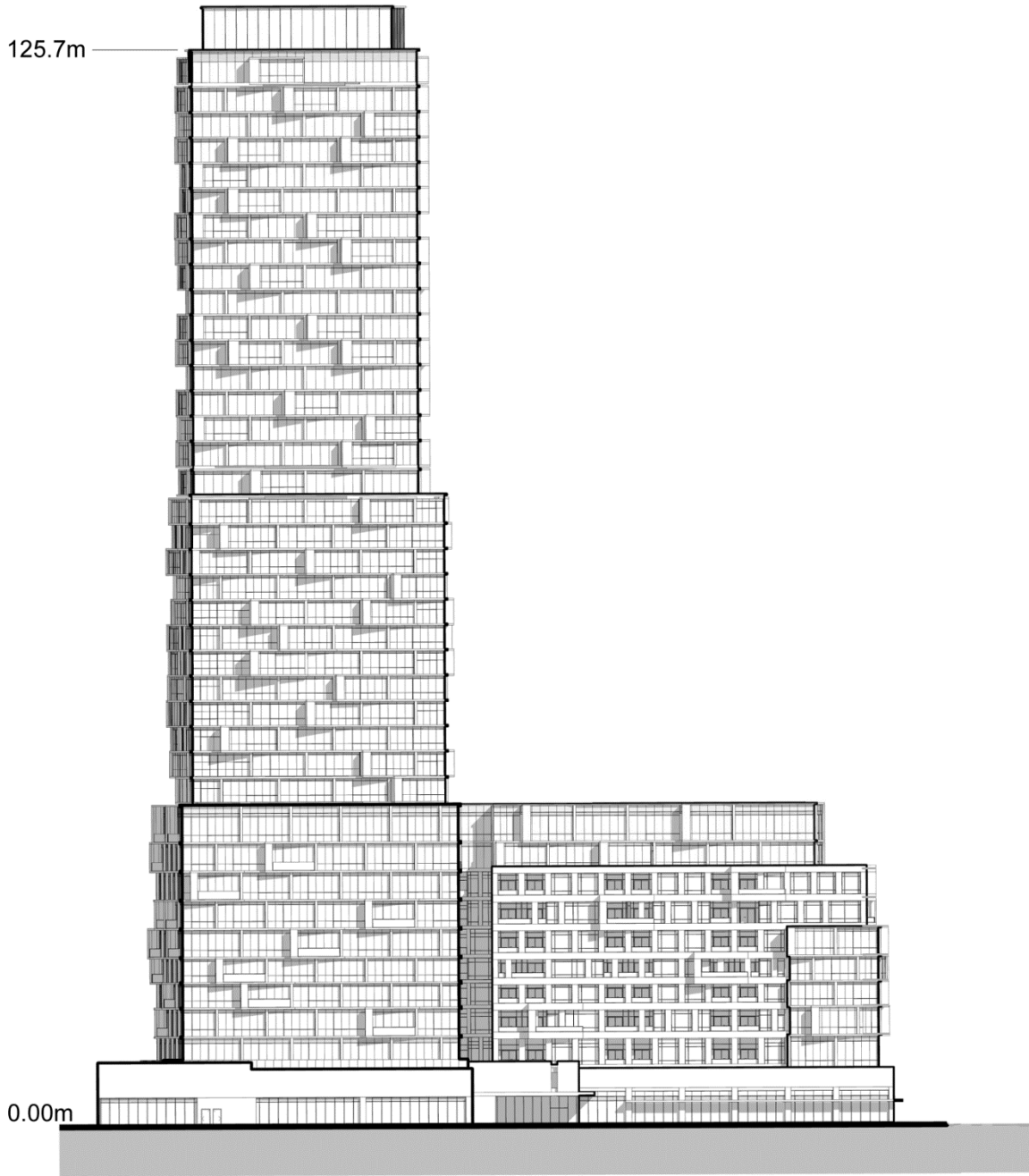
10 - 12 Concorde Place

Applicant's Submitted Drawing

Not to Scale
05/23/2018

File # 18 136737 NNY 26 0Z

Attachment 10: South Elevation



South Elevation

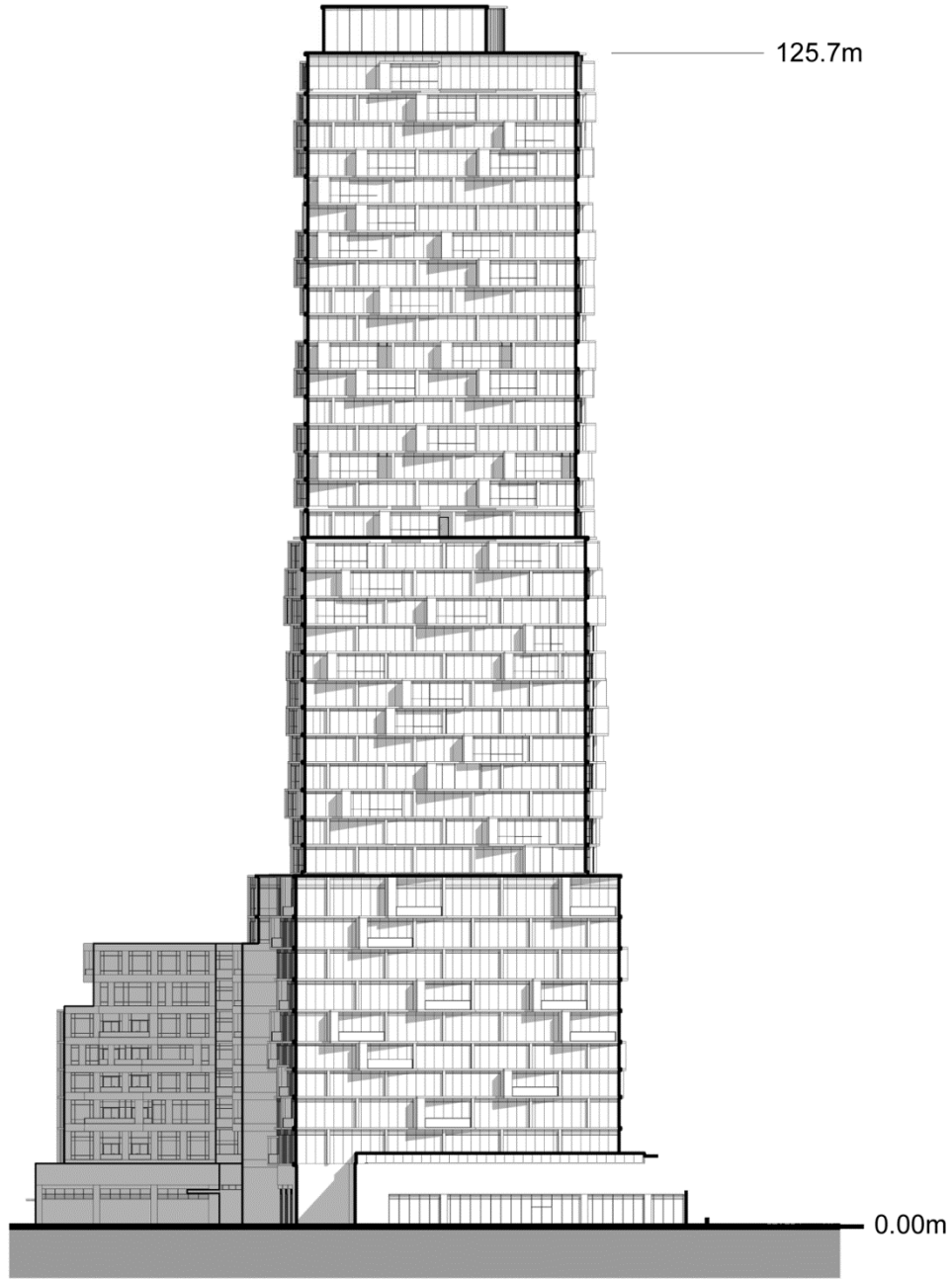
10 - 12 Concorde Place

Applicant's Submitted Drawing

Not to Scale
05/23/2018

File # 18 136737 NNY 26 0Z

Attachment 11: West Elevation



West Elevation

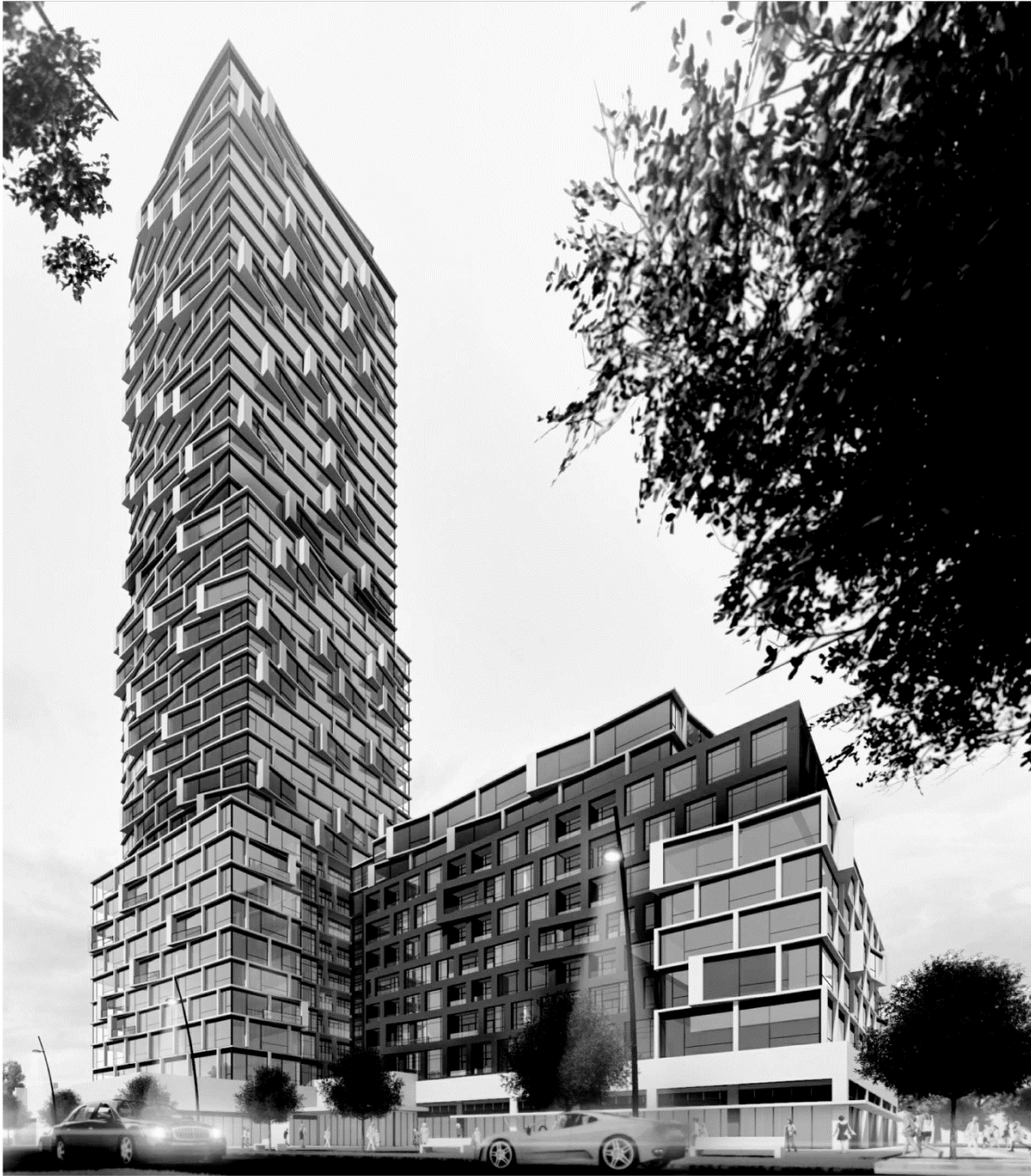
Applicant's Submitted Drawing

Not to Scale
05/23/2018

10 - 12 Concorde Place

File # 18 136737 NNY 26 0Z

Attachment 12: Southeast Perspective



Perspective from Southeast

Applicant's Submitted Drawing

Not to Scale
06/01/2018

10 - 12 Concorde Place

File # 18 136737 NNY 26 0Z