

670, 680 and 690 Progress Avenue - Zoning Amendment and Draft Plan of Subdivision Applications Preliminary Report

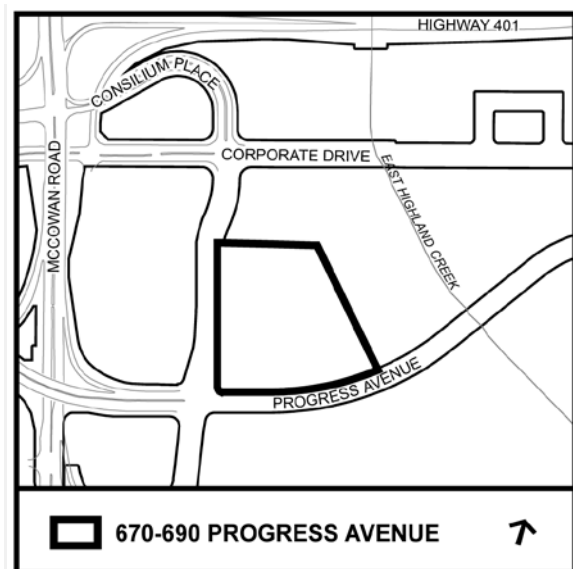
Date:	January 24, 2018
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	17 277456 ESC 38 OZ and 17 277479 ESC 38 SB

SUMMARY

The applications propose to establish a plan of subdivision and to amend the Zoning By-law for the entire 3.56 hectare site known municipally as 670, 680 and 690 Progress Avenue to permit the redevelopment of the lands with seven tall, residential buildings ranging in height from 14 to 48 storeys and twelve four-storey back-to-back townhouse blocks. A total of 2,245 residential units are proposed and a total of 1,654 vehicular parking spaces are proposed in two levels of below grade parking.

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

The next step is to hold a community consultation meeting in the second quarter of 2018. A final report will be prepared and a public meeting is targeted for the first quarter of 2019, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 670, 680 and 690 Progress Avenue 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.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous development applications on the lands which have relevance to the decision on this application.

Relevant Scarborough Centre Initiatives

McCowan Precinct Plan Study

The lands are subject to the McCowan Precinct Plan Study, which puts in place the framework to guide future growth and development of the McCowan Precinct. The McCowan Precinct Plan Study Final Report (including OPA 242) and the Urban Design Guidelines were adopted by City Council on June 10, 11, 12 and 13, 2014 and can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.SC32.20>

The Scarborough Centre Transportation Master Plan study (SCTMP)

The lands fall within the boundaries of the SCTMP, which was initiated by City Planning staff in July 2016. At its February 22, 2017 meeting, Scarborough Community Council received the SCTMP Phase 1 Status Report, which can be found at: [SC20.12](#). The goal of the SCTMP is to develop a framework and direction for the transportation network within Scarborough Centre to support the Secondary Plan vision for a vibrant urban centre. The SCTMP identifies a number of initiatives and projects that would transform the existing auto-oriented transportation network into more walkable streets. The preferred transportation network, which was presented for public input on November 20, 2017, creates a finer grid pattern with appropriately sized development blocks which support placemaking and City Building. A final report is expected in the second quarter of 2018 and amendments to the Secondary Plan are anticipated.

Scarborough Centre Public Art Master Plan Study (SCPAMP)

City Planning staff initiated the SCPAMP in August 2016. The purpose of the SCPAMP is to provide strategic direction for the public art program in Scarborough Centre. The SCPAMP will assist in enhancing the Centre's identity and shape the public realm. Throughout the study process, staff have engaged in extensive public and stakeholder consultation, including two public consultation meetings, two local advisory committee meetings and a draft of the Principles, Vision and Demonstration Plan was presented to the Toronto Public Art Commission. The SCPAMP will include a highly visual demonstration plan that identifies a public space hierarchy for iconic works of art, and integrated and functional works of art; as well as recommend priority projects for early implementation and identify mid and long range opportunities supported by an evaluation and selection process and funding and implementation strategy. A final report is expected in the second quarter of 2018.

Pre-Application Consultation

Four pre-application meetings related to a 1,100 unit mid-rise, wood stick construction residential proposal for the lands were held on: October 22, 2015, November 4, 2015, March 22, 2015 and June 20, 2016 and an Application Checklist was provided to the applicant.

Two further pre-application meetings were held on February 6, 2017 and May 26, 2017 to discuss a revised residential development proposal for 1673 units that included four-storey back-to-back townhouses and multiple buildings ranging in heights from six to 37 storeys, two levels of unencumbered below-grade parking and a public park.

Among other matters, Planning staff consistently advised that: any proposed road network must comply with the McCowan Precinct Master Plan; a public park on the lands is required; all proposed buildings should have entrances on public streets; commercial and/or non-residential space should be incorporated at key intersections; and consideration of public daycare to be included in the proposed development.

A revised application checklist was provided to the applicant and complete application submission requirements were discussed.

ISSUE BACKGROUND

Proposal

On December 19, 2017, the applicant submitted a proposal for a residential development on lands municipally known as 670, 680 and 690 Progress Avenue. The subdivision application proposes to establish:

- five development blocks (Blocks 2, 4, 6, 7 and 8);
- a public park block (Block 3);
- a 10m east-west portion of a future public road along the northern edge of the site (Block 1);

- an 18.5m east-west public road (Block 5/Public Road A) located roughly mid-way through the site from Consilium Place extending eastwards; and
- a 20m north-south public road (Block 5/Public Road B) that extends south down to Progress Avenue along the eastern edge of the site (a portion of Block 5 extends north and could form part of a future extension of the proposed public road).

The rezoning application proposes the development of the lands with seven tall, residential buildings ranging in height from 14 to 48 storeys and twelve blocks of four-storey back-to-back townhouses. The overall proposal includes a 2,245 dwelling units, 1,703 bicycle parking spaces and 1,654 vehicular parking spaces. The total floor area would be 156,811 square metres, of which 155,816 square metres would be residential uses, 995 square metres would be retail uses. Overall amenity space is proposed at 3,964 square metres of indoor amenity space (1.63 square metres/unit) and 3,666 square metres of outdoor amenity space, including green roofs (1.8 square metres/unit).

The overall proposed unit breakdown for the residential buildings is as follows:

Type of Dwelling Unit	Number of Units	Percentage of Total
One-Bedroom	1,402	62.5
Two-Bedroom	641	28.5
Three-Bedroom	202	9
Total	2,245	100

Details for each of the proposed development blocks are outlined below. See also Attachment 1: Site Plan, Attachment 2: Draft Plan of Subdivision, Attachments 3A-G: Elevations and Attachment 6: Application Data Sheet.

Blocks 1A and 1B (Blocks 6 and 7 on the draft plan of subdivision):

These blocks comprise the southwest corner of the site at the intersection of Consilium Place and Progress Avenue and have an area of approximately 9,062 square metres. Starting at the southwest corner of the site and working clockwise, the proposed development includes one 48-storey residential building that incorporates one block of four-storey back-to-back townhouses with frontage on both Progress Avenue and Consilium Place, at the northwest corner of the site is a 14-storey residential building with frontage on Consilium Place and proposed Public Road A, one block of four-storey townhouses on the north side of the block fronting proposed Public Road A, another block of four-storey townhouses at the northeast corner fronting proposed Public Road A, another block of four-storey townhouses along the east side of the block fronting proposed Private Road C, and a 23-storey residential building at the southeast corner of the block fronting Progress Avenue. A total of 736 square metres of grade related retail space is proposed for the block.

Vehicular access would be provided via the proposed Public Road A and Private Road C. Private outdoor amenity space is proposed internal to Blocks 1A and 1B, as well as between the 48 and 14-storey residential buildings.

Blocks 1A and 1B	
Height	<ul style="list-style-type: none"> • 48 storeys - 148 metres (153 metres including mechanical penthouse) • 23 storeys - 73 metres (78 metres including mechanical penthouse) • 14 storeys - 46 metres (51 metres including mechanical penthouse) • Townhouses - 10.5 metres (13.5 metres including mechanical penthouse)
Gross Floor Area	<ul style="list-style-type: none"> • Residential - 67,196 square metres • Retail - 736 square metres
Floor Space Index / Block	<ul style="list-style-type: none"> • 7.5
Dwelling Units	<ul style="list-style-type: none"> • One-Bedroom - 617 • Two-Bedroom - 199 • Two-Bedroom Townhouse - 83 • Three-Bedroom - 89 • Total - 988
Amenity Area	<ul style="list-style-type: none"> • Indoor - 1,810 square metres (1.8 square metres/unit) • Outdoor - 1,624 square metres (inc. green roof) (1.6 square metres/unit) • Total - 3,434 square metres
Bicycle Parking	<ul style="list-style-type: none"> • Resident - 649 • Visitor - 66 • Total - 715
Vehicle Parking	<ul style="list-style-type: none"> • Resident - 499 • Car Share - 16 • Visitor - 98 • Retail - 7 • Total - 620
Loading Space	<ul style="list-style-type: none"> • 3 Type 'G'

Block 2 (Block 8 on the draft plan of subdivision):

Comprises the southeast corner of the site at the intersection of Progress Avenue and proposed Public Road B and has an area of approximately 4,873 square metres. A 28-storey residential building is proposed at the southeast corner of the block fronting Progress Avenue and the remainder of the block is comprised of four-storey back-to-back townhouse blocks.

Vehicular access would be provided via proposed Public Roads A and B. Private outdoor amenity space is proposed internal to Block 2.

Block 2	
Height	<ul style="list-style-type: none"> • 28 storeys - 88 metres (93 metres including mechanical penthouse) • Townhouses - 10.5 metres (13.5 metres including mechanical penthouse)
Gross Floor Area	<ul style="list-style-type: none"> • Residential - 26,010 square metres
Floor Space Index / Block	<ul style="list-style-type: none"> • 5.34
Dwelling Units	<ul style="list-style-type: none"> • One-Bedroom - 219 • Two-Bedroom - 21 • Two-Bedroom Townhouse - 79 • Three-Bedroom - 32 • Total - 351
Amenity Area	<ul style="list-style-type: none"> • Indoor - 544 square metres (1.5 square metres/unit) • Outdoor - 653 square metres (inc. green roof) (1.9 square metres/unit) • Total - 1,197 square metres
Bicycle Parking	<ul style="list-style-type: none"> • Resident - 238 • Visitor - 26 • Total - 264
Vehicle Parking	<ul style="list-style-type: none"> • Resident - 229 • Car Share - 6 • Visitor - 35 • Total - 270
Loading Space	<ul style="list-style-type: none"> • 1 Type 'G'

Block 3 (Block 4 on the draft plan of subdivision):

Block 3 comprises the northeast corner of the site and has an area of approximately 3,712 square metres. A 26-storey residential building is proposed at the southeast corner of the block fronting proposed Public Road A, two blocks of four-storey back-to-back townhouses are proposed along the north edge of the block fronting the interim 6.0 metre private driveway.

Vehicular access would be provided via proposed Public Road A and the interim 6.0 metre private driveway. Private outdoor amenity space is proposed internal to the block and the proposed 2,863 square metre public park abuts the block to the west.

Block 3	
Height	<ul style="list-style-type: none"> • 26 storeys - 82 metres (87 metres including mechanical penthouse) • Townhouses - 10.5 metres (13.5 metres including mechanical penthouse)

Gross Floor Area	<ul style="list-style-type: none"> Residential - 21,601square metres
Floor Space Index / Block	<ul style="list-style-type: none"> 5.82
Dwelling Units	<ul style="list-style-type: none"> One-Bedroom - 189 Two-Bedroom - 49 Two-Bedroom Townhouse - 37 Three-Bedroom - 27 Total - 302
Amenity Area	<ul style="list-style-type: none"> Indoor – 530 square metres (1.8 square metres/unit) Outdoor - 492 square metres (inc. green roof) (1.6 square metres/unit) Total - 1,022 square metres
Bicycle Parking	<ul style="list-style-type: none"> Resident - 241 Visitor - 38 Total - 279
Vehicle Parking	<ul style="list-style-type: none"> Resident - 335 Car Share - 5 Visitor - 30 Total - 370
Loading Space	<ul style="list-style-type: none"> 1 Type 'G'

Block 4 (Block 2 on the draft plan of subdivision):

Block 4 comprises the northwest corner of the site and has an area of approximately 6,485 square metres. A 14-storey residential building is proposed at the southwest corner of the block at the intersection of Consilium Place and proposed Public Road A, 35-storey residential building is proposed at the northwest corner of the block at the intersection of Consilium Place and the proposed interim 6.0 metre private driveway, and three blocks of back-to-back townhouses-one at the northeast corner of the block fronting the interim 6.0 metre private driveway, one along the east edge of the block and one at the southeast corner of the block fronting proposed Public Road A. A total of 260 square metres of grade related retail space is proposed for the block.

Vehicular access would be provided via proposed Public Road A and the 6.0 metre interim private driveway. Private outdoor amenity space is proposed between the 35 and 14-storey towers and internal to the block. The proposed 2,863 square metre public park abuts the block to the east.

Block 4	
Height	<ul style="list-style-type: none"> 35 storeys - 109 metres (114 metres including mechanical penthouse) 14 storeys - 46 metres (51 metres including mechanical penthouse) Townhouses - 10.5 metres (13.5 metres including mechanical penthouse)

Gross Floor Area	<ul style="list-style-type: none"> • Residential - 41,009 square metres • Retail – 260 square metres
Floor Space Index / Block	<ul style="list-style-type: none"> • 6.36
Dwelling Units	<ul style="list-style-type: none"> • One-Bedroom - 377 • Two-Bedroom - 109 • Two-Bedroom Townhouse - 64 • Three-Bedroom - 54 • Total - 604
Amenity Area	<ul style="list-style-type: none"> • Indoor – 1,080 square metres (1.8 square metres/unit) • Outdoor - 898 square metres (inc. green roof) (1.5 square metres/unit) • Total - 1,978 square metres
Bicycle Parking	<ul style="list-style-type: none"> • Resident - 405 • Visitor - 40 • Total - 445
Vehicle Parking	<ul style="list-style-type: none"> • Resident - 321 • Car Share - 10 • Visitor - 60 • Total - 394
Loading Space	<ul style="list-style-type: none"> • 2 Type 'G'

Site and Surrounding Area

The 3.56 ha site is comprised of three properties, 670, 680 and 690 Progress Avenue, and is located at the northeast corner of Consilium Place and Progress Avenue. It is geographically located within the eastern portion of the Scarborough Centre Area, within the McCowan Precinct. Together, the lands are irregularly shaped and each lot is occupied by a one-storey industrial building and their associated surface parking lots. These buildings contain a private education institution, a variety of warehouse, commercial and light industrial uses.

There is an existing easement agreement between 690 Progress Avenue and the abutting property to the east, 700 Progress Avenue, which permits vehicular access/egress via the other's property.

Surrounding land uses are as follows:

North: a surface parking lot owned by Kevric Real Estate Corporation (formerly Menkes), which received approval in 2010 for 1,515 residential units, however the conditions for final approval have not yet been satisfied (these lands are designated *Mixed Use Areas*).

South: a six-storey office building at 111 Grangeway Avenue; a parking lot owned and operated by the Toronto Parking Authority; and 675 Progress Avenue, the former AG. Simpson Inc. heavy metal stamping plant, which received approval in 2015

for a mixed use development on the northern portion of the site for: 1,371 residential units in buildings ranging in height from three to 49 storeys; 13,900 square metres of non-residential uses of which 13,000 square metres shall be office uses; and a 0.203ha unencumbered public park. Conditions for final approval have not yet been satisfied. The site is currently vacant (these lands are designated *Mixed Use Areas*).

West: Consilium Place complex, owned by Kevric Real Estate Corporation, which consists of three office towers and associated surface parking lots (these lands are designated *Mixed Use Areas*).

East: single storey buildings at 700 and 710 Progress Avenue containing a variety of warehouse, commercial and light industrial uses and a community service facility (these lands are designated *Mixed Use Areas*). Beyond these properties is the East Highland Creek watercourse (these lands are designated *Parks and Open Space Areas - Natural Areas*).

Provincial 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 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; 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 City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS 2014 is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan 2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) 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 builds upon the policy foundation provided by the PPS 2014 and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan 2017 take precedence over the policies of the PPS 2014 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 2017.

Staff will review the proposed development for consistency with the PPS 2014 and for conformity with the Growth Plan 2017.

Official Plan

The Official Plan identifies the subject site as being within the Scarborough Centre; one of four designated "*Centres*" in the City of Toronto, as shown on the Urban Structure Map (Map 2) of the Official Plan. *Centres* are generally described as being "places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings". The Official Plan indicates that growth will be directed to the Centres in order to use municipal land, infrastructure and services efficiently; concentrate jobs and people in areas well served by surface transit and rapid transit stations; and promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips.

The Official Plan describes the Scarborough Centre as an important mix of retail, government, institutional, cultural, employment and residential uses at the core of an established employment corridor along Highway 401. Scarborough Centre provides both employment and housing opportunities for workers and residents. Scarborough Centre is also a destination point for surrounding communities; with a regional mall, municipal and federal government services and a variety of recreational, educational and community services.

The Scarborough Centre Secondary Plan incorporates Urban Design Principles to guide development to create a strong, consistent identifiable image; unify the Centre; enhance its streetscapes, pedestrian and cycling paths and green spaces; and to assist in promoting the destination focus of the Centre. Promoting transit supportive development in the vicinity of rapid transit is also a strategy of the Scarborough Centre Secondary Plan. Higher densities of both residential and employment land uses are encouraged to generate ridership levels to help sustain the transit services, support future transportation improvements and further the City's goal of accommodating balanced growth at strategic locations within Toronto. Promoting the reduction in car dependency is also an objective of the Secondary Plan through support of urban development that is transit supportive and promoting appropriate parking supply requirements/limits.

The site is designated *Mixed Use Areas* on Land Use Plan, Map 19 of the Official Plan. *Mixed Use Areas* permit a broad range of residential, commercial and institutional uses in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Section 4.5 of the Official Plan state that new development in *Mixed Use Areas* is subject to development criteria, which require new development to create a balance of land uses with the potential to reduce auto- dependency and meet the needs of the community; provide additional employment and housing in the *Centres* areas; locate/mass new buildings to provide a transition between areas of different development intensity/scale; take advantage of nearby transit services; locate/mass new buildings to minimize shadow impacts; locate/mass new buildings to frame streets and parks with good proportion and maintain sunlight and comfortable wind conditions; and provide attractive pedestrian environments. In addition, the Official Plan requires that significant new multi-unit residential development must provide indoor and outdoor amenity space for residents of the new development and that each resident have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

The lands are also subject to Site and Area Specific Policy No. 9 (McCowan Precinct Plan) within the Scarborough Centre Secondary Plan, which establishes a development framework and design strategies for the future residential and employment development of lands. It serves as a guide for the provision of community services, facilities, parks and open spaces and public realm improvements and enhancements for the Precinct.

In addition to the policies contained in Site and Area Specific Policy No. 9 in the Scarborough Centre Secondary Plan, the Official Plan will be considered as a whole through the review of the application, including the following:

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of City streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The Built Form policies (Section 3.1.2) of the Official Plan specify that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limiting shadowing and uncomfortable wind conditions.

Section 3.1.3 (Built Form – Tall Buildings) of the Official Plan identifies tall buildings as those whose height are typically greater than the width of the adjacent road allowance. Taller buildings are to be located to ensure adequate access to sky view. The Tall Buildings policies of the Official Plan seek to ensure that the proposed building and site design will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas.

Policy 3.1.4 of the Official Plan encourages the inclusion of public art in all significant public sector developments. The subject lands occupy a prominent location, at the gateway to the Scarborough Centre.

The Housing policies in Section 3.2.1 of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan. Large residential developments such as proposed by this rezoning application may provide an opportunity to enhance the mix of housing types and unit sizes within the Scarborough Centre.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

Policies in Section 3.2.3, Parks and Open Spaces, ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows the local parkland provisions across the City. The lands that are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is within a parkland priority area. There is currently no applicable cap that applies to the Scarborough Centre Secondary Plan Alternative Rate parkland dedication provision.

Section 5.1.1 of the Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan. Planning staff will review the proposed development within the context of the Section 37 policies and the provision of community benefits which may result from any increase in height and density of the new development.

Official Plan Amendment No. 231

At its December 16, 2013 meeting, City Council adopted Official Plan Amendment (OPA) No. 231. OPA 231 was approved (in part) by the Province in July, 2014. OPA 231 promotes a balanced growth of jobs and housing across the City so Torontonians can both live and work in the City, and reduce the need for long distance commuting and avoid congestion of the City's roads.

OPA 231 also added new policies to Section 3.5.1 of the Official Plan respecting the promotion of office development within *Mixed Use Areas* on lands within a *Centre* and/or 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station. While currently under appeal, these policies are intended to provide for minimum standards for new development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices. These policies are intended to increase the non-residential gross floor area used for office purposes in *Mixed Use Areas*.

The Official Plan is available at: www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject lands are currently zoned City Centre Residential (CCR) (H) and City Centre Office (CCO) (H) and are subject to Exception No. 549 under the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended. The site is not subject to the City-wide Zoning By-law No. 569-2013, as amended.

The CCR zone permits all types of dwelling units, day nurseries and private daycare. However, hotel uses are prohibited. The CCO zone permits office uses and a number of accessory uses. The site is subject to a Holding (H) provision that, until its removal, restricts use of the lands to the uses permitted under the Industrial (M) zone. The M zoning permits general industrial, manufacturing, processing and other employment land uses such as offices. The zoning by-law sets out the conditions under which the H may be removed to permit the CCO and CCR uses including the availability of services and infrastructure and that all environmental conditions are addressed, to the satisfaction of the City.

Site Plan Control

The lands are subject to Site Plan Control, however, a site plan control application has not been filed in support of this proposal.

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>

Mid-Rise Building Guidelines

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the Avenues for a two year monitoring period. In November 2013 Council extended the monitoring period to the end of 2014. The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites.

The Study can be found at:

<http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Urban%20Design/Midrise/midrise-FinalReport.pdf>

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum clarifies that these Performance Standards may be a useful planning tool where a Secondary Plan supports mid-rise buildings, but does not regulate built form or does not fully address mid-rise building design, or when a Secondary Plan is under review. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines.

Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Infill Townhouse Design Guidelines

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low rise, grade-related residential units constructed in rows or blocks. The Guidelines can be viewed at:

<https://web.toronto.ca/wp-content/uploads/2017/08/8f4c-Toronto-Urban-Design-Guidelines-Infill-Townhouses.pdf>

Townhouse and Low-rise Apartment Guidelines

City Planning has developed new Guidelines to assist in evaluating townhouse and low-rise apartment development applications up to four storeys in height. The Guidelines are currently in draft form and have been the subject of staff and industry consultation for over two years. They establish a unified set of performance measures for the evaluation of townhouse and low-rise apartment proposals to ensure they fit within their context and minimize their local impacts. While not yet adopted by Council, the draft Guidelines may be referred to for assistance in evaluating the subject application. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

The Guidelines assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Relevant concerns are providing private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets when a development is not large enough to accommodate shared outdoor amenity areas on site. Also relevant is providing sufficient setbacks distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties.

Provincial Noise Guidelines

New provincial noise guidelines (NPC-300) were introduced in 2013, which replace and consolidate previous related guidelines. Among other matters, the guidelines provide advice, sound level limits and guidance that may be used when land use planning decisions are made under the *Planning Act*. They are intended to minimize the potential conflict between noise sensitive land uses and sources of noise emissions. Generally, the proponent of a new noise sensitive land use is responsible for ensuring compliance with applicable sound level limits.

Toronto and Region Conservation Authority (TRCA)

A portion of 690 Progress Avenue falls within the Regulatory Storm Flood Plain associated with the East Highland Creek. As such, it is subject to Toronto and Region Conservation Authority (TRCA) Regulation O. Reg. 166/06, associated with East Highland Creek. A permit is required from the TRCA for any development or site alteration within the regulated area.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate that there are 51 by-law regulated trees on and within six metres of the subject property. Of these, 44 trees are proposed to be removed.

Reasons for the Application

Draft Plan of Subdivision

The Draft Plan of Subdivision application is necessary to create the proposed development blocks, a block for the public park, public streets and blocks reserved for future public road conveyances.

Zoning By-law Amendment

The proposed uses are permitted on the subject site subject to the removal of the Holding (H) provision. Notwithstanding, should the proposed development be recommended for approval, an amendment to the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended, is required to establish appropriate development standards including: building height, massing, setbacks and setbacks; density of development; and vehicular and bicycle parking.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Community Services and Facilities Study;
- Public Consultation Plan;
- Servicing Report and Stormwater Management Report;
- Traffic Operations Assessment/Parking Study;
- Urban Design Guidelines;
- Pedestrian Level Wind Study;
- Geotechnical Study;
- Phase 2 Environmental Site Assessment;
- Hydrogeological Study;
- Noise Impact Study;
- Arborist Report;
- Sun/Shadow Study;
- Computer Mass Model; and
- Energy Strategy Report

A Notification of Complete Application was issued on January 11, 2018.

Issues to be Resolved

The following are the key issues identified to date which are to be resolved in the review of this application:

- Consistency with the PPS and conformity with the Growth Plan for the Greater Golden Horseshoe;

- Conformity to Official Plan policies and the tall building, townhouse and townhouse and low rise apartment Urban Design Guidelines;
- Conformity with the Scarborough Centre Secondary Plan and Site and Area Specific Policy No. 9 (McCowan Precinct Plan);
- Conformity of the proposed street and block plan with the Site and Area Specific Policy No. 9 (McCowan Precinct Plan) and the emerging vision of the SCTMP;
- Opportunities to expand and enhance the public realm;
- Site circulation (pedestrian, bicycle and vehicular) around and through the site;
- Evaluation of traffic impacts, location and function of vehicle access points, parking rates and supply, loading spaces and functionality;
- Appropriateness of the proposed development including built form, height, density, building massing and transition in scale within the existing and planned context and within each Block;
- Appropriateness of the proposed sensitive land use, including an assessment of potential noise impacts from nearby industrial uses to the south and east;
- Incorporation of a mix of residential tenures and unit sizes and types across the site, with an emphasis on creating a range of affordable housing options, including consideration of rental units, increasing the number of larger dwelling units suitable for a broader range of households including families with children and evaluation of how the development achieves the Growing Up: Planning for Children in New Vertical Communities draft Urban Design Guidelines;
- Advancement and enhancement of land uses including employment opportunities on the site;
- Determination of parkland dedication requirements and/or compensation in-lieu of parkland dedication;
- Determination of the adequacy, location and configuration of the proposed public park;
- Opportunities to create privately-owned publicly-accessible space (POPS) with the lands;
- Evaluation of landscaped open space, tree preservation and replacement, and opportunities for new tree planting;
- An assessment of the amount and location of on-site indoor and outdoor amenity space;
- Minimize and manage impact on natural environment;
- Public art opportunities in accordance with Official Plan policies and in the context of the emerging vision of the SCPAMP;
- Evaluation of site servicing, sanitary sewer analysis, stormwater management, hydrogeological matters and solid waste collection;
- Appropriate phasing plan for redevelopment;
- Adequacy of community services and facilities to serve the proposed development and identification of community service and facility priorities for the area;
- Determination and provision of community benefits pursuant to Section 37 of the Planning Act, should the development be considered good planning and recommended for approval;
- Provision for a Community Energy Plan; and

- Compliance with the Toronto Green Standard, Tier 1 performance measures.

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

CONTACT

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Fax No. 416-396-4265

E-mail: Kelly.Dynes@toronto.ca

SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Draft Plan of Subdivision

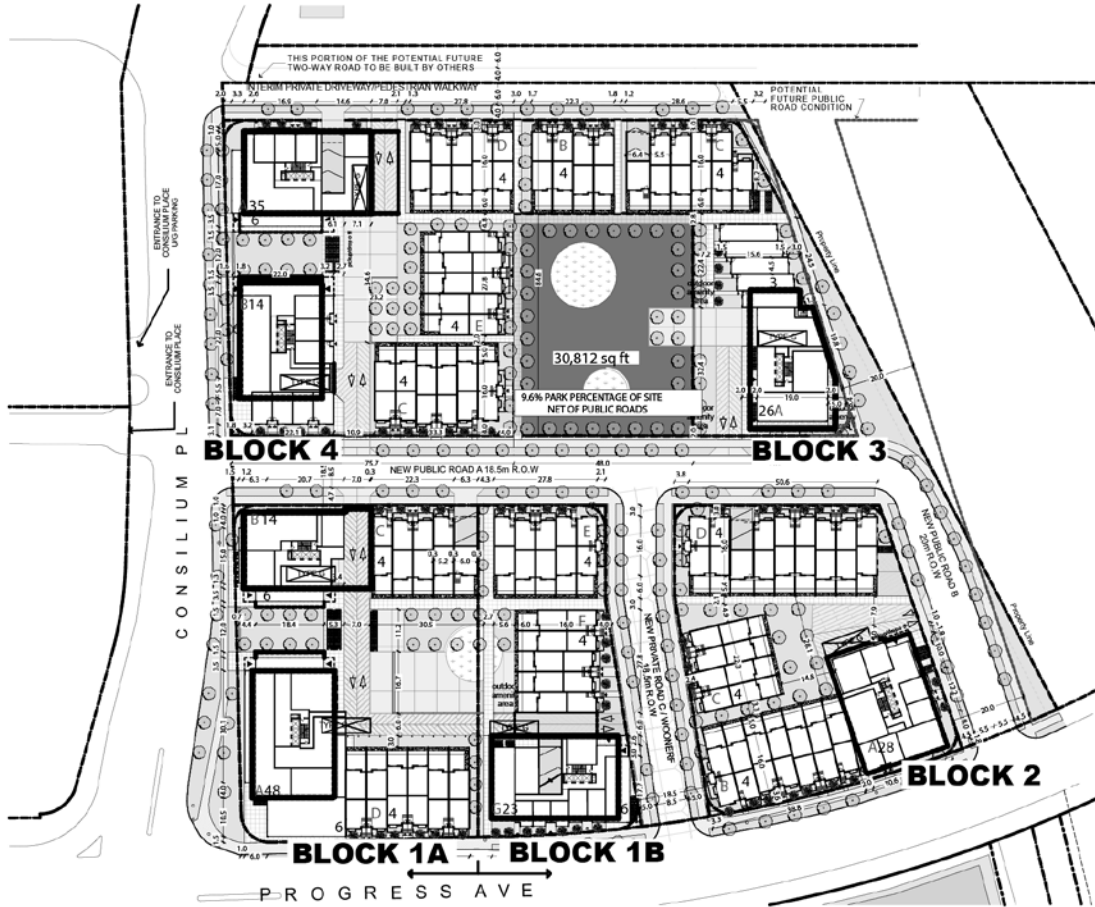
Attachment 3A-H: Elevations

Attachment 4: Official Plan

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

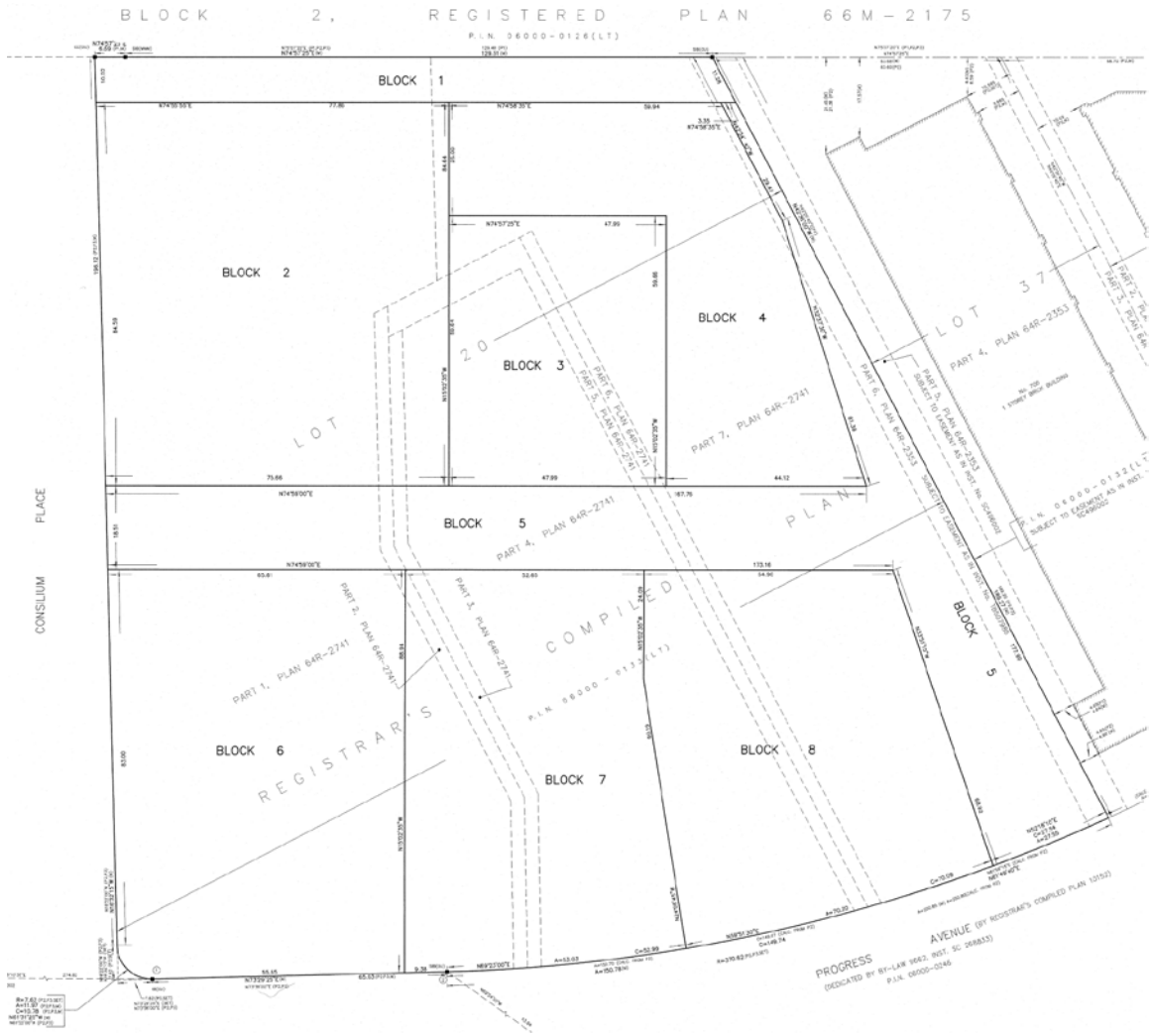
670-690 Progress Avenue

Applicant's Submitted Drawing

Not to Scale
01/16/18 

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 2: Draft Plan of Subdivision



Draft Plan of Subdivision

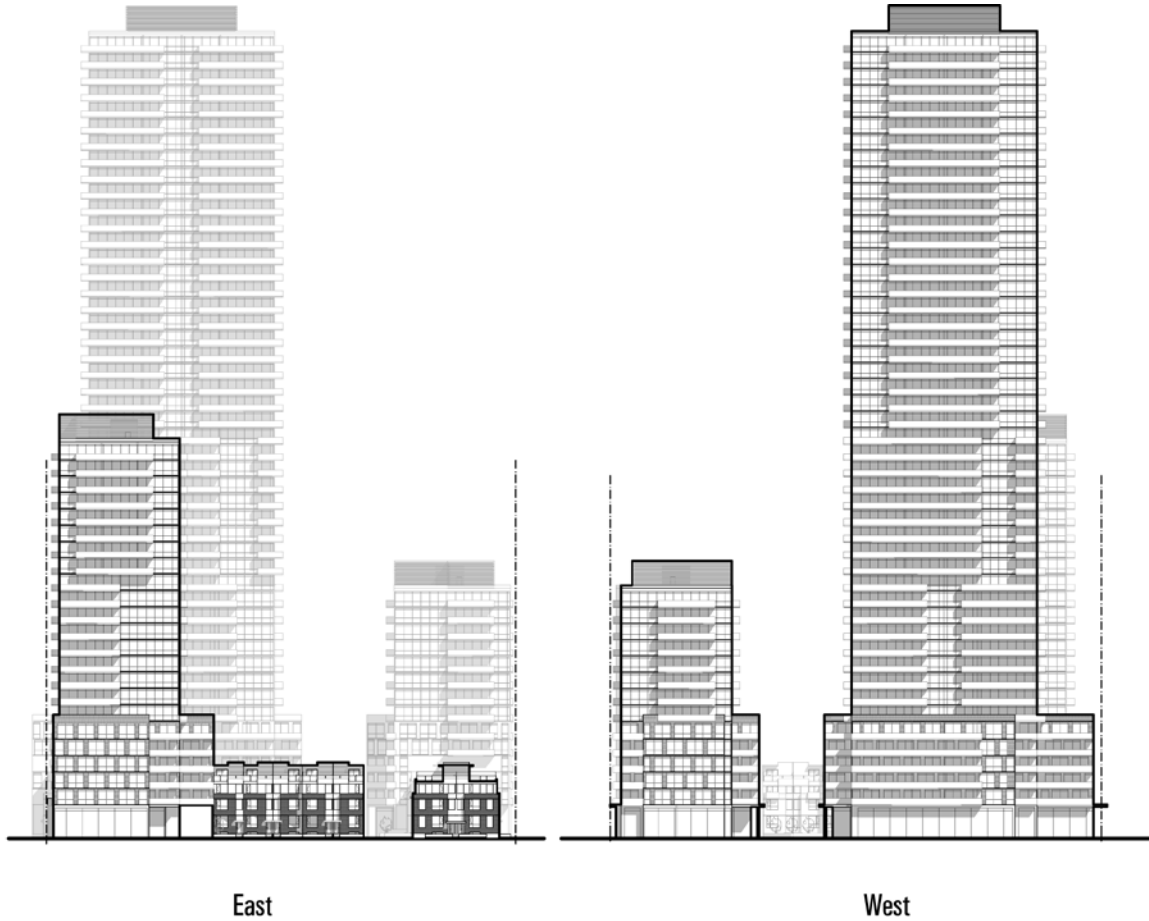
670-690 Progress Avenue

Applicant's Submitted Drawing

Not to Scale

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3A: Block 1 Elevations - East and West



Elevations - Block 1

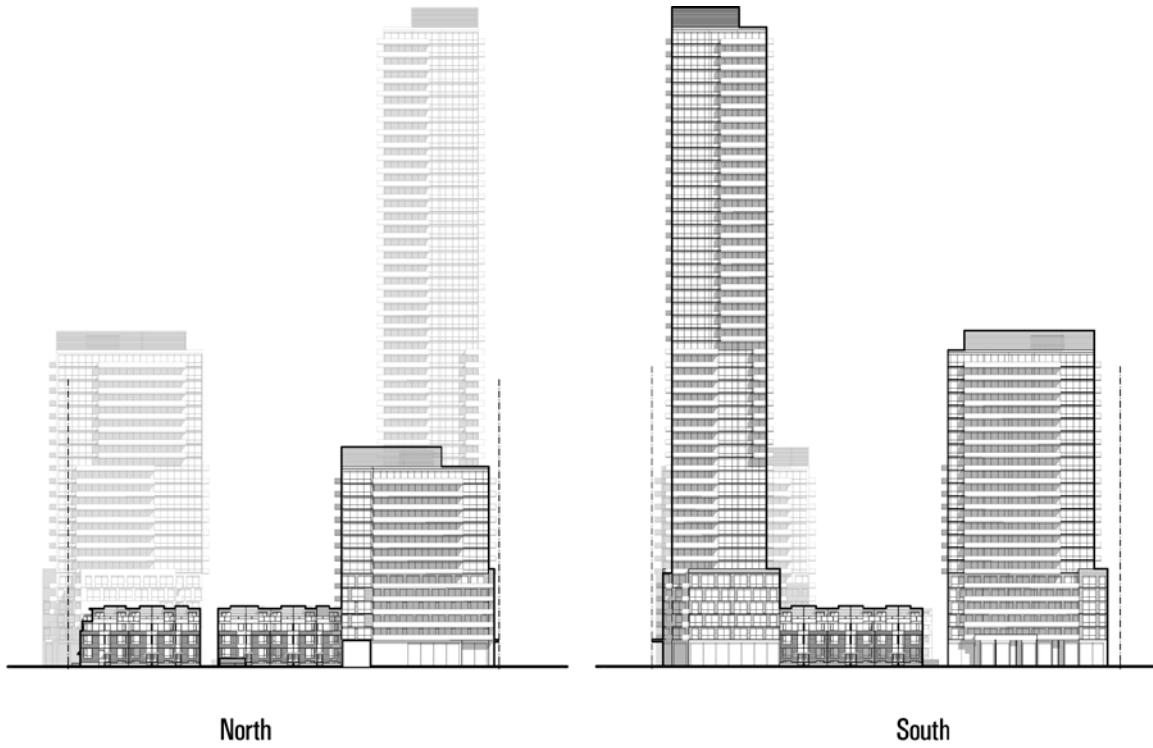
Applicant's Submitted Drawing

Not to Scale
01/04/18

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3B: Block 1 Elevations - North and South



Elevations - Block 1

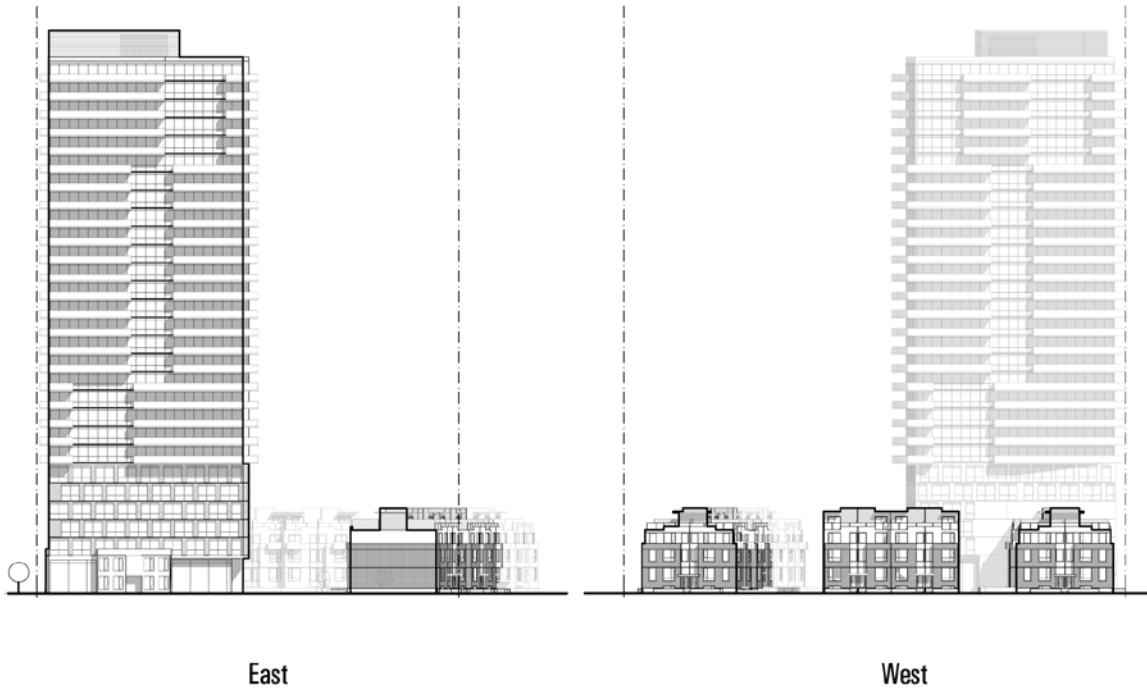
Applicant's Submitted Drawing

Not to Scale
01/04/18

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3C: Block 2 Elevations - East and West



Elevations - Block 2

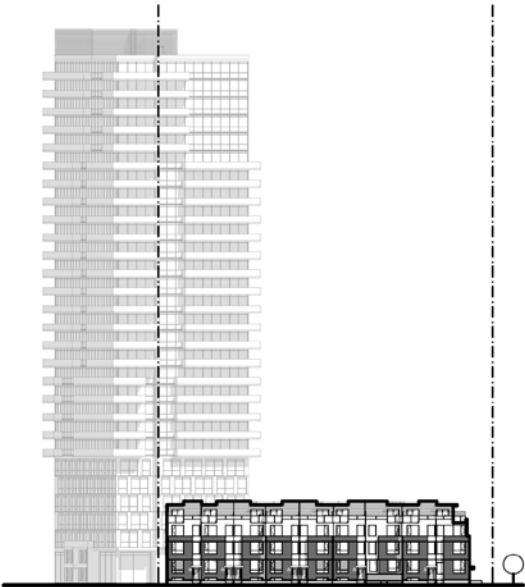
Applicant's Submitted Drawing

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01/04/18

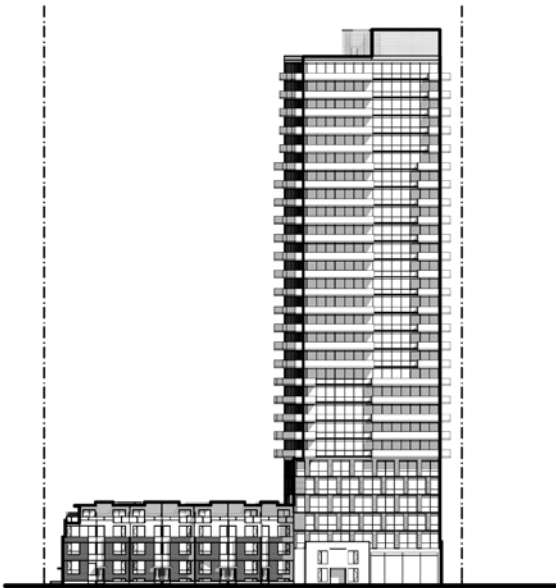
670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3D: Block 2 Elevations - North and South



North



South

Elevations - Block 2

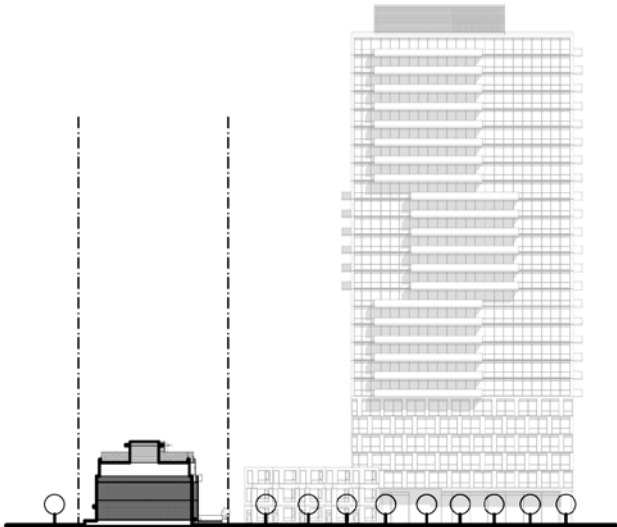
Applicant's Submitted Drawing

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01/04/18

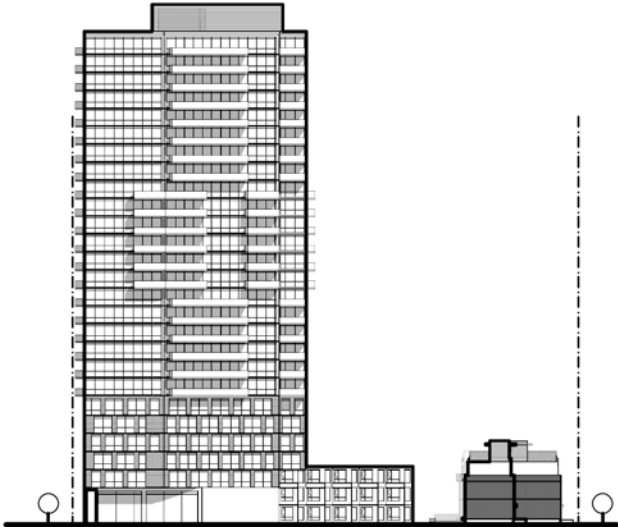
670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3E: Block 3 Elevations - East and West



West



East

Elevations - Block 3

Applicant's Submitted Drawing

Not to Scale
01/04/18

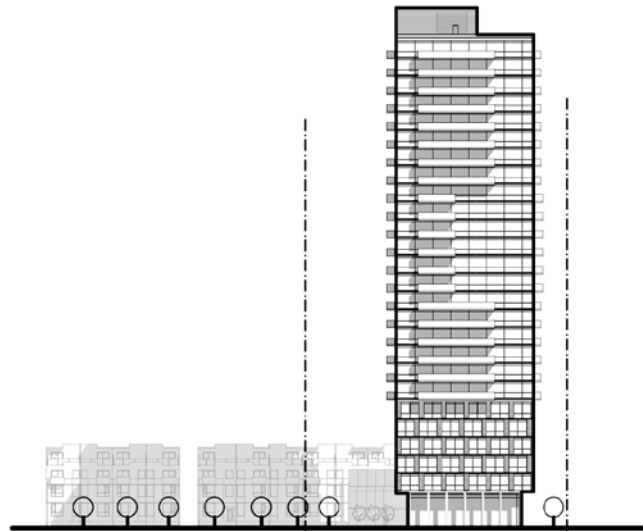
670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3F: Block 3 Elevations - North and South



North



South

Elevations - Block 3

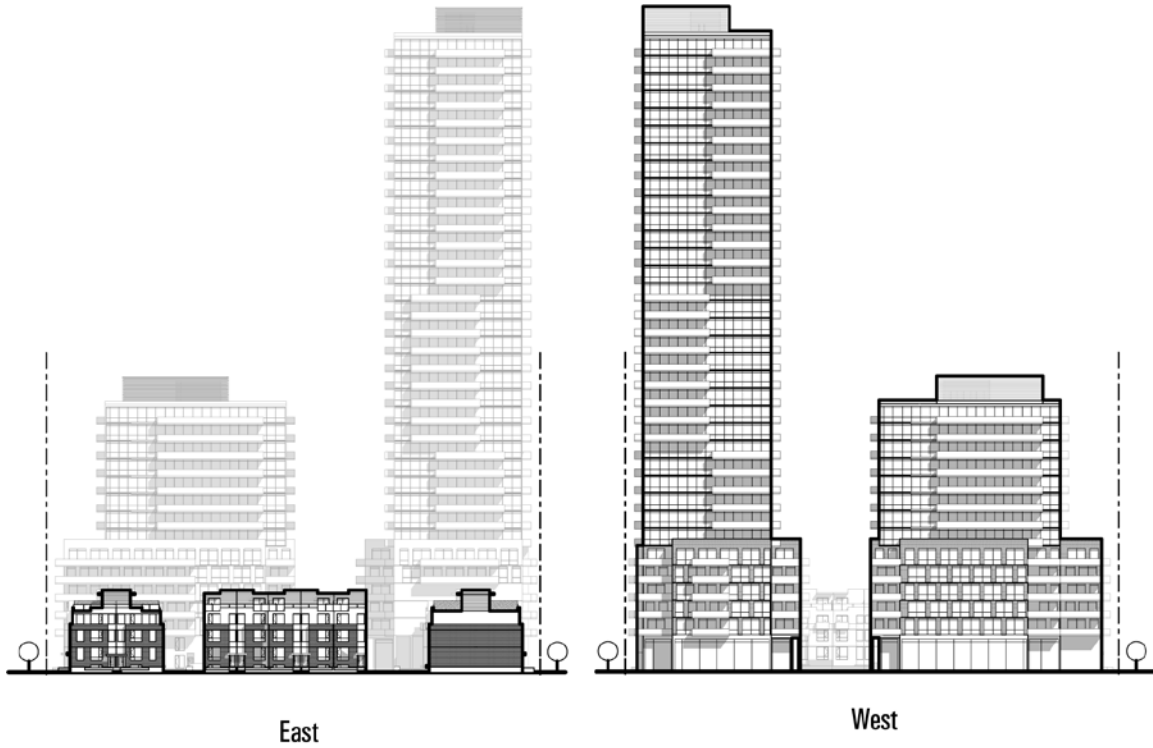
Applicant's Submitted Drawing

Not to Scale
01/04/18

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3G: Block 4 Elevations - East and West



Elevations - Block 4

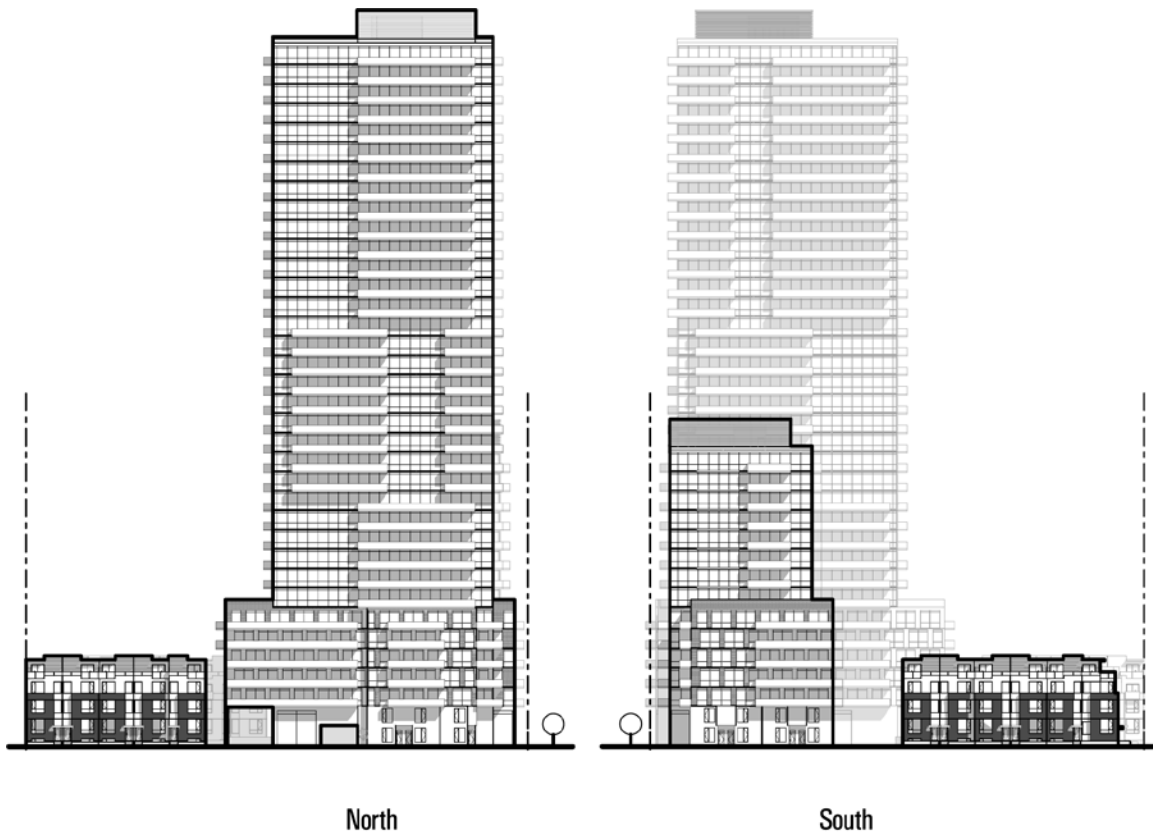
Applicant's Submitted Drawing

Not to Scale
01/04/18

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 3H: Block 4 Elevations - North and South



Elevations - Block 4

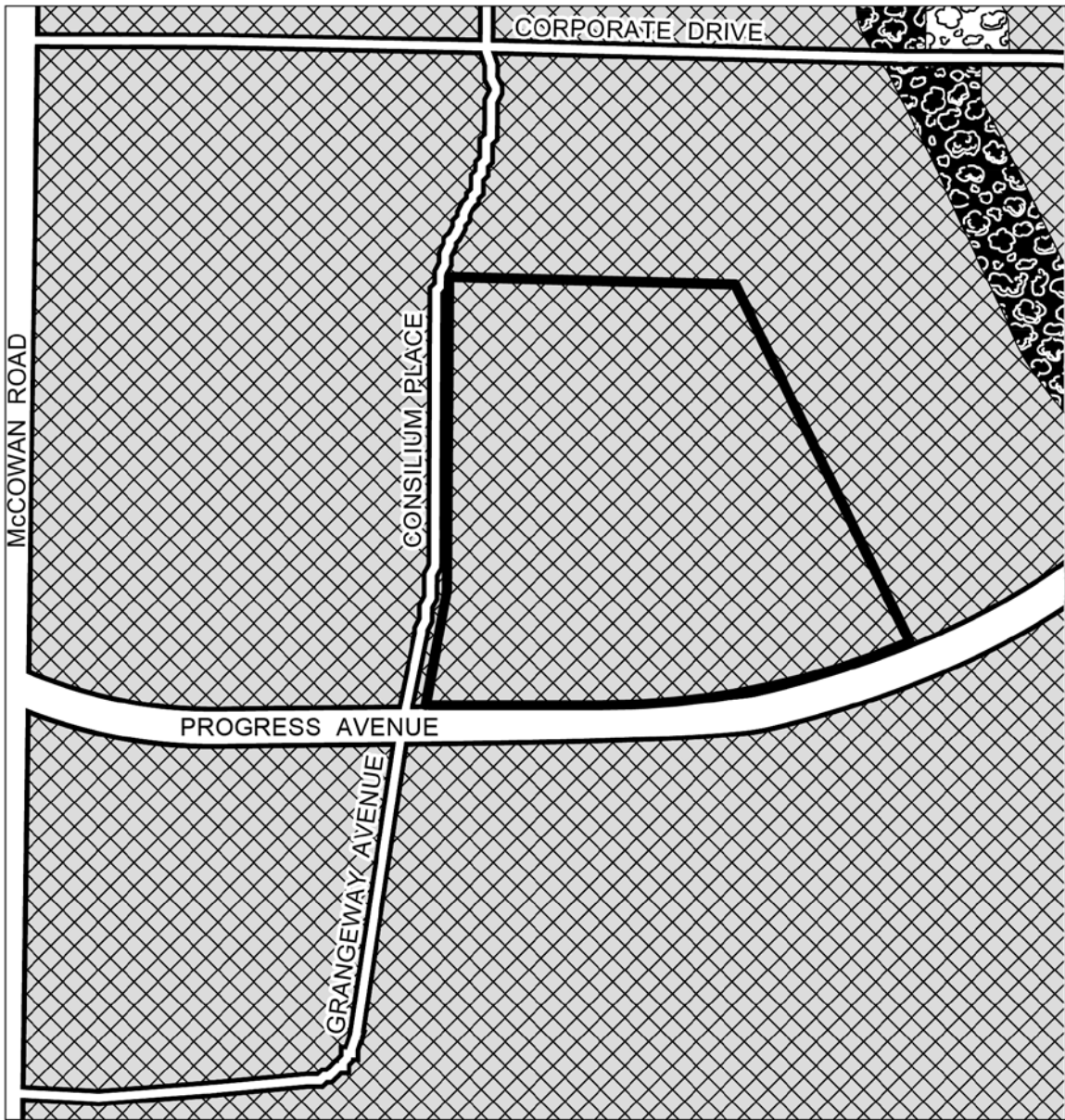
Applicant's Submitted Drawing

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01/04/18

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

Attachment 4: Official Plan



TORONTO
Official Plan

670-690 Progress Avenue

File # 17 277456 ESC 38 OZ, 17 277479 ESC 38 SB

- | | |
|-----------------|-------------------------------------|
| Site Location | Parks & Open Space Areas |
| Mixed Use Areas | Natural Areas |
| | Parks |

Not to Scale
01/05/18

Attachment 5: Zoning



Zoning By-Law No. 569-2013

670-690 Progress Avenue

File # 17 277456 ESC 38 0Z, 17 277479 ESC 38 SB

Location of Application

E Employment Industrial

See Former City of Scarborough Employment District By-Law No. 24982 (Progress)

M Industrial Zone
 CCO City Centre Office Zone
 CCR City Centre Residential Zone

Not to Scale
 Extracted: 01/02/2018

Attachment 6: Application Data Sheet

Application Type	Rezoning and Draft Plan of Subdivision	Application Numbers:	17 277456 ESC 38 OZ 17 277479 ESC 38 SB
Details	Rezoning, Standard Draft Plan of Subdivision	Application Date:	December 19, 2017
Municipal Address:	670, 680 and 690 PROGRESS AVE		
Location Description:	RCP 10152 PT LOT 20 RP 64R2353 PART 6 RP 64R2741 PARTS 1 TO 7 **GRID E3802		
Project Description:	The applications propose to establish a plan of subdivision and to amend the Zoning By-law for the entire 3.56 hectare site known municipally as 670, 680 and 690 Progress Avenue to permit the redevelopment of the lands with seven tall, residential buildings ranging in height from 14 to 48 storeys and four-storey back-to-back townhouse blocks. A total of 2,245 residential units are proposed and a total of 1,654 vehicular parking spaces are proposed in two levels of below grade parking.		

Applicant:	Agent:	Architect:	Owner:
FIELDGATE HOMES		FIELDGATE HOMES	PROGRESS CONSILIUM DEVELOPMENTS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 242, SASP #9
Zoning:	CCO (H) & CCR (H)	Historical Status:	
Height Limit (m):	90m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	35,617	Height:	Storeys:	4 to 48
Frontage (m):	163.36 (Progress Ave)		Metres:	51 to 153
Depth (m):	64.89 (Consilium Place)			
Total Ground Floor Area (sq. m):	3,615.6			Total
Total Residential GFA (sq. m):	155,616		Parking Spaces:	1654
Total Non-Residential GFA (sq. m):	995		Loading Docks	7
Total GFA (sq. m):	156,811			
Lot Coverage Ratio (%):	10.2			
Floor Space Index:	5.79			

DWELLING UNITS

Tenure Type:	Condo, Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	1402
2 Bedroom:	378
Bedroom Townhouses:	263
3 Bedroom:	202
Total Units:	2245

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	155,616	0
Retail GFA (sq. m):	995	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Kelly Dynes, Senior Planner
	TELEPHONE:	416-396-4250

