

1 Richview Road – Zoning By-law Amendment Application – Preliminary Report

Date: February 21, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke-Centre

Planning Application Number: 18 270572 WET 02 OZ

Notice of Complete Application: December 20, 2018

Current Use on Site: Two, 20-storey apartment buildings with a total of 366 rental units. A total of 382 parking spaces are on site, of which 268 are in an underground structure and 114 are surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Zoning By-law for the property located at 1 Richview Road. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1 Richview Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the Etobicoke Zoning Code for the property at 1 Richview Road to permit the construction of a 21-storey, 65 m high apartment building having 235 rental units. The two existing 20-storey apartment buildings containing 366 rental units would remain. The new building would have a gross floor area of approximately 19,664 m² and a Floor Space Index of 1.0 times the area of the lot. The overall Floor Space Index for the site, including the existing buildings, would be 3.26 times the area of the lot. The new building is proposed to have a 7-storey podium at the west end of the building with a tower at the east end.

A total of 482 parking spaces would be provided for all three buildings, 392 spaces would be located in a below grade garage and 90 spaces would be in a surface parking lot. The existing underground garage, which has 268 parking spaces, would be reconfigured to provide a new entry under the proposed building to the 392 parking spaces.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and designated *Apartment Neighbourhoods* as shown on Map 14 as depicted in Attachment 4.

Zoning By-laws

Under City-wide Zoning By-law No. 569-2013, the site is zoned Residential Apartment Commercial with Exception 118 (RAC x118). The RAC zone permits dwelling units in an apartment building as well as a number of retail and service uses provided conditions are met. The maximum height for an apartment building in a RAC zone is 24 m with no Floor Space Index maximum. The minimum lot area per dwelling unit is 116 m², which in this case would allow for 171 units on the entire site. The existing buildings contain 366 dwelling units, adding 235 new dwelling units would result in a total of 601 dwelling units on the site (i.e. 33 m² of lot area per dwelling unit). Site Specific Exemption 118 refers back to the former City of Etobicoke Zoning By-law No. 702 which zones the site Residential Fourth Density (R4).

The site is also subject to the former City of Etobicoke Zoning Code. The site is zoned Fourth Density Residential Zone, R4 which permits apartment houses, home office space, daycares and small retail stores within apartment buildings.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study
- Tall Buildings Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Bird Friendly Guidelines
- Toronto Green Standard Checklist

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Amendments to City-wide Zoning By-law No. 569-2013 and the Etobicoke Zoning Code are required to address specific performance standards such as height, number of units, building setbacks and parking spaces.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified.

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the PPS and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan.

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a 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.

Section 2.1 of the Growth Plan emphasizes the importance of complete communities, where the urban context is designed to respond to "people's need for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing...". The application will be evaluated against the complete community visions and policies of the Growth Plan, especially in the context of supporting quality of life and human health by encouraging the use of active transportation and providing high quality open space, adequate parkland, opportunities for recreation and access to local and healthy food.

Official Plan Conformity

The application will be reviewed to determine its conformity with the policies of the Official Plan.

Significant growth is generally not intended within *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing a good quality of life for both new and existing residents.

Built Form, Planned and Built Context

The proposal will be assessed to determine the suitability of the proposed height and massing and other built form issues based on Sections 2 (q) and (r) of the *Planning Act*, the PPS (2014), the Growth Plan (2017), the City's Official Plan policies and the City's Design Guidelines including the Avenues and Mid-Rise Buildings Study and Performance Standards Addendum. An evaluation will be made to determine whether the application is contextually appropriate and whether it fits within the planned and built context and whether the building transitions appropriately to the nearby lands. This will include assessing the proposal for appropriate building separation distances, building setbacks, building stepbacks and streetwall heights.

The location and amount of the proposed indoor and outdoor amenity space for the residents will be assessed and the amount of and location of outdoor landscaped open space will be reviewed. The proposed side elevations which will be visible from the public realm will be evaluated through the application review. The results of background studies such as the Sun/Shadow Study and Pedestrian Wind Assessment submitted with the application will be assessed through the application review including any proposal mitigation measures.

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 has submitted an Arborist Report/Tree Preservation Plan which is currently under review by Urban Forestry staff. The proposal includes the removal of two (2) private trees which are subject to the Private Tree By-law.

Housing

A Housing Issues Report is required for Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development on lands in excess of five hectares.

The applicant has submitted a Housing Issues Report which details elements of the existing rental buildings, preservation of the rental tenure of the existing apartment buildings and outlines proposed site, buildings and amenity improvements. The report evaluates these elements in relation to the applicable Official Plan Housing policies, in particular Section 3.2.1.5. The report is currently under review by City staff.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports a City that is healthy, safe, liveable and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted a Community Service and Facilities Report which provides information on the existing community services, resources and facilities that are currently available to existing and future residents.

City staff are currently reviewing the CS&F Report to determine whether any capital improvements or opportunities for expansion of facilities were identified by the applicant or by staff and also following up on any report deficiencies to identify other issues that need to be addressed.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title where the project meets the minimum size threshold of 10,000 m².

City staff are reviewing the proposal to determine if the provision of Section 37 community benefits may be required in relation to the development.

Infrastructure/Servicing Capacity

City staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. During the review staff will be determining if the potential cumulative impact of all proposed applications in the area of this application should also be reviewed.

City staff are reviewing a Servicing Report provided by the applicant, the purpose of which is intended to evaluate the effects of the proposed 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 adequate servicing to the proposed development.

City staff are also reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 performance measures through the application review process.

Other Matters

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

CONTACT

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SIGNATURE

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Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

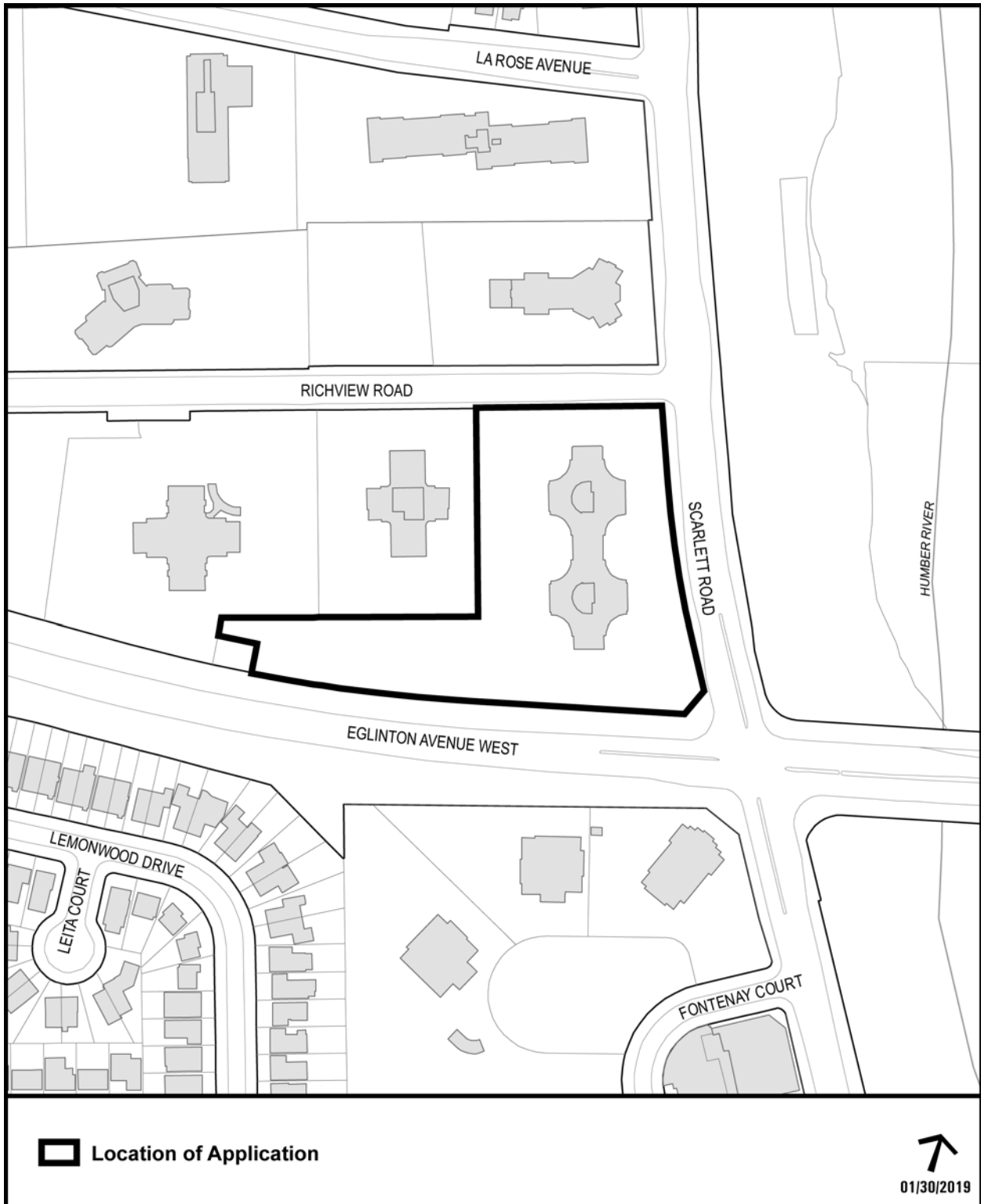
Attachment 1: 3D Model of Proposal in Context



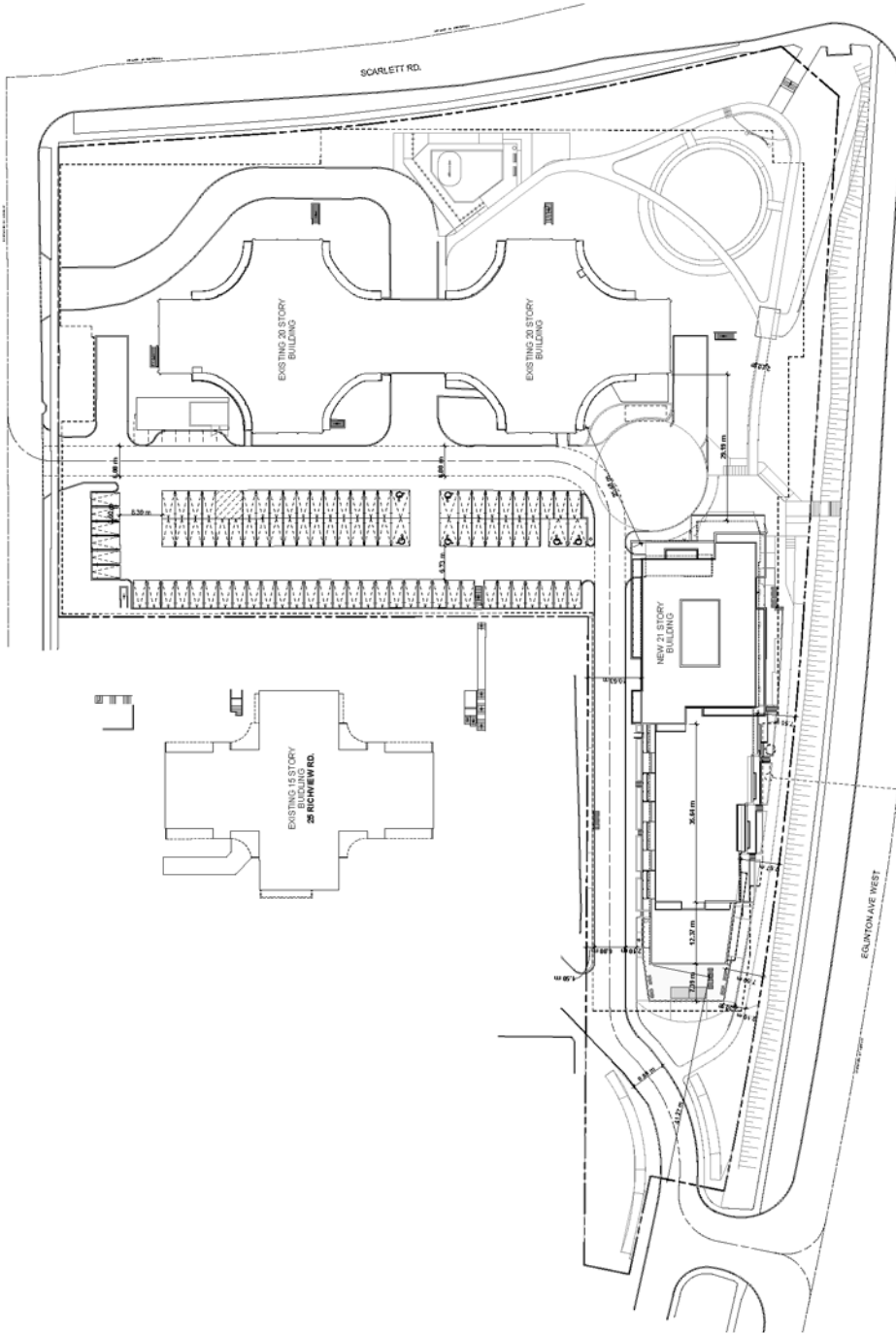
View of Applicant's Proposal Looking Northwest



Attachment 2: Location Map



Attachment 3: Site Plan



1 Richview Road

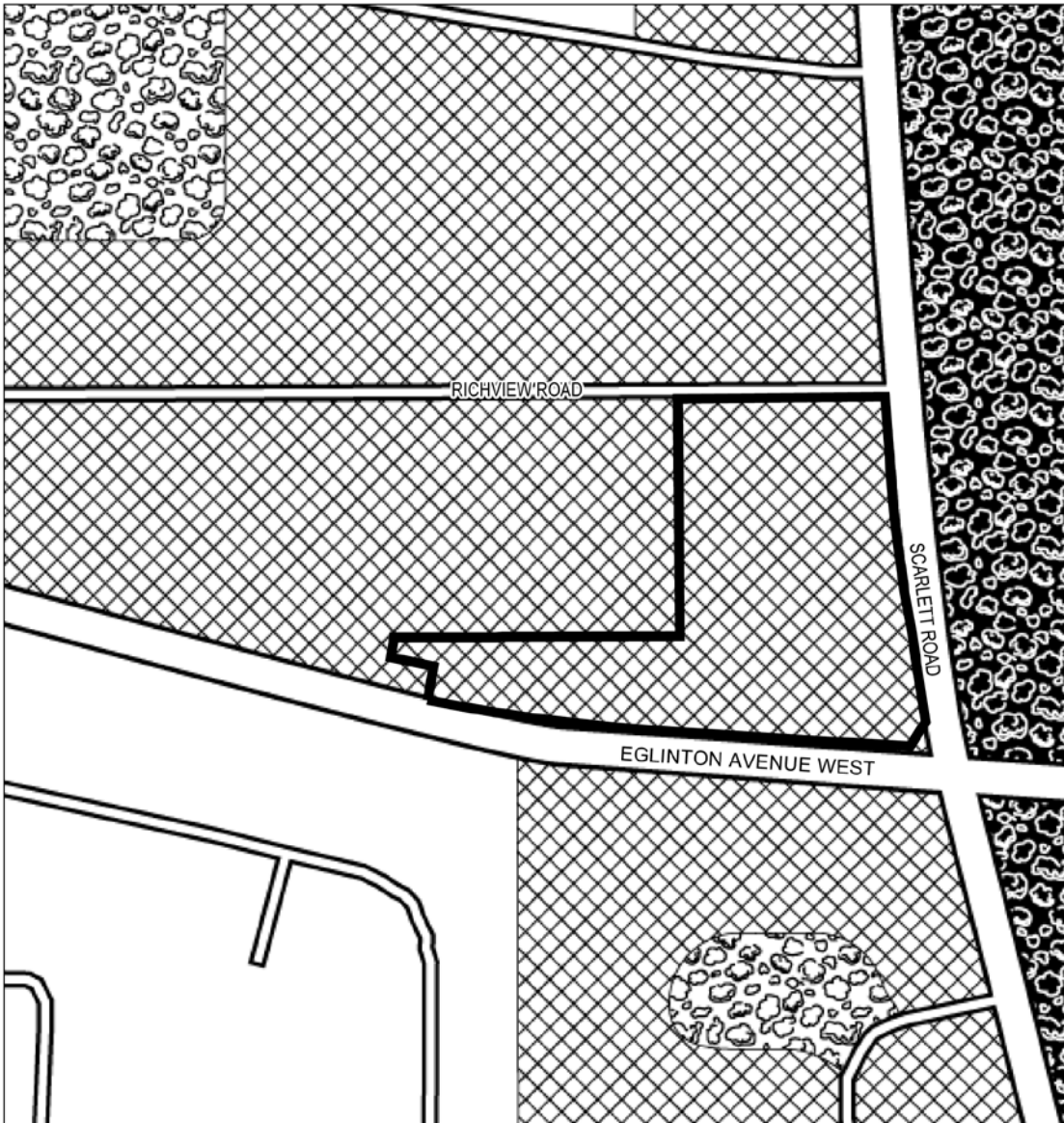
Site Plan

Applicant's Submitted Drawing

Not to Scale
02/21/2019

File # 18 270572 WET 02 0Z

Attachment 4: Official Plan Map



Toronto
Official Plan Land Use Map #14

1 Richview Road

File # 18 270572 WET 02 0Z

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|--|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |


 Not to Scale
 01/30/2019

Only show Land Use Designations that are on the map

 Roads not currently shown on Land Use Map

Add this to the legend and draw any streets not shown on the map with dashed line.