

## **12, 16 and 20 Cordova Avenue – Official Plan and Zoning By-law Amendment Application – Preliminary Report**

Date: February 21, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

**Planning Application Number:** 18 257584 WET 05 OZ

**Notice of Complete Application Issued:** A notice of Complete Application was issued February 6, 2019.

**Current Uses on Site:** The site is currently developed with four residential buildings ranging in height from two to two and a half storeys, all fronting on Cordova Avenue.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and Zoning By-law for the lands located at 12, 16 and 20 Cordova Avenue. 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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 12, 16 and 20 Cordova Avenue 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**

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The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend the Official Plan (Etobicoke Centre Secondary Plan) and the Zoning By-law for the properties at 12-20 Cordova Avenue to permit the construction of a 27-storey residential building (75.7 m in height). The building would contain 327 residential units, and have a gross floor area of approximately 26,135 m<sup>2</sup>, resulting in a Floor Space Index of 10.62 times the area of the lot. The building would consist of a 12-storey base building with a stepback of 1.5 metres above the fourth storey along Cordova Avenue. The tower floor plate above the twelfth storey would be approximately 825 m<sup>2</sup>, with the exception of the 27th storey which would be approximately 737 m<sup>2</sup>.

Vehicular access to the development is proposed off the public lane immediately north of the site and would provide access to a five level underground parking garage. A total of 251 vehicular parking spaces, including 218 resident spaces and 33 visitor spaces are proposed. A total of 245 bicycle parking spaces are also proposed, including 222 resident and 23 visitor 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/>

See Attachment 1 for a three dimensional representation of the project in context.

### 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 application is located on lands designated *Mixed Use Areas* as shown on Land Use Map 15 of the Official Plan as depicted in Attachment 4.

The subject site is also designated *Mixed Use Area B* as shown on Land Use Map 12-5 of the Etobicoke Centre Secondary Plan and is subject to the policies of the Secondary Plan.

### **Zoning By-laws**

The site is zoned Etobicoke Centre 3 (EC3) in Zoning By-law No 1088-2002. Permitted uses in this zone include apartment houses, senior citizen apartment building, seniors' community house and residential dwelling units in combination with any other permitted uses, elementary schools and secondary schools. The maximum permitted building height is 15 metres and the maximum permitted density is 3.5 times the area of the lot.

The property is not subject to City-Wide Zoning By-law No. 569-2013.

### **Design Guidelines**

The application will be reviewed by staff using the following design guidelines:

- Etobicoke Centre Urban Design Guidelines
- Tall Buildings Design Guidelines;
- Avenues and Mid-Rise Buildings Study Performance Standards; and
- Growing-Up - Planning for Children in New Vertical Communities.

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.

### **Rental Housing Demolition By-law**

The applicant has been advised to submit a Rental Housing Demolition application as the subject lands contain six or more residential dwelling units, of which at least one is rental. As per the Rental Housing Demolition By-law, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the rental dwelling units.

## **COMMENTS**

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### **Reasons for the Application**

An amendment to the Etobicoke Centre Secondary Plan is required to permit the proposed tall building. An amendment to the Zoning By-law is required to permit the proposed development with increased height and density and to establish appropriate development standards for the proposed development.

## 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**

Staff will evaluate the application for consistency with the PPS (2014) and conformity with the Growth Plan (2017). Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will be largely determined by conformity with the Official Plan.

### **Official Plan Conformity**

The Etobicoke Centre Secondary Plan designates the subject lands as *Mixed Use Area B*. Lands within this designation are to be developed with buildings having a pedestrian-scale height, with retail and service uses located at grade to enhance and expand the main street shopping area. This pedestrian scale requirement is reflected in the applicable Zoning By-law which permits a maximum building height of 15 metres.

Staff will determine the appropriateness of the proposed Official Plan Amendment to redesignate the subject site from *Mixed Use Area B* to *Mixed Use Area A* to permit a greater intensity of development on the subject site than is currently permitted. As currently proposed, the development does not conform with the Official Plan, Etobicoke Centre Secondary Plan or the Zoning By-law.

### **Built Form, Planned and Built Context**

Staff will continue to assess the suitability of the proposed height, massing and other built form issues based on Section 2 q. and r. of the *Planning Act*, the PPS, the Growth Plan (2017), the City's Official Plan policies and the City's Design Guidelines.

The immediate surrounding context includes low-rise buildings comprised of two-storey commercial buildings to the north, surface parking lots associated with the commercial buildings to the west, a two-storey school building to the south, and surface parking lots east of Cordova Avenue. The planned context as permitted in Zoning By-law No. 1088-2002 envisions mid-rise buildings of no more than five storeys north of the subject site, along the south side of Dundas Street West and building heights of 60 metres in all other directions. The proposal's relationship to the adjacent school will also be reviewed, particularly to assess the impact on the school as it relates to shadows and wind conditions.

Staff have assessed the application and have identified the following preliminary issues:

- The height and massing of the current proposal at 27 storeys (75.7 m in height) is too tall for the existing and planned contexts. Staff are of the opinion that a mid-rise typology would be more appropriate as directed by the Etobicoke Centre Secondary Plan and reflected in the implementing Zoning By-law No. 1088-2002;
- The 12-storey component of the proposed building does not provide adequate building setbacks from all directions;

- Insufficient setback above the base building along Cordova Avenue;
- The 1.5-metre setback from Cordova Avenue is identified as private amenity space for the proposed ground floor units, leaving no space for landscaping on private land for privacy; and
- The provision of projecting balconies on the front of the building erodes the proposed 1.5-metre setback from Cordova Avenue.

### **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 in support of the application which is currently under review by Urban Forestry staff. The Arborist Report identifies the preservation of five City-owned trees and the removal of 16 protected private trees.

### **Housing**

A Housing Issues Report is required for Official Plan and Zoning By-law Amendment applications that seek to demolish existing rental properties. A Housing Issues Report has recently been submitted and is under review by staff.

Applications involving the demolition of six or more existing rental dwelling units must include the replacement of this rental housing with a like number of units by type and size as per the Official Plan. The final number of existing rental units is yet to be determined.

### **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. A CS&F study was submitted with the application and is under review by staff.

### **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.

The proposed increased in height and density meets the threshold for the provision of Section 37 community benefits.

### **Infrastructure/Servicing Capacity**

The application will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing and Stormwater Management Report, Hydrogeological Study and Geotechnical Report, 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 for adequate servicing to the proposed development. The applicant has also submitted a Traffic Impact Study which is intended to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements necessary to accommodate the travel demands and impacts generated by the development. All reports are being reviewed by staff.

### **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.

### **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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Neil Cresswell, MCIP, RPP  
Director of Community Planning  
Etobicoke York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1a: 3D Model of Proposal in Context

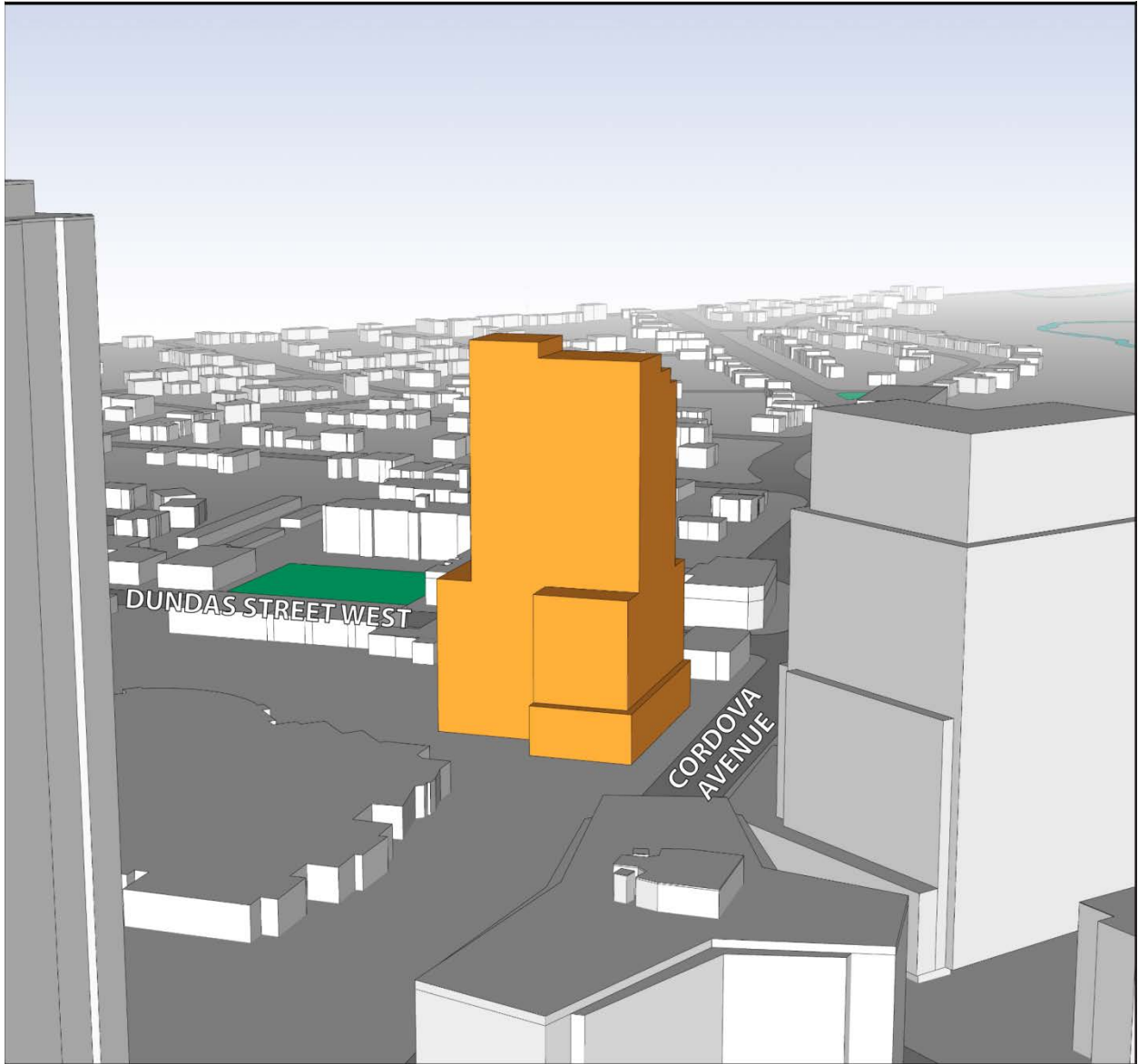
Attachment 1b: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

Attachment 1a: 3D Model of Proposal in Context

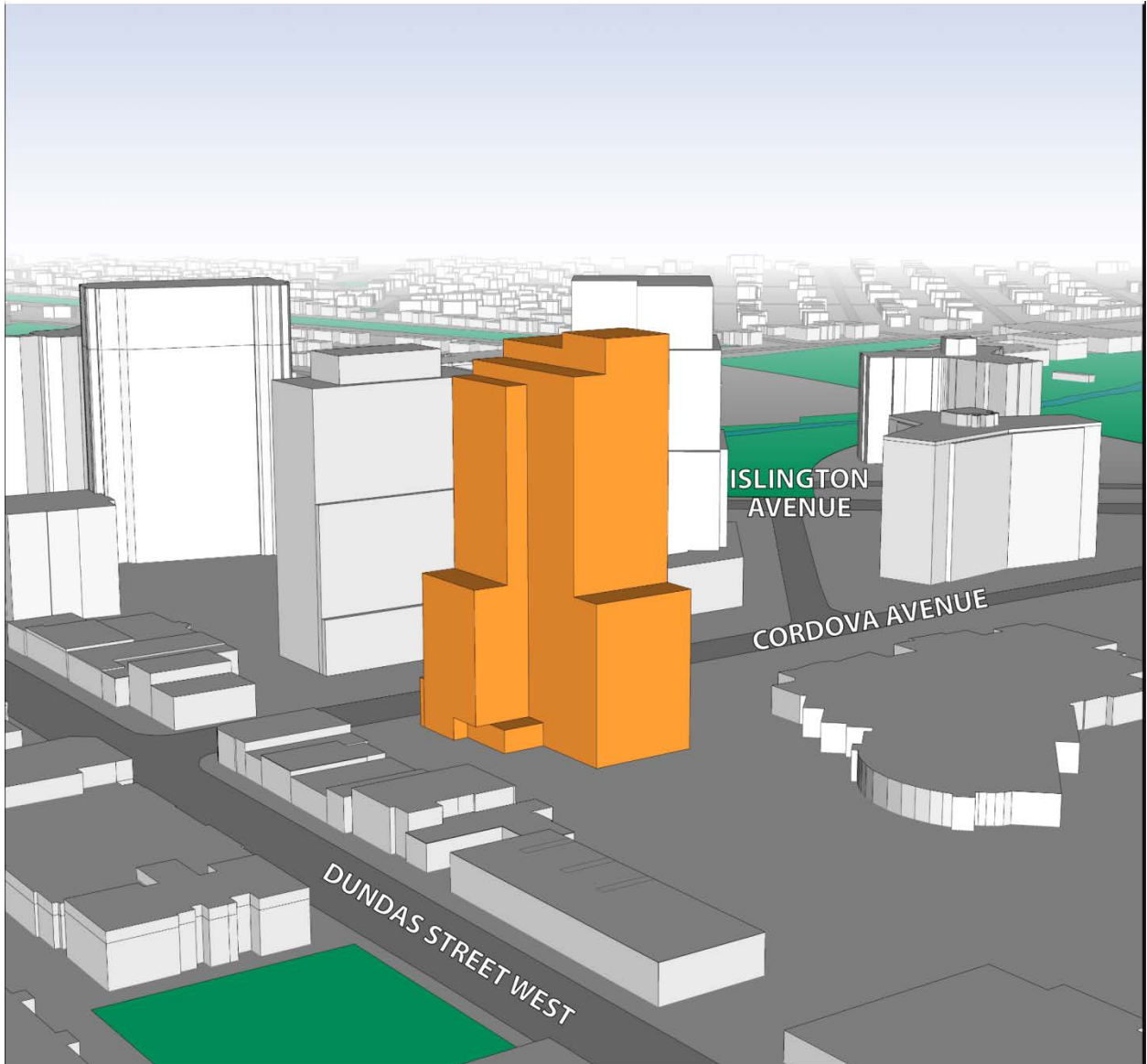


**View of Applicant's Proposal Looking West**





Attachment 1b: 3D Model of Proposal in Context

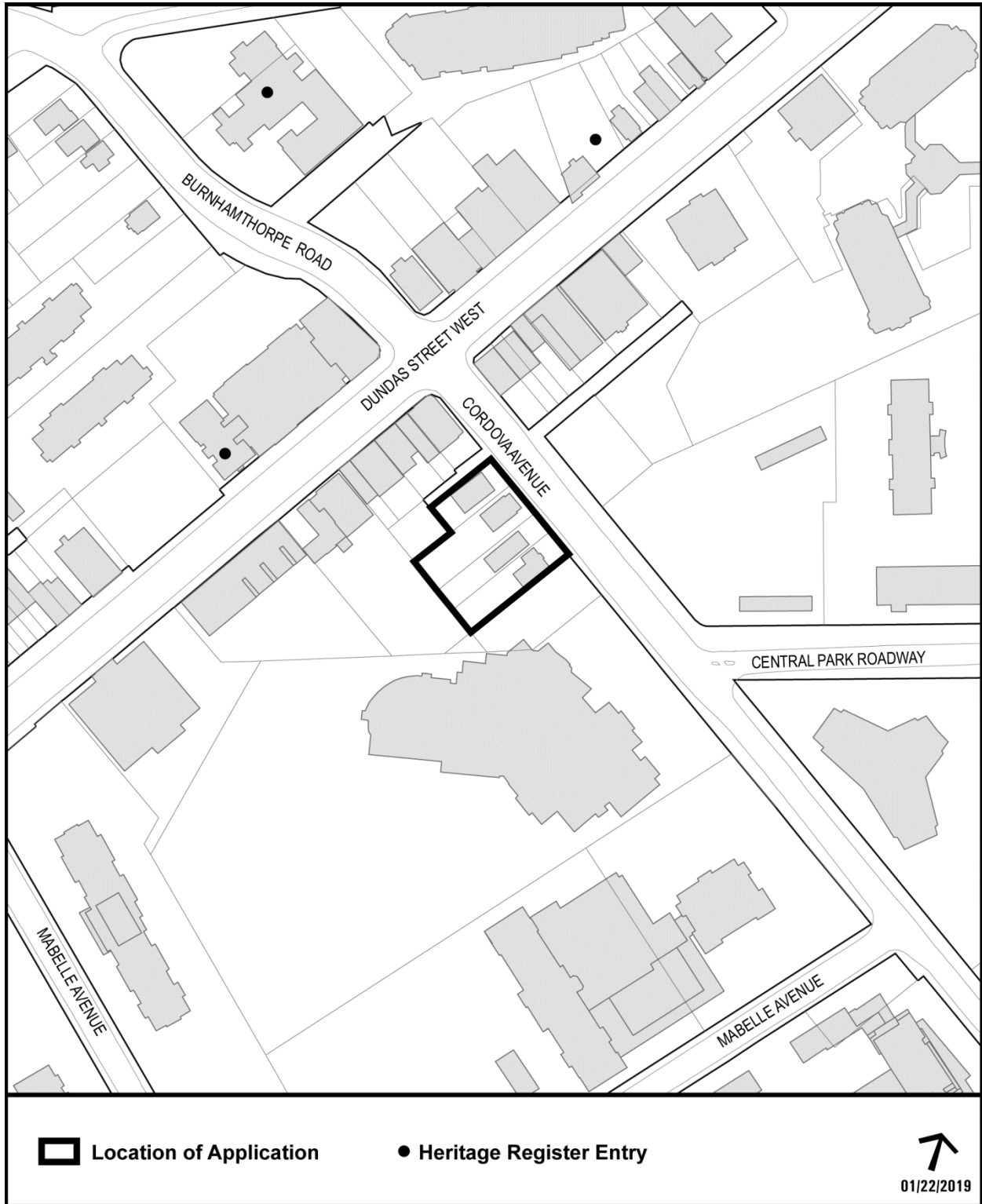


**View of Applicant's Proposal Looking Northeast**

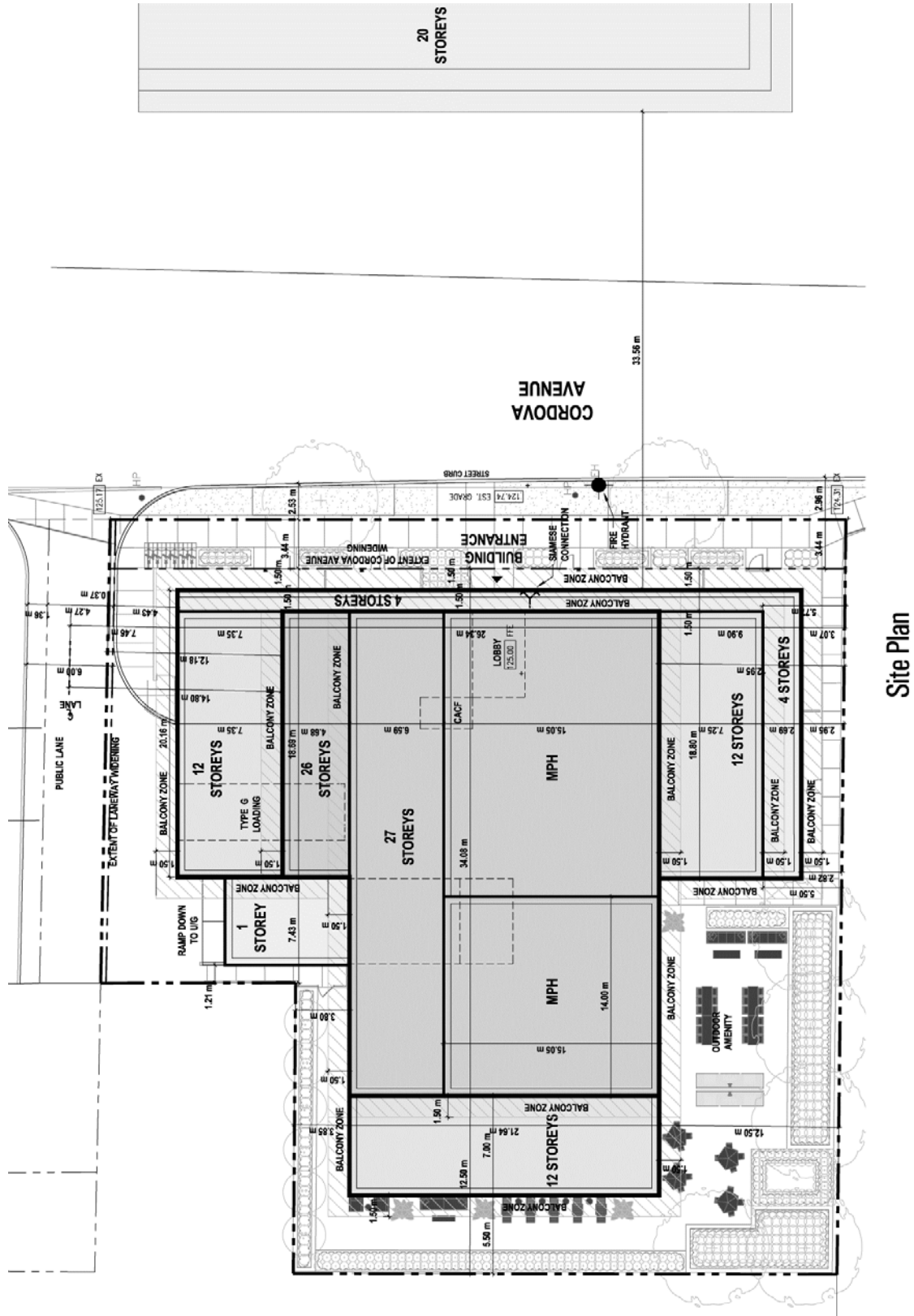


02/05/2019

Attachment 2: Location Map

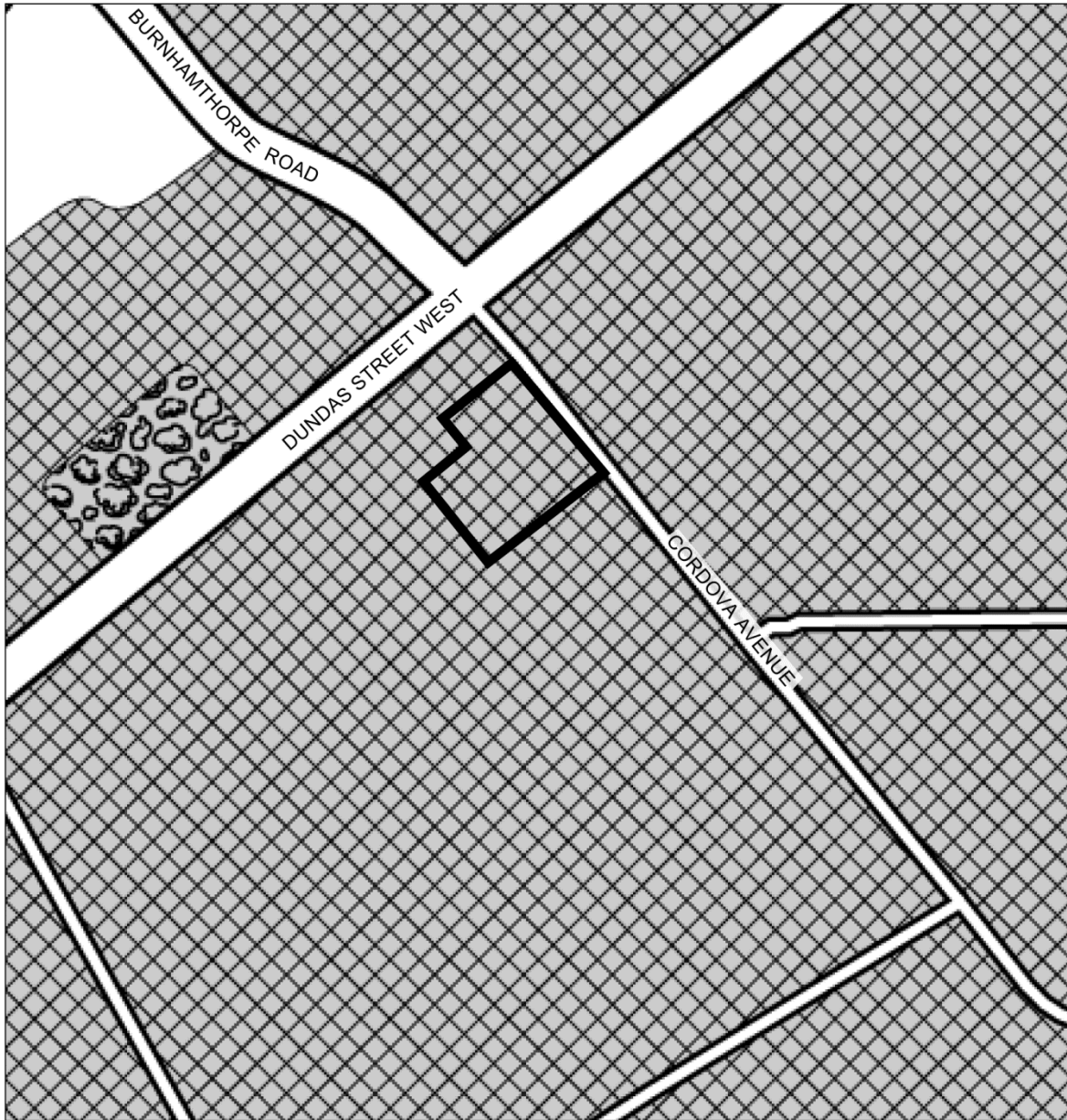


Attachment 3: Site Plan



Site Plan






Attachment 4: Official Plan Map



 **TORONTO**  
Official Plan Land Use Map #15

12 - 20 Cordova Avenue

File # 18 257584 WET 05 0Z

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|---|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods          |  Other Open Space Areas   |
|  Mixed Use Areas         |  |



Not to Scale  
01/25/2019