

26 - 38 Burnhamthorpe Road and 45 - 49 Burnhamthorpe Crescent - Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: September 17, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 19 183250 WET 03 OZ

Notice of Complete Application Issued: August 1, 2019

Current Use(s) on Site: The development site is comprised of nine residential lots municipally known as 26, 30, 32, 34, 36 and 38 Burnhamthorpe Road as well as 45, 47 and 49 Burnhamthorpe Crescent. A single-detached house exists on each lot, ranging from 1-2 storeys in height. The existing nine dwellings would be demolished to accommodate the proposed development.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and Zoning By-laws to permit a 5 block townhouse development consisting of 123 stacked back-to-back 3½ storey townhouses (ranging from 12.9 - 13.5 m in height to the top of the mechanical penthouse/rooftop stair enclosure) at 26 - 38 Burnhamthorpe Road and 45 - 49 Burnhamthorpe Crescent. The proposal would have a gross floor area of 10,184 m², representing an overall density of 1.6 times the area of the lot. The development would have an underground parking garage containing 161 automobile parking spaces and 2 surface level automobile parking spaces.

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 26-38 Burnhamthorpe Road and 45-49 Burnhamthorpe Crescent 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.

DECISION HISTORY

Several pre-application meetings were held between Planning staff and the applicant during 2017 - 2019 regarding various townhouse block proposals. Staff expressed continuous significant concern regarding demolishing the existing nine detached residential dwellings to construct a stacked townhouse development on the site. Planning staff conveyed concern regarding Official Plan conformity, particularly in terms of *Neighbourhoods* Policies pertaining to prevailing dwelling type, patterns of blocks/lanes and the level of intensification proposed (height, massing/density and setbacks). Staff also indicated that a Rental Housing Screening Form would need to be submitted with the Official Plan and Zoning By-law Amendment application to assess if a rental housing demolition application would also be required.

A formal pre-application consultation meeting was held on January 9, 2019 to discuss complete application submission requirements and to identify issues with the proposal. The proposal discussed at this meeting included a development for three blocks of 4-storey stacked townhouses containing 96 residential units with a gross floor area of 11,832 m², a landscaped court yard and a shared underground parking garage. Key issues identified by Planning staff were: Official Plan conformity; a lack of fit within the planned context and existing character of the neighbourhood; dwelling type; height; massing; scale; density; setbacks; transition to adjacent lower scale properties; shadow impacts; site organization and access; Development Infrastructure Policy and Standards including a public road and turnaround bulb; amenity space; open space/landscaping; larger family sized units; and 10 % three bedroom units.

ISSUE BACKGROUND

Application Description

This application proposes to amend the *Neighbourhoods* land use designation and *Neighbourhoods* Policies of the Official Plan as well as the currently applicable zoning by-law provisions for the lands municipally known as 26, 30, 32, 34, 36 and 38 Burnhamthorpe Road and 45, 47 and 49 Burnhamthorpe Crescent to permit a stacked back-to-back townhouse development. The townhouse development would contain 5 blocks (Blocks A - E) having a total of 123 stacked back-to-back units. The townhouses would be 3½ storeys with dwelling heights ranging from 11.5 - 12.4 m measured to the top of the roof and 12.9 - 13.5 m in height measured to the top of the mechanical

penthouse/rooftop stair enclosure. The proposed dwelling height variations are due to the topography of the land. The proposal would have a gross floor area of 10,184 m², representing an overall density of 1.6 times the area of the lot.

The development would contain a total of 123 residential units comprised of: 2 one-bedroom plus den units (1.5%); 75 two-bedroom units (61%); 2 two-bedroom plus den units (1.5 %); and 44 optional two-bedroom/three-bedroom units (36%). The typical width of the proposed units is 5.92 m. Separation distances between the internal townhouse blocks would range from 6.08 m to 14.36 m.

The proposed 5 townhouse blocks are oriented to front both Burnhamthorpe Crescent and Burnhamthorpe Road. Units without direct street access would front onto pedestrian mews and walkways, which form a larger network within the subject site.

Block A would be the smallest townhouse block, consisting of 9 units with direct access from Burnhamthorpe Crescent. The block would be set back between 4.0 m – 4.3 m from Burnhamthorpe Crescent and 7.3 m from the westerly property line, adjacent to the detached dwelling at 51 Burnhamthorpe Crescent.

Block B would contain 26 units and frame the corner of Burnhamthorpe Road and Burnhamthorpe Crescent. The proposed setbacks along these frontages range from 2.1 m to 3.3 m with direct access to units from the street frontages and an internal landscaped walkway.

To the south, Blocks C and D would contain 28 and 32 units, respectively, and would be set back between 2.2 m - 2.5 m from Burnhamthorpe Road with the easterly units oriented to frame Burnhamthorpe Road. Between the Blocks, pedestrian walkways are proposed to extend west from the public sidewalk into landscaped courtyards, with access to internal units. Between Blocks C and D is a proposed emergency vehicle entrance along Burnhamthorpe Road that would be covered by synthetic turf. This entrance is not proposed for regular vehicular use. Landscaping and surface materials would be used to differentiate between the outdoor amenity area and the emergency entrance. Block D would be set back between 3.8 m and 6.1 m from the south property line and would contain landscaping and a pedestrian walkway extending from the Burnhamthorpe Road public sidewalk to the interior of the site.

Block E would be located south of Block A and oriented in a north-south direction. The proposed block would contain 28 units with all front doors located along the east side of the Block. Block E would be set back approximately 7.7 m from the westerly property line and would provide private rear yards for some of the units.

Two landscaped outdoor amenity areas are proposed between Blocks B and C (approximately 243 m²) and between Blocks C and D (approximately 186 m²). The proposed amenity area on the south side of Block C would align with the emergency vehicle entrance on Burnhamthorpe Road. In addition to these shared outdoor amenity spaces, private outdoor amenity areas would be provided for the dwelling units in the form of balconies, terraces and rooftop terraces.

The nine existing curb cuts along Burnhamthorpe Road and Burnhamthorpe Crescent would be removed and replaced with a single 6.0 m wide vehicular driveway from Burnhamthorpe Crescent located between Blocks A and B. The driveway would provide access to the underground parking garage ramp, which is proposed to be incorporated into the easterly wall of Building A, as well as the combined loading/garbage pick-up area to the south of Block A. Service activities, including combined loading (one type G space)/garbage pick-up, mailboxes and visitor bicycle parking would be located on the site between Blocks A and E.

The proposal would provide a total of 163 automobile parking spaces (including 123 resident spaces, 35 visitor spaces and 5 accessible spaces) located within an underground parking garage, with the exception of two surface visitor spaces. A total of 84 resident bicycle parking spaces would also be located in the parking garage. At grade, nine visitor bicycle parking spaces would be provided adjacent to Building A.

See Attachments 1 and 2 of this report for a three dimensional representation of the project in context, see Attachment 3 for the Location Map, see Attachment 4 for the proposed Site Plan and Attachments 6-10 for the proposed elevations.

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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) ("A Place to Grow") 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 designated *Neighbourhoods* on Land Use Map 14 of the Official Plan (see Attachment 5: Official Plan Land Use Map). *Neighbourhoods* are physically stable areas made up of residential uses in lower scale

buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartments that are no higher than 4-storeys.

The site abuts lands identified as *Centres* on Urban Structure Map 2 of the Official Plan and lands designated *Mixed Use Areas* to the south and to the east of the site in the Official Plan. The site also abuts the Etobicoke Centre Secondary Plan area boundary. However, the subject lands are not part of the *Centres*, *Mixed Use Areas* or the Etobicoke Centre Secondary Plan area boundary, as the site is not intended for significant growth and development as envisioned by the Official Plan or the Etobicoke Centre Secondary Plan.

The Official Plan establishes that development in growth areas has to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent neighbourhood areas are not adversely affected. *Mixed Use Areas* encourage developments with a range of uses while providing built form controls to protect the existing planned and built context and providing appropriate transitions to the lower scale *Neighbourhoods* designation.

Zoning By-laws

The site is subject to the former City of Etobicoke Zoning Code as amended, Site Specific By-law No. 1992-25 and City-wide Zoning By-law No. 569-2013.

Under the former City of Etobicoke Zoning Code, the site is zoned Second Density Residential (R2) which permits residential uses in the form of single-detached dwellings and group homes. Stacked townhouses are not a permitted use in the zone. General regulations for the zone include a maximum permitted building height of 9.5 m measured to the highest point of the roof and a maximum permitted Floor Space Index of 0.45 times the area of the lot.

Site Specific By-law No. 1992-25 provides provisions applicable to single-detached dwellings in the area where the subject site is located. These provisions include a maximum permitted height of 9.5 m or 6.5 m for flat roofed dwellings, as well as additional provisions pertaining to building depth, setbacks and gross floor area.

Under City-wide Zoning By-law No. 569-2013, the site is zoned Residential Detached (RD) (f13.5; a510; d0.45) (x37). The RD zone only permits dwelling units in the form of a detached house. The RD zone also permits certain institutional and commercial uses, subject to conditions. The maximum permitted height is 9.5 m and the maximum permitted Floor Space Index is 0.45 times the area of the lot. The RD 37 exception provides specific provisions with respect to maximum building height for a detached dwelling with a flat roof, maximum building length, maximum gross floor area and minimum side yard setbacks for a detached house.

City-wide Zoning By-law No. 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 guideline(s) will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines;
- Development Infrastructure Policy and Standards; and
- Toronto Green Standard.

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 yet to be submitted.

COMMENTS

Reasons for the Application

The applicant submitted an Official Plan Amendment as the proposed development in its current form does not conform to the Official Plan (particularly the *Neighbourhoods* land use designation and *Neighbourhoods* development criteria Policies) and is not in keeping with the existing physical character of the neighbourhood. A Zoning By-law Amendment is required to permit the proposed townhouse dwelling type and establish appropriate performance standards to facilitate the development of the proposal including building height, gross floor area, setbacks, amenity space, landscaping and parking requirements. Other areas of non-compliance may be identified through the review of the application

ISSUES TO BE RESOLVED

It should be noted that staff are of the opinion the proposal in its present form is not consistent with the PPS and does not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the Official Plan. The level of intensification proposed is inappropriate for the site located in a *Neighbourhoods* designated area and represents overdevelopment of the site. Further, the built form of stacked back-to-back townhouses is not in keeping with the prevailing building types within the immediate area or the local low density neighbourhood context surrounding the site. Although there may be an opportunity for development, the current proposal does not conform with Official Plan policies regarding the direction for growth and the development criteria for *Neighbourhoods* in the Official Plan. Staff will continue working with the applicant to achieve a redevelopment proposal that is more in keeping with both municipal and provincial policies.

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 *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with The Growth Plan (2019), especially with regard to ensuring that the development respects the local context in terms of appropriate intensification, the promotion of well-designed built form, housing options and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* establishes matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (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; and (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.

The Provincial Policy Statement (PPS) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment. Further, it requires that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated taking into account, among other things, the existing building stock and the surrounding area.

While the PPS encourages intensification and efficient development, it recognizes the existing local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment. Policy 4.8 states that zoning and development permit by-laws are important for implementation of the PPS and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

The Growth Plan (2019) also contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station. The Growth Plan (2019) requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how MTSAs achieve appropriate densities.

The subject site is located within approximately 750 m of the Islington subway station. The next Municipal Comprehensive Review will determine the precise delineation of the Islington MTSA, which may or may not include the subject site. It is therefore premature to consider the MTSA policies of the Growth Plan as justification for increased density at this location. The site is located in a *Neighbourhoods* designation and growth opportunities should be considered within the local context of this designation. Development may be permitted subject to ensuring that development is contextually appropriate.

Through the Official Plan, the City has identified appropriate locations and opportunities for intensification. The appropriate intensification of this site must reflect the existing and planned context as established by Official Plan policies and applicable zoning by-laws. *Neighbourhoods* are established as stable areas with little physical change. The applicant assembled nine existing separate lots and proposes the demolition of nine single-detached houses to accommodate a new stacked back-to-back townhouse development including 123 units with heights ranging up to 13.5 m. The proposal represents an inappropriate scale of intensification at a location established for low scale height, massing and density and for an area containing existing large lots with detached houses. Growth of this proposed magnitude is not intended to occur on this site given its *Neighbourhoods* land use designation. The proposed development fails to account for the context in which it is situated to define an appropriate level of intensification.

The current proposal does not conform with the municipally established policies, and therefore is not consistent with the PPS or the Growth Plan to the extent that it does not comply with the direction for growth or intensification.

Official Plan Conformity

A cornerstone policy in the Official Plan is to ensure that new development in *Neighbourhoods* respects the existing physical character of the area, reinforcing the stability of the neighbourhood. The stability of *Neighbourhoods'* physical character is one of the keys to Toronto's success. Changes to established *Neighbourhoods* must be sensitive, gradual and "fit" the existing physical character. As per Policy 4.1.5 of the Official Plan, new development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- Patterns of streets, blocks and lanes, parks and public building sites;
- Prevailing size and configuration of lots;
- Prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Prevailing location, design and elevations relative to the grade of driveways and garages;
- Prevailing setbacks of buildings from the street or streets;

- Prevailing patterns of rear and side yard setbacks and landscaped open space;
- Continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- Conservation of heritage buildings, structures and landscapes.

Burnhamthorpe Road in this location is identified as a major street on Map 3 of the Official Plan. Lots fronting onto a major street, and flanking lots to the depth of the fronting lots, are often situated in geographic neighbourhoods distinguishable from those located in the interior of the Neighbourhood due to characteristics such as: different lot configurations, better access to public transit, adjacency to developments with varying heights, massing and scale or direct exposure to greater volumes of traffic on adjacent and nearby streets. In those neighbourhoods, such factors may be taken into account in the consideration of a more intense form of development than permitted by the Official Plan.

However, the Official Plan also establishes that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. No changes are to be made through rezoning, minor variance, consent or other public action that are out of keeping with the overall physical character of the entire *Neighbourhood*. Where a more intensive form of residential development than that permitted by the existing zoning on a major street in *Neighbourhoods* is proposed, the Official Plan requires review in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhoods*.

Policy 4.1.10 of the Official Plan establishes that residential infill development applications on properties that vary from the local pattern in terms of lot size, configuration and/or orientation as a result of the assembly of lots that previously had adhered to the local pattern will be evaluated applying Policy 4.1.5.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.4 to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Built Form, Planned and Built Context

The suitability of the proposed dwelling type, height, massing, density, setbacks or other built form issues such as transition will be assessed based on Section 2, particularly Sections 2 (p); (q); and (r) of the *Planning Act*, Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the City's Official Plan policies, particularly the *Neighbourhoods* Development Criteria in Policy 4.1.5, the Built Form Policies in Section 3.1.2, as well as the City's Townhouse and Low-rise Apartment Guidelines. Other built form, amenity space, public realm and housing matters will also be reviewed using the City's Official Plan policies including Sections 2.3.1, 3.1.1 and 3.2.1.

The Built Form policies in Section 3.1.2 of the Plan will be utilized to assess the proposed townhouse development. Section 3.1.2 provides direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context. An evaluation will be made in this regard. Staff will also be evaluating:

- Appropriateness of the proposed dwelling type/built form (stacked back-to-back townhouses in this location);
- Appropriateness of the proposed building height in this location;
- Appropriateness of the proposed building density and massing - including transition to lower scale adjacent lots, setbacks and separation distances; and
- Potential shadow, light and privacy impacts of the development.

Based on a preliminary review of the above issues, Planning staff are of the opinion the proposal in its current form does not conform with the Official Plan policies (particularly the *Neighbourhoods* development criteria Policies and Built Form Policies). The proposed dwelling type of stacked back-to-back townhouses; height; density; massing; scale; setbacks; proposed size and configuration of lots; and proposed patterns of streets, blocks and landscaping/open space are not consistent with the local, low scale/low density context of the area, which has a prevailing built form of 1 to 2-storey single-detached houses on large landscaped lots, and are not appropriate in this location.

Staff will continue working with the applicant to achieve a redevelopment proposal that is more in keeping with the Official Plan policies, City Guidelines and the existing character of the area.

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 submitted an Arborist Report/Tree Preservation Plan which has been reviewed by City staff. The applicant is proposing the removal of approximately 47 private trees and the removal of 4 City trees to accommodate the proposed redevelopment of the site. Two protected private trees and 2 City trees would be preserved. Urban Forestry staff conducted a site inspection and found that the trees proposed for removal include several mature deciduous and coniferous trees in healthy condition.

The application also proposes the planting of 23 new private trees and 2 new City trees. Urban Forestry staff advise that 141 replacement trees on private property are required based on a 3:1 replanting ratio.

Urban Forestry staff do not support the extent of the proposed tree removal and recommend significant revisions to the proposal to provide for the protection of more trees and to address the intent of the tree by-laws. Staff also do not support development that hinders the opportunity to replant trees on the site, particularly where a large number of mature protected trees are proposed to be removed.

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy, 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of longlived native and large shade trees; and iii) regulating the injury and destruction of trees".

Policy 3.4.1 (h) of the Official Plan requires the promotion of green infrastructure to complement infrastructure. The PPS also directs through Policy 1.6.2 that planning authorities should "promote green infrastructure to complement infrastructure". In achieving complete communities under the Growth Plan (2019), policy 2.2.1.4 g) also directs the integration of green infrastructure and low impact development.

Housing

An application for a Section 111 permit is required, pursuant to Chapter 667 of the City of Toronto Municipal Code, for the demolition of existing rental housing units, if the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting would be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

A Housing Issues Report is required for Official Plan Amendments/Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominium or that propose residential development in excess of five hectares. The applicant submitted a Rental Housing Screening Form as the proposal seeks to demolish nine detached residential houses to accommodate the proposed development. Staff have requested that additional information be provided in this regard to determine if a rental housing demolition application is required.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process. Part of the subject site has archaeological resource potential according to City of Toronto mapping. A Stage 1, 2 and 3 Archaeological Assessment was submitted by the applicant and is under review by Heritage Planning 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 healthy, safe, liveable and accessible communities. 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 CS&F Study that was submitted with the application will be reviewed to determine the impact of the proposed development and local development activity on community services and facilities, including the assessment of existing capacity to support the proposed future population.

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 a project meets the minimum size threshold of 10,000 m². This proposal meets the Official Plan minimum size threshold for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits for the surrounding local community.

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 submitted a Site Servicing and Stormwater Management Brief and a Geotechnical Investigation Report. The purpose of these reports is 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 service the proposed development. These studies are currently under review by staff.

The applicant also submitted a Transportation Impact Study which is intended 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. This study is currently under review by staff.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (the "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

Staff have identified the additional following issues:

- Although a Notice of Complete Application letter was sent to the applicant to advise that the Official Plan and Zoning By-law Amendment application was deemed complete, staff identified that additional rental housing information pertaining to the applicant's Rental Housing Screening form is outstanding and is required to be submitted for staff to determine if a Rental Housing Demolition and Conversion application and associated studies would be required.
- A 0.86 m road widening is required along the Burnhamthorpe Road frontage of the site to satisfy the Official Plan requirement of a 20 m wide right-of-way in this location.
- Parks, Forestry and Recreation staff advise that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.
- Further staff evaluation is required regarding vehicular site access, ingress/egress and circulation.
- Further staff review is required with respect to waste storage and collection in the proposed development.
- Additional staff evaluation of the street presence of the development is required.
- Further staff assessment is required regarding the proposed amenity spaces in terms of size and suitable locations.
- Additional staff evaluation is required with respect to the proposed number of three-bedroom units and sizes of units to allow for a broad range of households, including families with children.
- Further staff review is required to identify opportunities for the provision of affordable rent or mid-range purpose-built rental units within the proposed development to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing and affordability within new development.

- Further staff evaluation is required regarding the capacity of local schools to accommodate future students generated from the proposed development.

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

CONTACT

Nicole Ivanov, Senior Planner
Tel. No. (416) 394-8227
E-mail: Nicole.Ivanov@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context, Looking Northeast
Attachment 2: 3D Model of Proposal in Context, Looking Southwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map

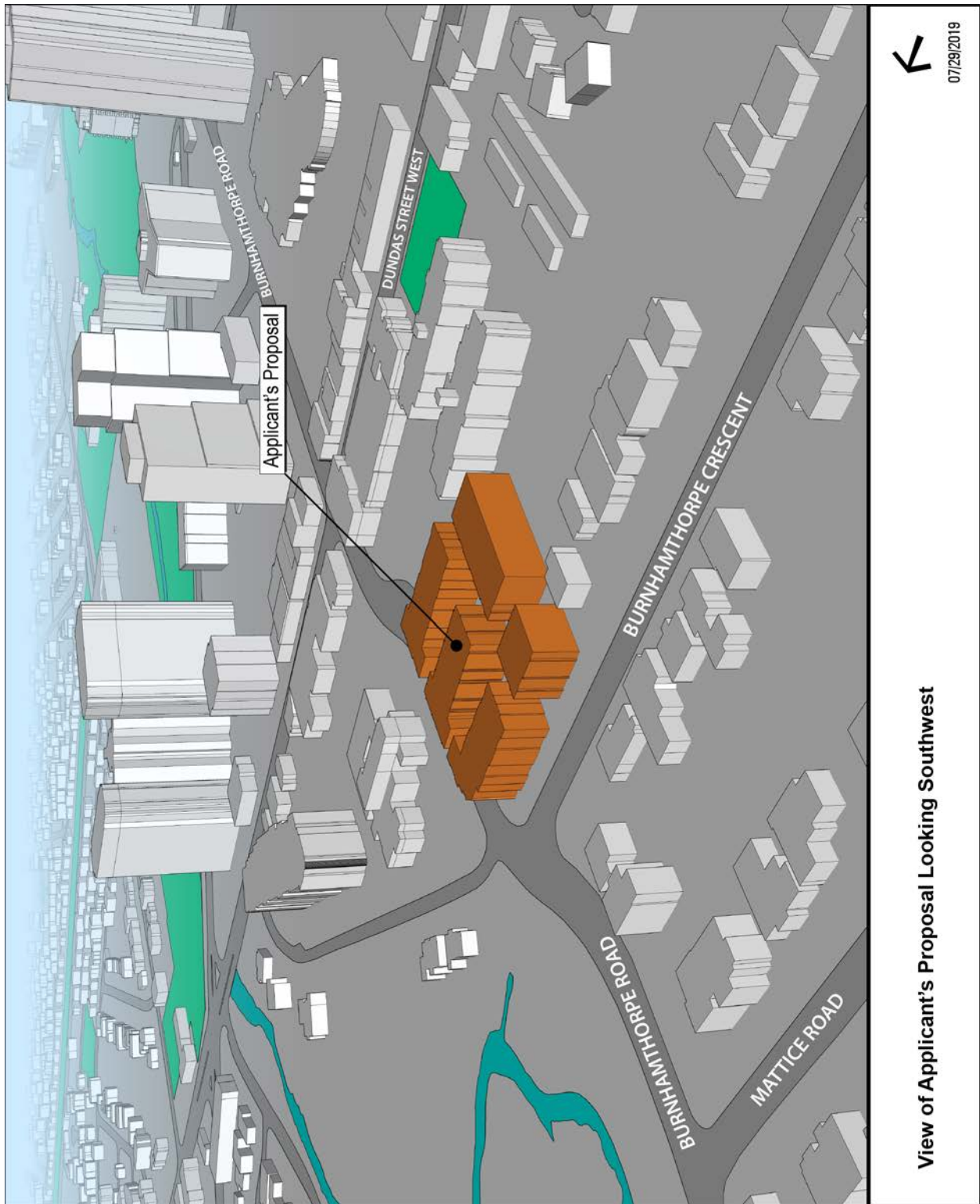
Applicant Drawings

Attachment 6: Building A Elevations
Attachment 7: Building B Elevations
Attachment 8: Building C Elevations
Attachment 9: Building D Elevations
Attachment 10: Building E Elevations

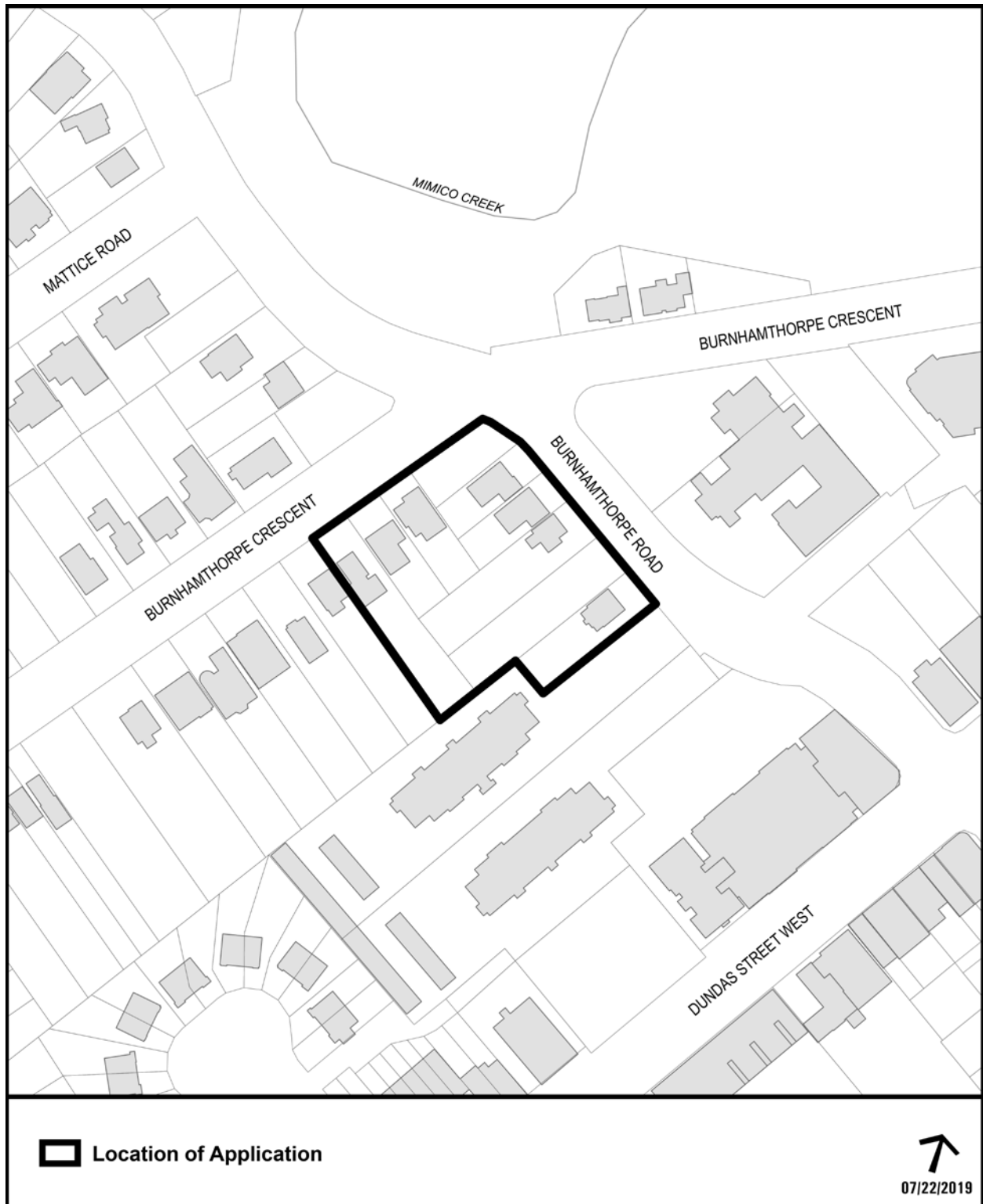
Attachment 1: 3D Model of Proposal Looking Northeast



Attachment 2: 3D Model of Proposal Looking Southwest



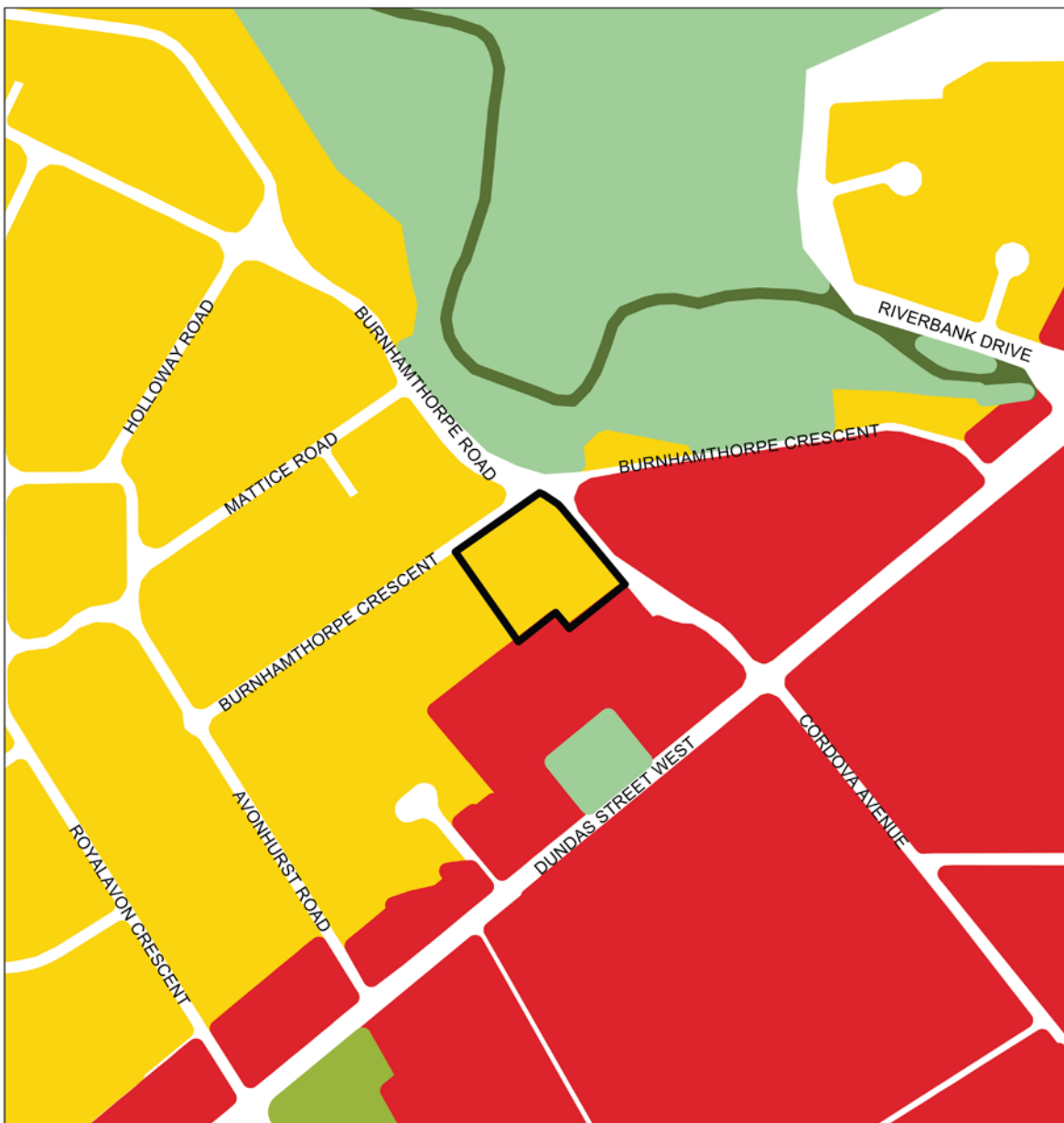
Attachment 3: Location Map



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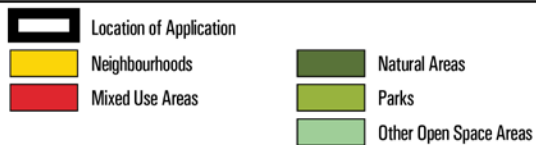
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

26 - 38 Burnhamthorpe Road & 45 - 49 Burnhamthorpe Crescent

File # 19 183250 WET 03 02

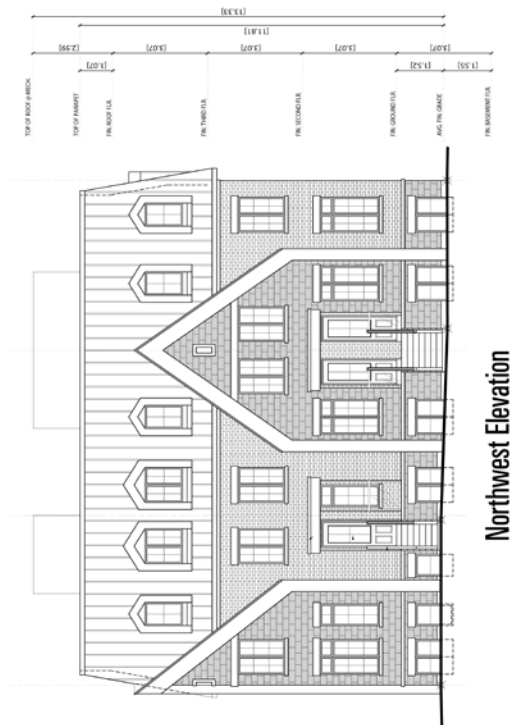



 Not to Scale
 07/22/2019

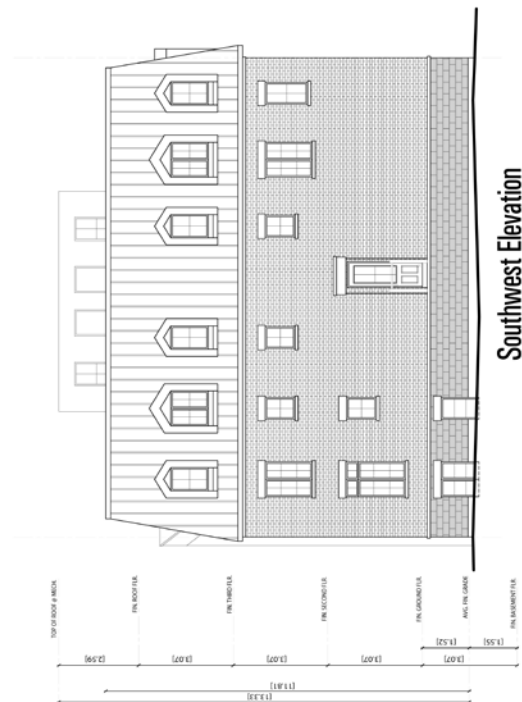
Attachment 6: Building A Elevations



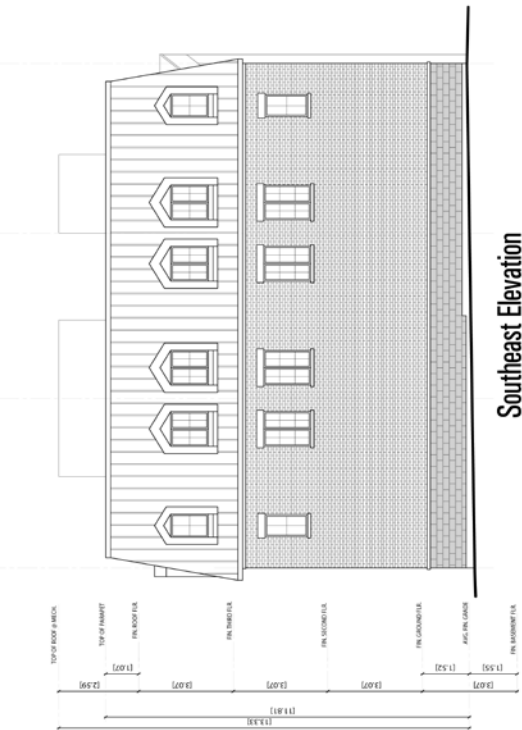
Northeast Elevation



Northwest Elevation



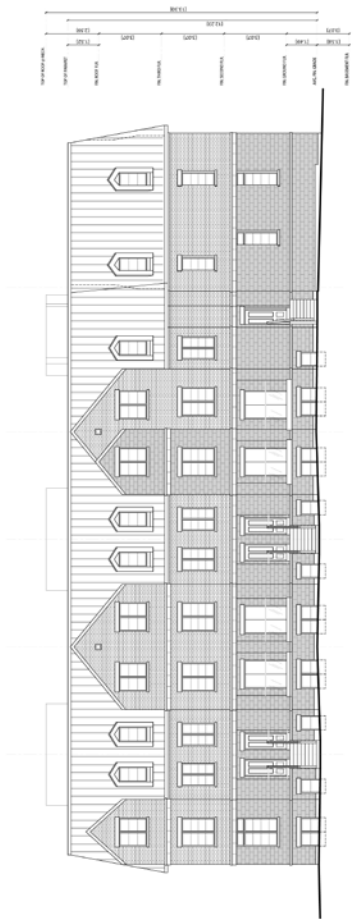
Southwest Elevation



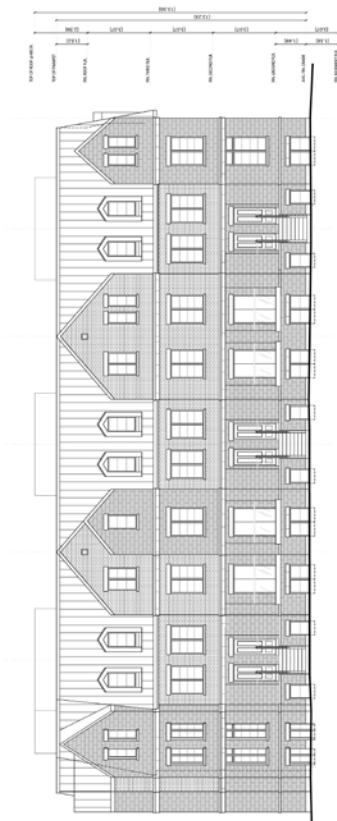
Southeast Elevation

Building A - Elevations

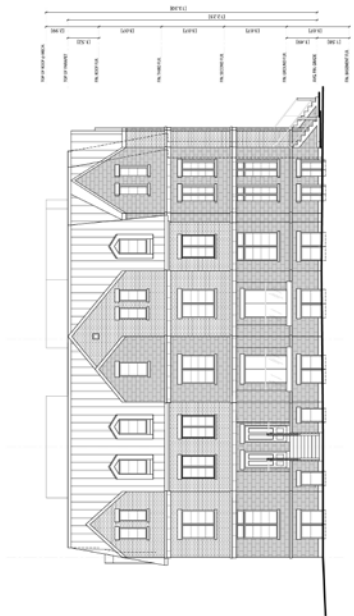
Attachment 7: Building B Elevations



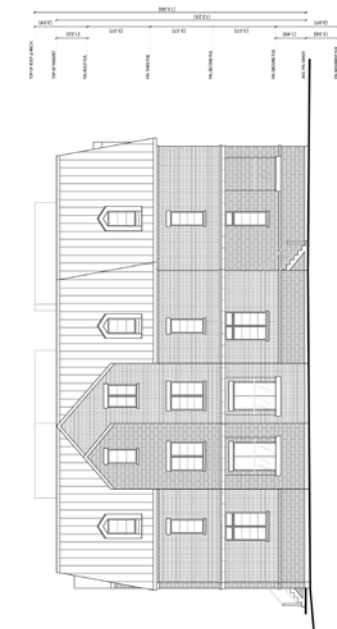
Southeast Elevation



Northwest Elevation



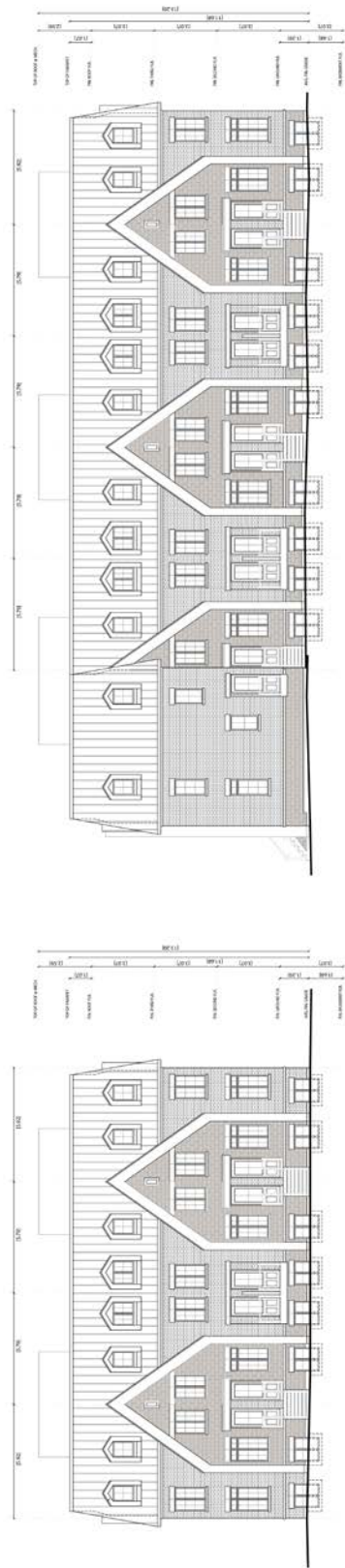
Northeast Elevation



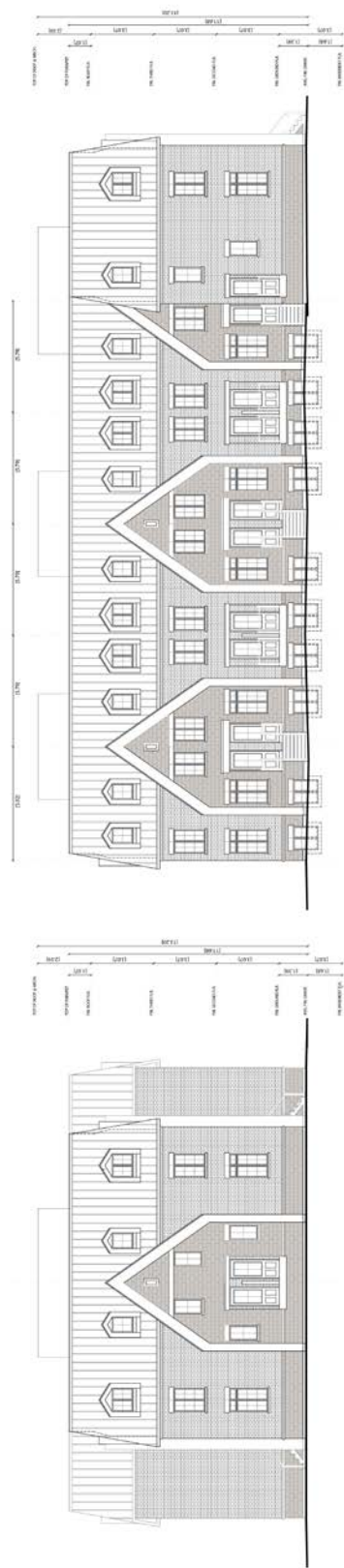
Southwest Elevation

Building B - Elevations

Attachment 8: Building C Elevations



Right Side Elevation

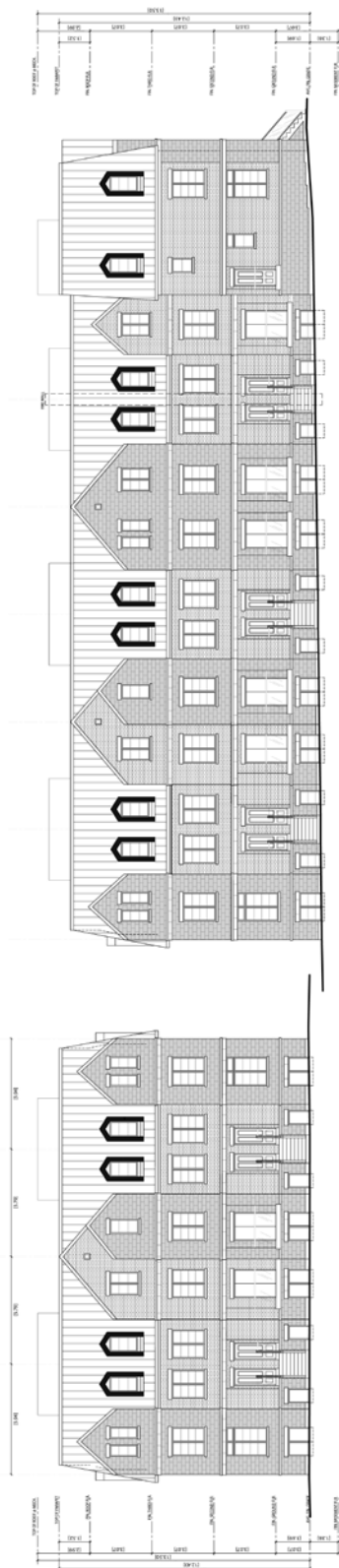


Left Side Elevation

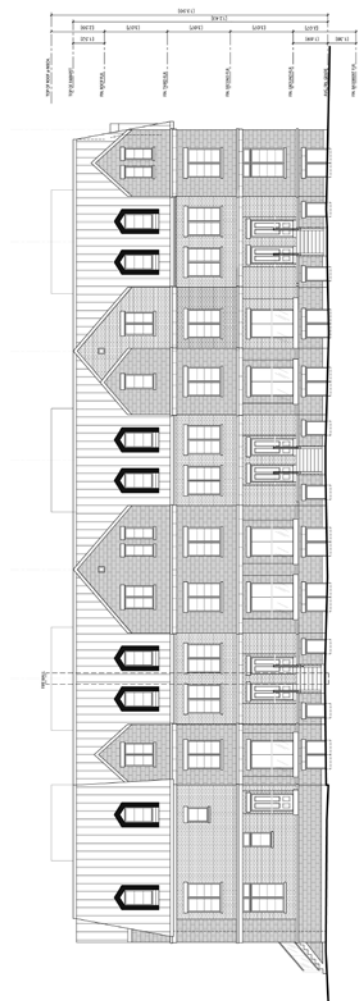
Rear Elevation

Building C - Elevations

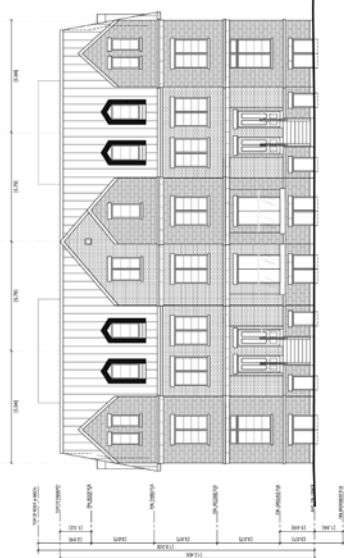
Attachment 9: Building D Elevations



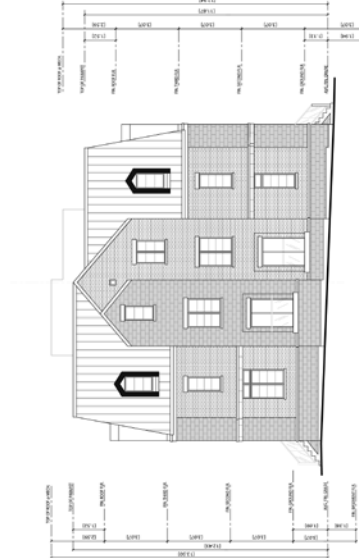
Northeast Elevation



Northwest Elevation



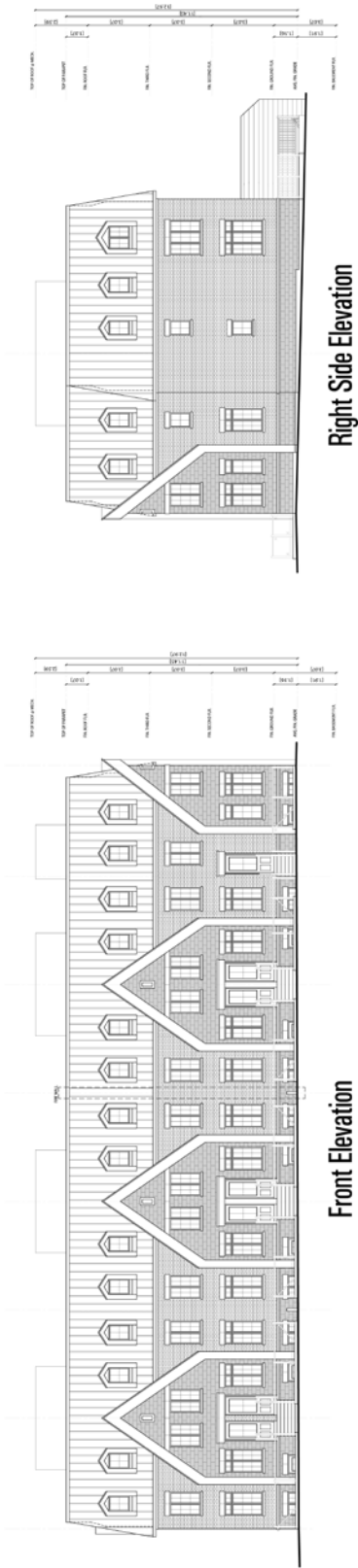
Southeast Elevation



Southwest Elevation

Building D - Elevations

Attachment 10: Building E Elevations



Building E - Elevations