

922 Millwood Road - Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: August 28, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 19 183673 NNY 15 OZ

Notice of Complete Application Issued: July 25, 2019

Current Use(s) on Site: Vacant

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 922 Millwood 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 922 Millwood 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 the Official Plan, City of Toronto Zoning By-law No. 569-2013 and the former Leaside Zoning By-law No. 1916 for the property at 922 Millwood Road to permit the development of a five-storey residential building with a height of 16.5 metres (excluding mechanical penthouse) or 21.5 metres (including mechanical penthouse) containing 35 dwelling units with a gross floor area of approximately 3,261 square metres and a floor space index of 3.48 times the area of the lot. Vehicle access to the underground garage would be via a single driveway off Krawchuk Lane, a rear public lane to the north of the property connecting to Randolph Road. A total of 29 resident parking spaces would be provided on two levels of underground parking and three visitor surface parking spaces are proposed off Krawchuk Lane for a total of 32 vehicle parking spaces. The development also proposes 36 bicycle parking spaces; a total of 32 long-term spaces would be in the underground garage and four short-term spaces would be at grade at the rear of the building.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do>

See Attachment 1 of this report for a three dimensional representation of the project in context and Attachment 3 for the proposed site plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of 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 (2019) (the "Growth Plan (2019)") 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.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (a "MCR"), which is a requirement pursuant to Section 26 of *The Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishing of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of *The Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2019).

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 site is designated *Neighbourhoods* on Map 17 of the Official Plan. *Neighbourhoods* are considered physically stable areas comprised of residential uses in lower scale buildings up to four storeys. Parks, schools, local institutions and small-scale stores and shops serving the needs of area residents are also permitted in *Neighbourhoods*.

The application will be assessed against relevant Official Plan policies, including *Neighbourhoods* policy 4.1.9, which outlines particular development criteria for infill development on sites that vary from the local lot pattern in terms of lot size, configuration and/or orientation.

Zoning By-laws

The site is zoned C1 (Commercial General) under the former Leaside Zoning By-law No. 1916. The C1 zone permits a wide range of commercial uses, including a retail store, service shop and a departmental store for the conducting of any retail business. The site is not subject to City of Toronto Zoning By-law No. 569-2013.

Design Guidelines

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

1. Mid-Rise Building Performance Standards
2. Growing Up: Planning for Children in New Vertical Communities

The Mid-Rise Building Performance Standards is available here:

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

Growing Up: Planning for Children in New Vertical Communities can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-up-planning-for-children-in-new-vertical-communities/>

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

An amendment to the Official Plan is required to permit a five-storey residential building in a Neighbourhoods designation.

An amendment to the former Leaside Zoning By-law No. 1916 is required to permit the proposed residential use and associated performance standards. Given that the site is not included within the City of Toronto Zoning By-law 569-2013, the applicant is seeking to bring the site into this by-law and permit the residential use and associated performance standards.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment and some preliminary issues have been identified.

Official Plan Conformity

Staff are assessing the suitability of the proposed development against all relevant Official Plan policies, including the proposed official plan amendment to permit the five-storey residential building within the designated *Neighbourhoods*, where residential buildings are only permitted up to four storeys.

Built Form, Planned and Built Context

City Planning staff are reviewing the application against the policy framework of the Official Plan, particularly the Built Form policies outlined in Chapter 3 and *Neighbourhoods* policy 4.1.9. City Planning staff have identified the following preliminary concerns: overall scale and massing of the development, including building height, number of storeys; stepbacks; the proposed setbacks to the south and west property lines; the proposed transition to the surrounding neighbourhood, particularly to the lower rise residential dwellings to the north; and the location and area of projecting elements, such as balconies and terraces.

Additional information is required from the applicant with regards to the size, location and configuration of the proposed indoor and outdoor amenity spaces. Also, clarification is required with respect to the paved terraces that appear to be proposed on the public boulevard.

The mid-rise guidelines will be used as part of the application review process and staff will consider applicable performance standards to implement Official Plan policies.

Environmental Considerations

The site is currently vacant, but was previously occupied by a single-storey dry-cleaning building. The applicant has advised this building was demolished to conduct soil remediation on the property. Staff are reviewing the submitted Phase One and Phase Two Environmental Site Assessment reports.

Traffic Impact, Access, Parking

Transportation Services and Transportation Planning staff are reviewing the application and submitted Urban Transportation Considerations report, including the loading, parking, traffic operations and transportation impact assessments submitted by the applicant. The purpose of this review is to evaluate the effects of the 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.

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 and Urban Forestry staff are currently reviewing the report. The Arborist Report states that there are currently no trees (private or City-

owned) on or near the site. Two new large City-owned trees are being proposed on the Millwood Road boulevard.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report and Engineering and Construction Services staff are reviewing the application and report to determine if there is sufficient infrastructure capacity to accommodate the proposed 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 in zoning by-laws, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

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

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context - View Looking Northeast

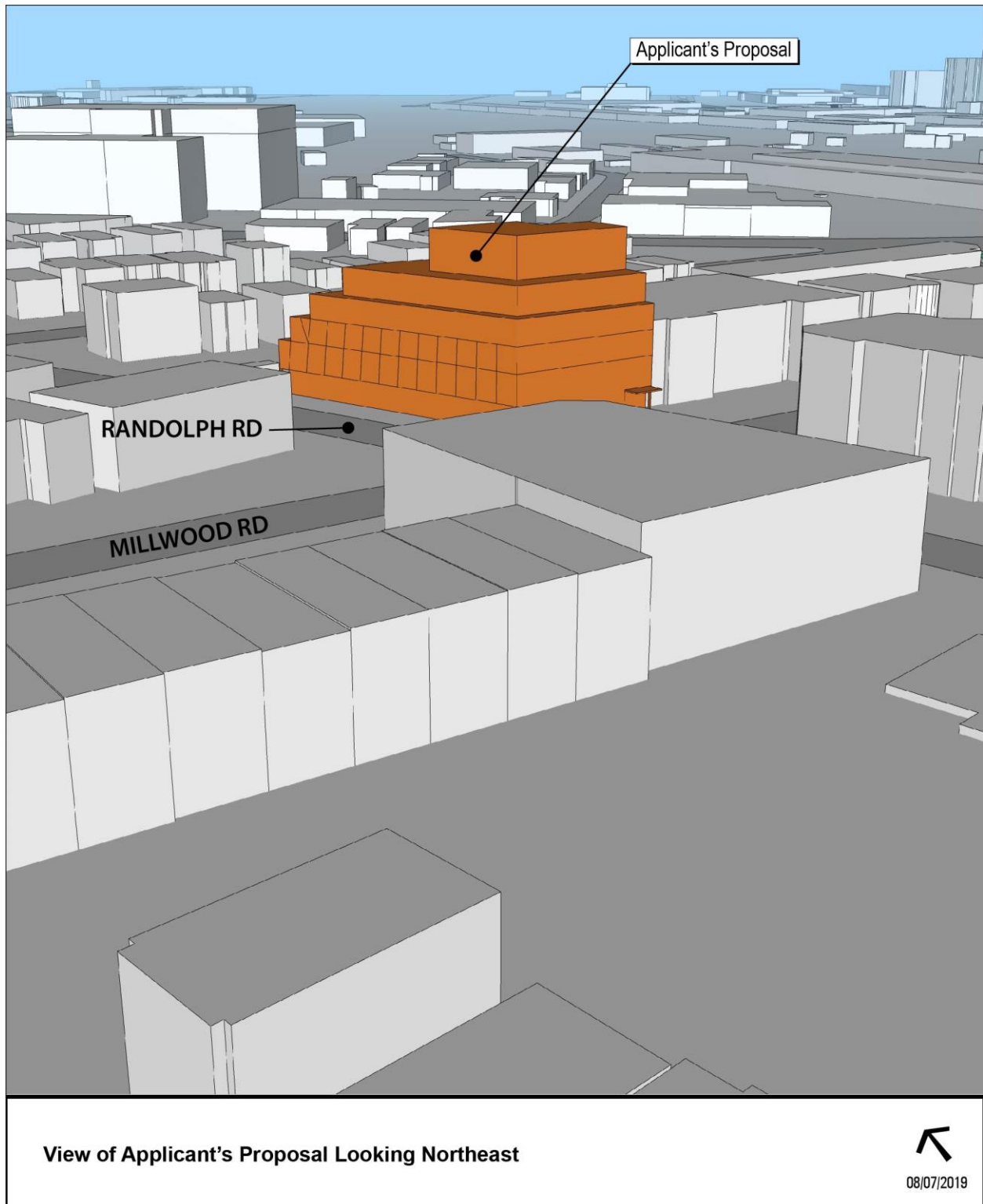
Attachment 1B: 3D Model of Proposal in Context - View Looking Southwest

Attachment 2: Location Map

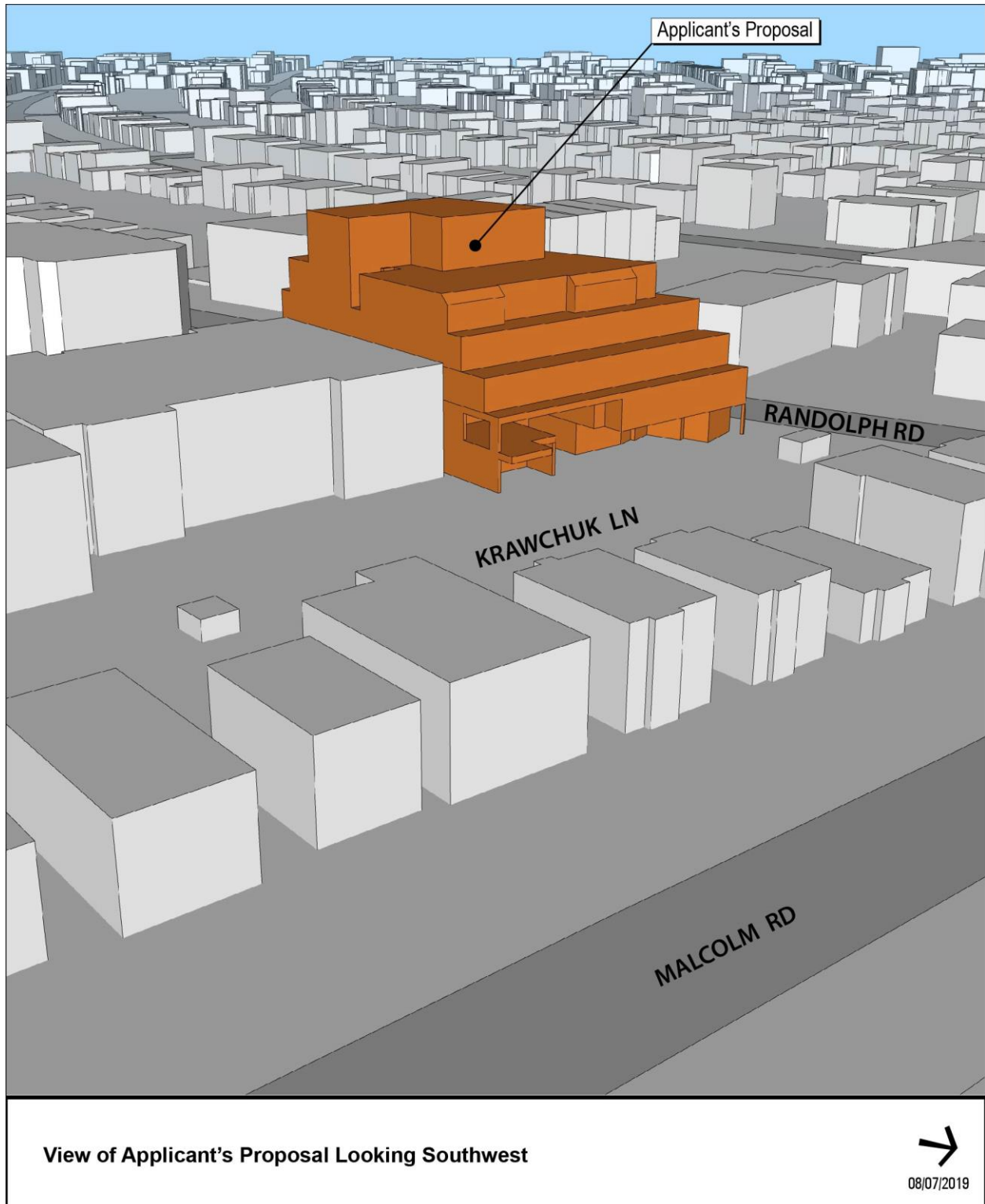
Attachment 3: Site Plan (simplified)

Attachment 4: Official Plan Map

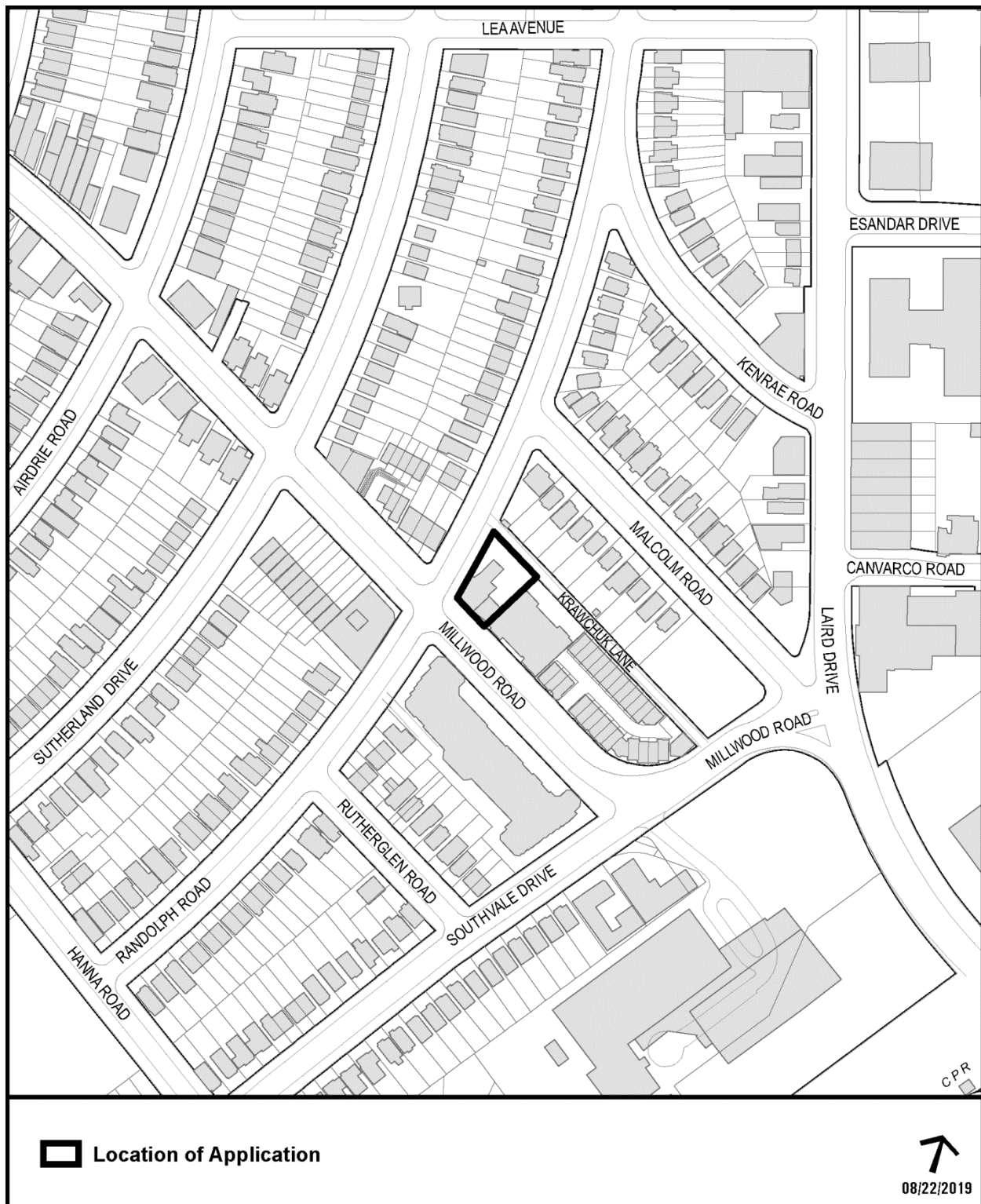
Attachment 1A: 3D Model of Proposal in Context - View Looking Northeast



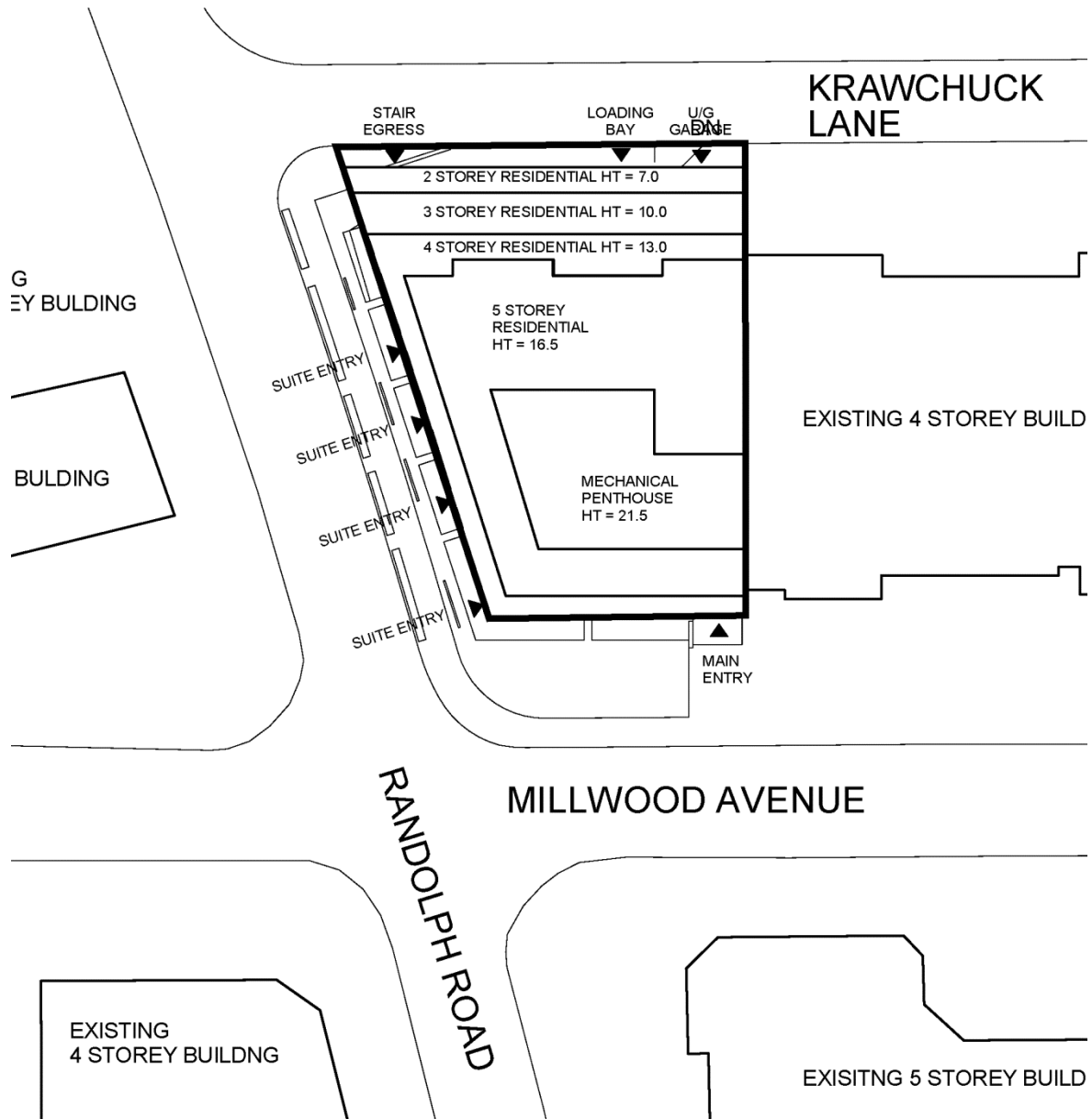
Attachment 1B: 3D Model of Proposal in Context - View Looking Southwest



Attachment 2: Location Map



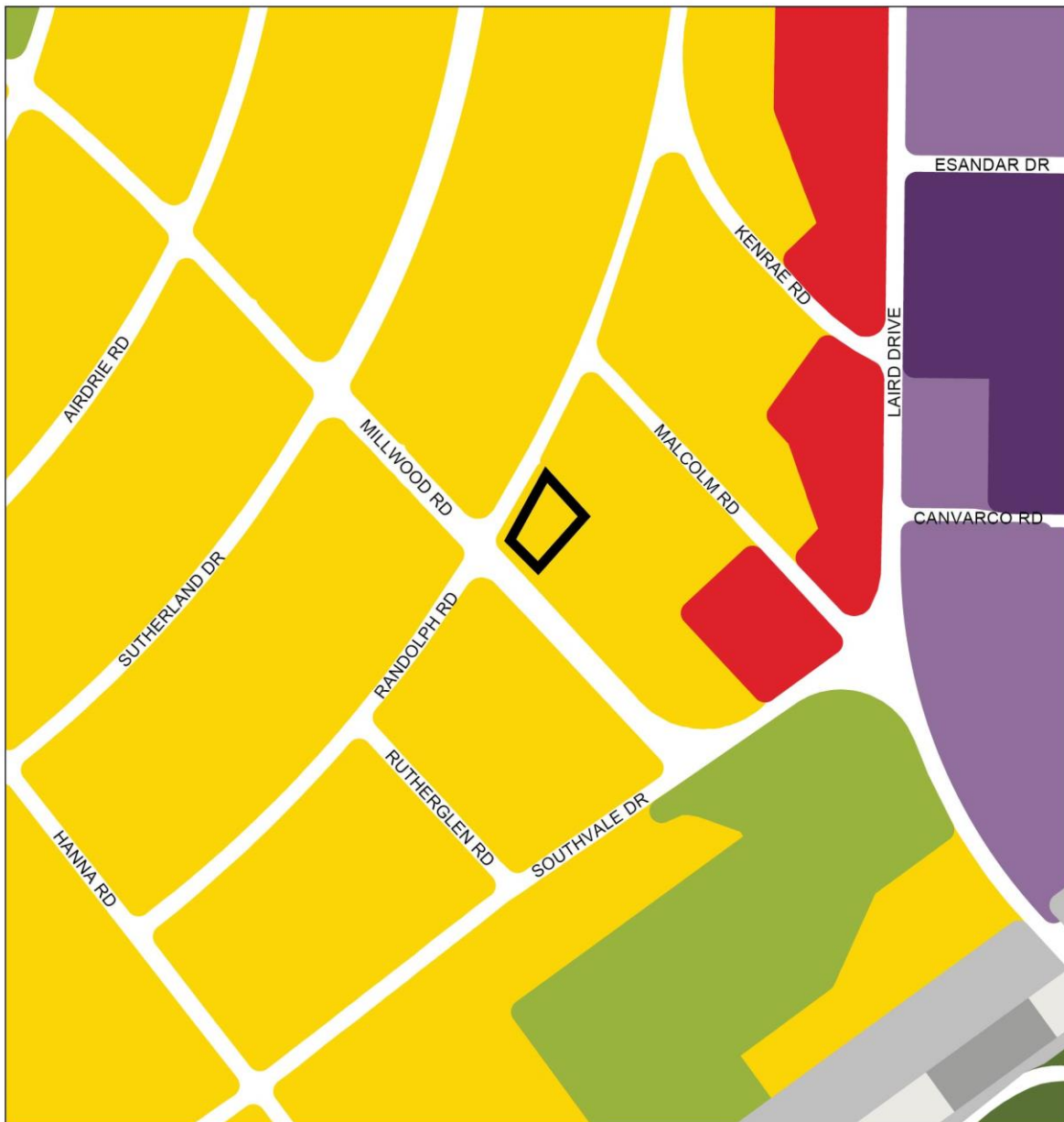
Attachment 3: Site Plan (simplified)



Site Plan



Attachment 4: Official Plan



Official Plan Land Use Map #17

922 Millwood Road

File # 19 183673 NNY 15 0Z



Not to Scale
08/06/2019