



REPORT FOR ACTION

3050 Pharmacy Avenue – Zoning Amendment Application – Preliminary Report

Date: February 20, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Planning Application Number: 18 272965 ESC 22 OZ

Notice of Complete Application Issued: February 15, 2019

Current Use on Site: An 18-storey, rental apartment building with an underground parking garage along with associated surface parking, landscaped open space, pedestrian walkways and outdoor amenity space that includes a small playground area.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3050 Pharmacy 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3050 Pharmacy 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

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 former City of Scarborough L'Amoreaux Community By-law No. 12466, as amended for the property at 3050 Pharmacy Avenue to permit two additional 16-storey residential rental buildings connected by a five-storey base building. A total of 302 rental units are proposed as well as 565 parking spaces in the combined underground parking garage. The existing 18-storey residential rental building will remain.

The gross floor area of the existing residential rental building (26 978 square metres) will be retained. The new buildings (Tower 'A' and Tower 'B') are proposed to be located south of the existing residential rental building in the area currently occupied by landscape open space (Refer to Attachment 1: 3D Model of Proposal in Context and Attachment 3: Site Plan). The additional GFA proposed buildings is 55,276 square metres, resulting in an FSI of 3.25 times the area of the lot.

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 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 *Apartment Neighbourhoods* on Map 19 of the Official Plan. *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are considered to be physically stable. A recent Local Planning Appeals Tribunal (LPAT) Order approved and brought into force Official Plan Amendment 320 (OPA 320) that contains new and revised policies on Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*. This application was submitted after the LPAT issued its Order on OPA 320 and thus is subject to these new policies.

OPA 320 reinforces Official Plan goals to protect and enhance existing neighbourhoods that are considered stable but not static, allow limited infill on underutilized *Apartment Neighbourhood* sites and help attain Tower Renewal Program goals. Development in *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Section 4.2.2 and other relevant sections of this Plan. While *Apartment Neighbourhoods* are not areas of significant growth on a citywide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place. In addition to these policies, section 3.2.1 of the City's Official Plan provides for a full range of housing will be provided and maintained to meet the needs of current and future residents.

The application is also subject to Site and Area Specific Policy (SASP) No. 347, an outcome of the Finch Warden Revitalization Study.

The SASP outlines a community vision and established parameters for redevelopment and intensification within the study area that included sites fronting on, or in close proximity to, Finch Avenue East between Victoria Park Avenue and Birchmount Avenue. In addition to SASP 347, Council adopted accompanying Urban Design Guidelines. The link to the Study may be found here:

<http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32437.pdf>

Zoning By-laws

The site is currently zoned *Apartment Residential (A)* by former City of Scarborough's L'Amoreaux Community Zoning By-law No. 12466, as amended. The 'A' zone permits apartment buildings, day nurseries, group homes and ancillary private home daycares.

A maximum lot coverage of fifteen percent is permitted. The 'A' zone also requires a minimum 18 metre setback from the street line of Finch Avenue; a minimum 12 metre setback from the street line of Pharmacy Avenue; a minimum 9 metre setback from the street line of Chester Le Boulevard and, a minimum 7.5 metre setback from any other street line.

The site is zoned *Residential Apartment 'RA'* (au67.0; x568) by City of Toronto By-law 569-2013 with a height limit of 54 metres (exclusive of mechanical projections) and a maximum lot coverage of 33 percent.

The *Residential Apartment* Zone permits dwelling units in apartment buildings, parks and emergency facilities. Additional uses include community centres, group homes, libraries, retail stores and retirement homes with conditions.

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:

- Tall Building Design Guidelines
(<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/tall-buildings/>)
- Draft Growing Up Urban Design Guidelines
(<https://www.toronto.ca/city-government/planning-development/planningstudiesinitiatives/growing-up-planning-for-children-in-new-vertical-communities>)
- Finch-Warden Urban Design Guidelines
(<https://www.toronto.ca/wp-content/uploads/2017/11/9213-CityPlanning-Finch-Warden30july10.pdf>)

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted. Staff will ensure a Site Plan Control application is submitted prior to preparing the Final Report.

COMMENTS

Reasons for the Application

The application to amend the zoning by-laws is required to permit the proposed development. Specifically, the proposal requires amendments to the zoning by-laws for building height, density, setbacks, parking provisions and other performance standards in the by-laws.

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 proposed development will be evaluated against the PPS (2014) and the Growth Plan for the Greater Golden Horseshoe (2017) to determine the application's consistency with the PPS and conformity with the Growth Plan. Key issues for the evaluation of this application with respect to Growth Plan include, but are not limited to:

- Achieving complete communities that are well designed, support active transportation and high quality public open space, adequate parkland and opportunities for recreation;

- Addressing Policy 2.2.2.4.b which requires the identification of the appropriate type and scale of development and transition of built form to adjacent areas; and
- Addressing Policy 2.2.6.3 that supports the achievement of complete communities through the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Official Plan Conformity

While the Official Plan considers *Apartment Neighbourhoods* as stable areas of the City where significant growth is generally not anticipated, the Plan does provide for opportunities for additional townhouses or apartments on underutilized sites. Where these opportunities exist, the Plan sets out criteria to evaluate those situations which includes the need to provide good quality of life for both new and existing residents.

The application will be evaluated according to *Apartment Neighbourhood* criteria for development (4.2.2) and compatible infill, including appropriate level of residential amenity; adequate sunlight and landscaped open space for new and existing residents; organization of development on site to frame streets and open space; fronting onto public streets and providing pedestrian entrances from adjacent public streets (4.2.3).

Other criteria include:

- Being compatible with the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site; and
- Providing separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy.

Additional policy directions against which the application will be reviewed include, but are not limited to:

- Policy 2.3.1.5.e which supports the improvement of the local network of new streets, including providing new streets for access and frontage for existing and future development, improving pedestrian and bicycle circulation, and safe access to parks, open spaces, transit, schools and pedestrian destinations; and,
- Policy 2.3.1.7. which supports enhancing community and neighbourhood amenities and encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties.

Built Form, Public Realm, Existing and Planned Context

The proposed built form and site organization will be reviewed to ensure the two additional 16-storey buildings fit within the existing and planned context. Staff will work with the applicant to develop a Block Context Plan to assist in determining the

appropriate level of intensification, building height and the transition to existing buildings and how the proposal can support the public realm.

In addition to the policy directions of Section 3.1.1 Public Realm and 3.1.2 Built Form, the proposal will be evaluated against the criteria for compatible infill development found in the *Apartment Neighbourhoods* policies. The issues to be resolved include, but are not limited to:

- addressing the scale of the block and development parcel and the direction to promote street-oriented development and provide for open space for landscaping and outdoor amenity
- ensuring appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Official Plan;
- providing appropriate separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy; setbacks from adjacent streets
- providing direct connections to public sidewalk, adjacent development and public destinations (transit stops, parks) to promote walkability; provide pedestrian and cycling connections and amenity throughout the development; and
- creating a well-defined walkway system that ensures pedestrian safety through visual and physical accessibility, has access to appropriate sunlight and wind conditions with; treed and soft landscaped edges, and amenities that include landscaping.

Rental Housing Intensification

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto, supported by Provincial and municipal policies and guidelines as outlined above.

A Housing Issues Report has been submitted as the subject application seeks to intensify an existing rental site. Staff will review the Housing Issues Report and the proposal will be assessed against the unit mix objectives of the Growing Up guidelines and Official Plan housing policies related to securing tenure and affordability that will accommodate a broad range of households, including families with children.

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).

Additional tree planting of large growing canopies will need to be explored through the application review to replace the trees proposed to be removed.

Community Services and Facilities

Community services and facilities (CS&F) are part of complete communities as set out in the Official Plan.

Strategic directions to guide investment in parks and recreation facilities are set out in the Parks and Recreation Facilities Master Plan (FMP), adopted by City Council in November 2018.

Staff will review the submitted CS&F Study and determine if sufficient community services and facilities exist in the surrounding neighbourhood to support the increased population that would result from the proposal.

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.

Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 benefits should the proposal proceed to approval.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

Staff are reviewing a Servicing Report provided by the applicant with the submission, to evaluate the effects of a proposed development on the City's municipal servicing infrastructure. The review will also identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

Staff are also reviewing the Transportation Impact Study submitted by the applicant to determine if any transportation improvements are necessary to accommodate the travel demands and transportation impacts that may be 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. The review of this application will determine the Tier 1 performance measures to be in the Zoning By-law with subsequent matters to be addressed and secured on future site plan drawings.

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

Paul Zuliani, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (northwest view)

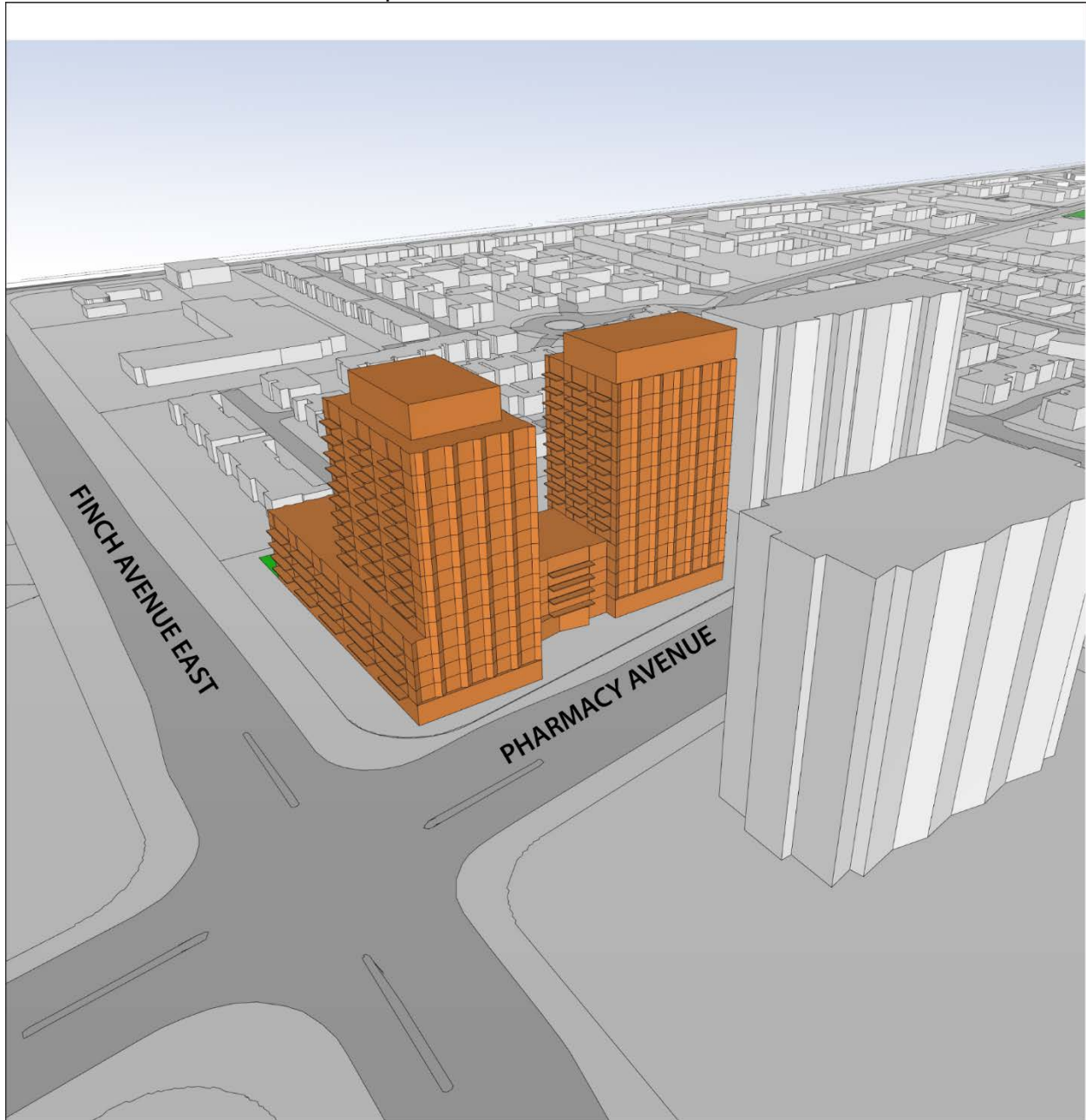
Attachment 2: 3D Model of Proposal in Context (northeast view)

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northwest



02/20/2019

Attachment 2: 3D Model of Proposal in Context

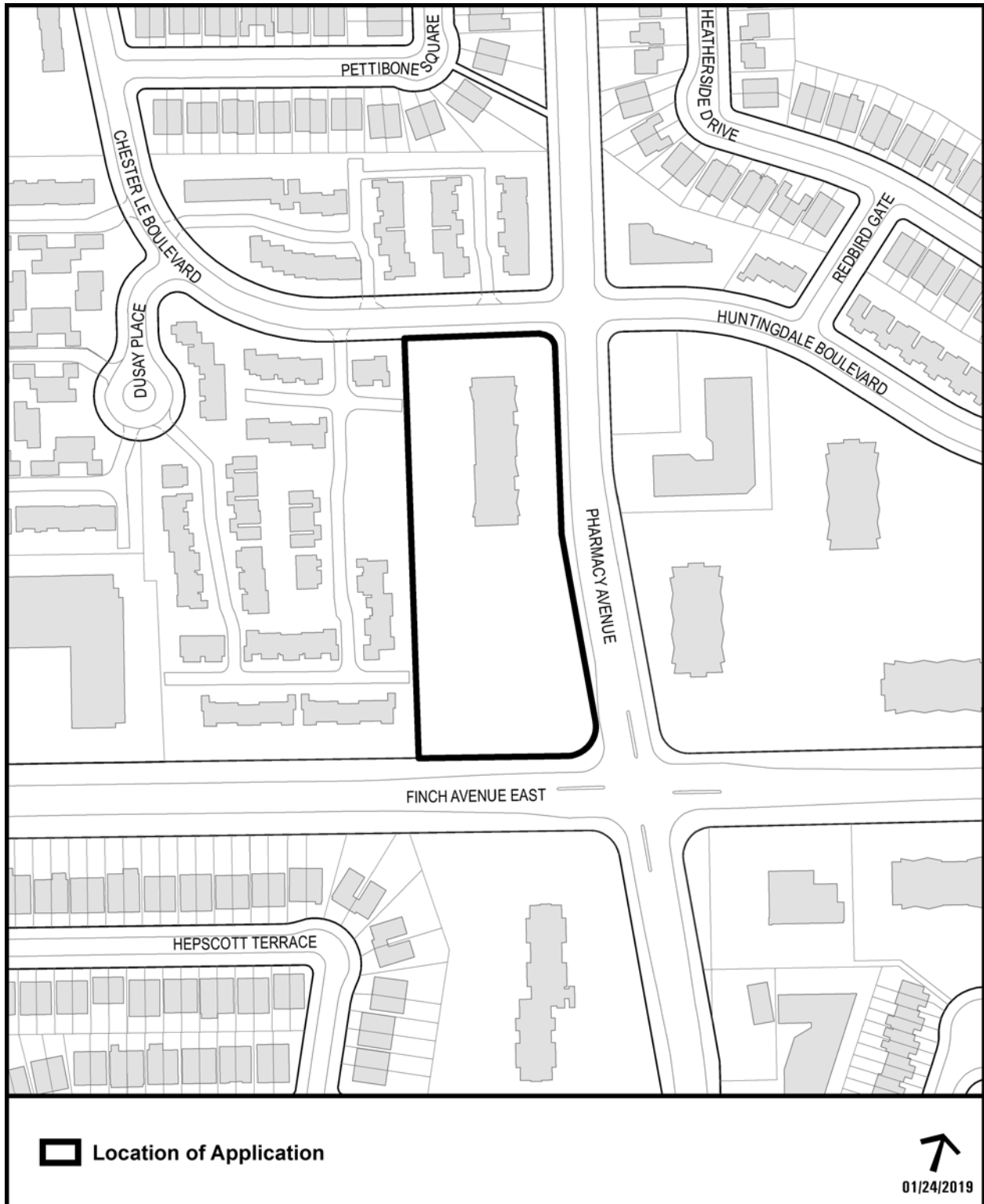


View of Applicant's Proposal Looking Northeast

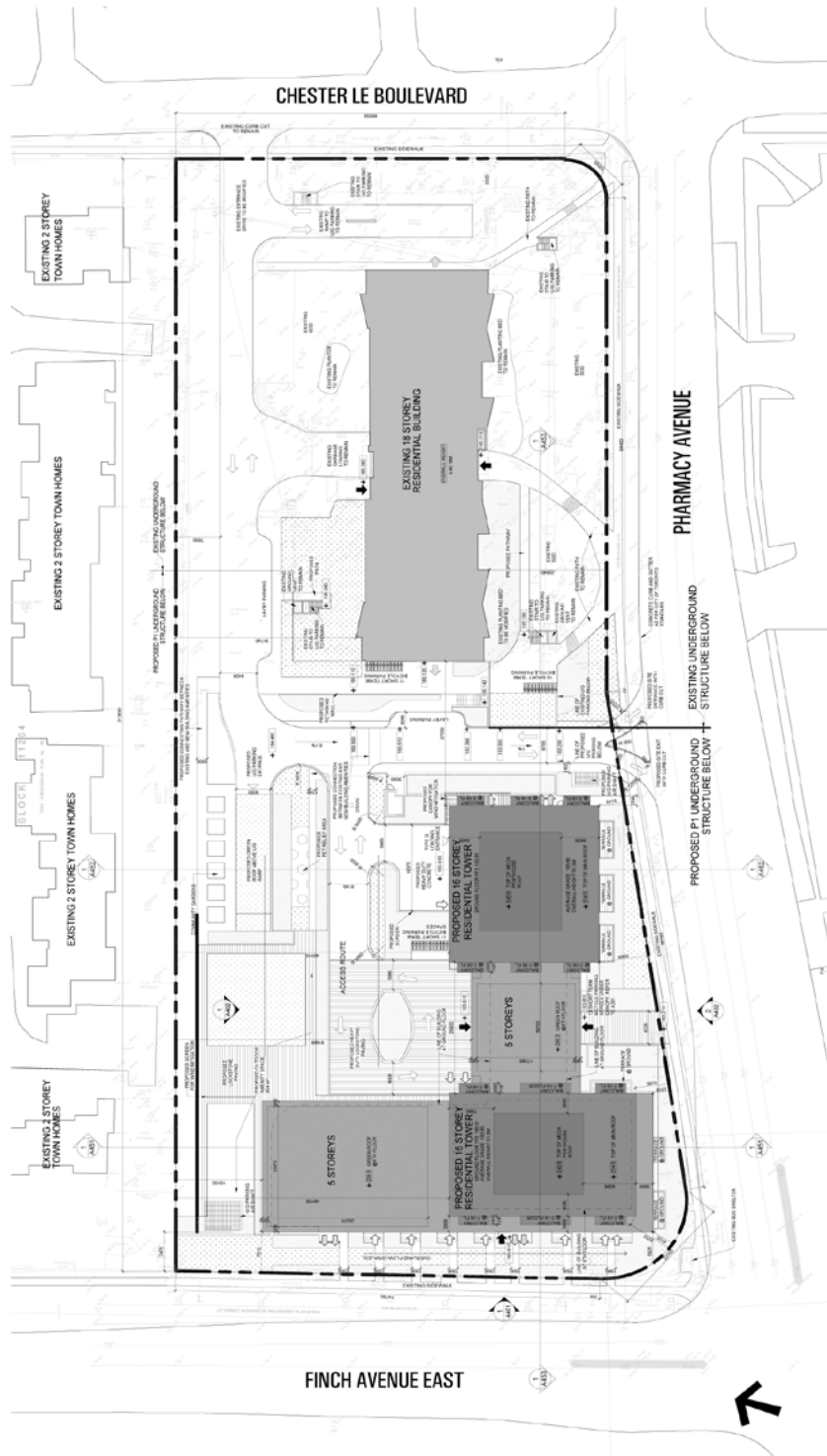


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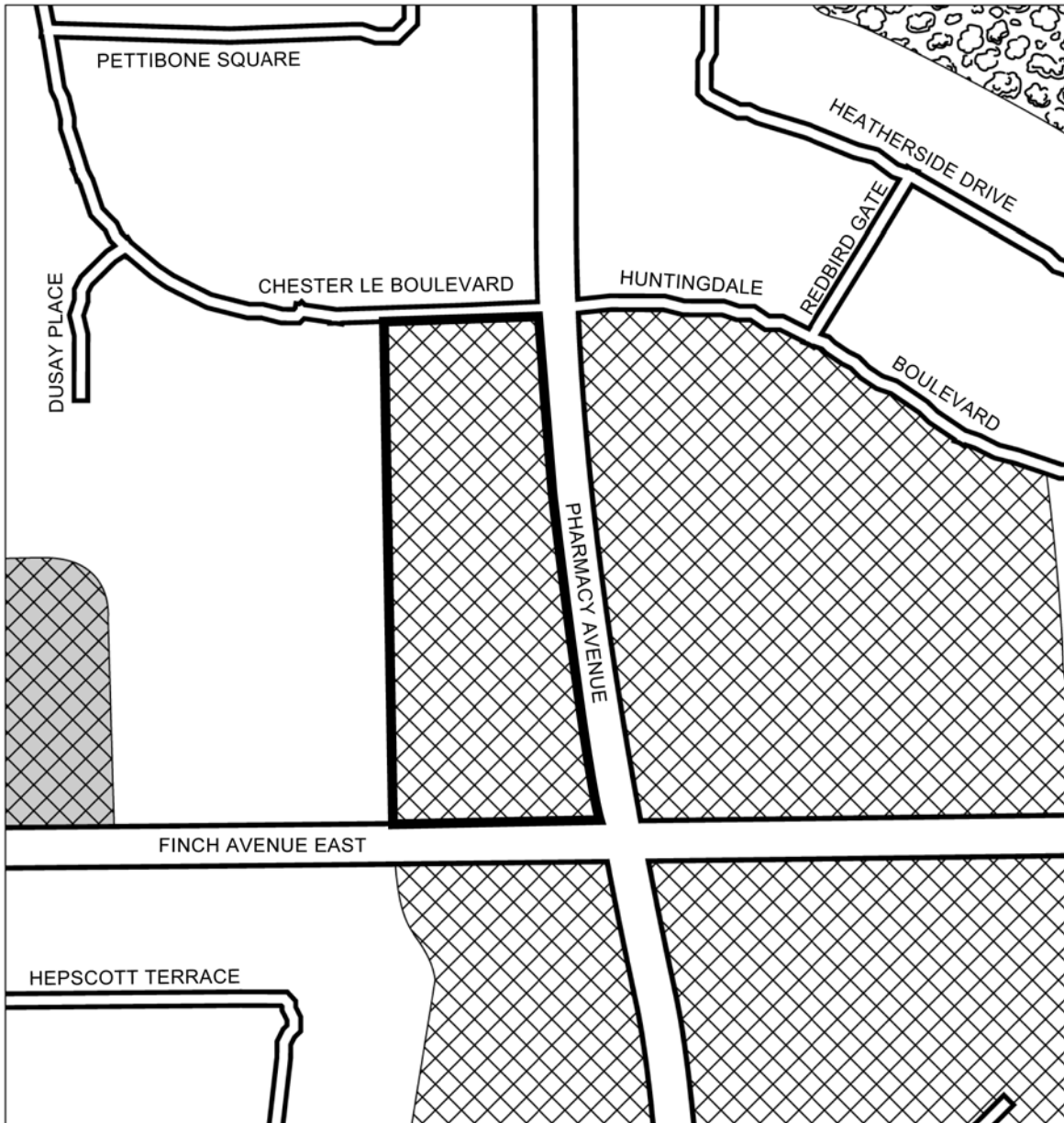
Attachment 3: Location Map



Attachment 4: Site Plan






Attachment 5: Official Plan Map



TORONTO
Official Plan Land Use Map #19

3050 Pharmacy Avenue

File # 18 272965 ESC 22 0Z

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

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 Not to Scale
 01/25/2019