

375-385 The West Mall – Zoning By-law Amendment Application – Preliminary Report

Date: January 15, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 19 252363 WET 02 OZ

Current Use(s) on Site: The site is occupied by a 5 storey commercial building containing retail and office uses. The existing gross floor area of the building is approximately 6,015 m², of which 5,548 m² is office space. The site also contains a surface parking area and a below grade parking garage. The underground parking garage has been closed to the public for safety reasons and is not in use.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the properties at 375-385 The West Mall. This application seeks to amend the zoning to permit a mixed use development consisting of a 6-storey podium (21.7 metres in height), a 30-storey tower (94.5 metres in height) and a 14-storey tower (47.3 metres in height). The proposed development would have a total gross floor area of approximately 51,619 m², including approximately 3,131 m² of retail uses and 48,488 m² of residential gross floor area.

A total of 665 residential dwelling units are proposed. A total of 763 parking spaces and 4 loading spaces are proposed to service the proposed development. Vehicular access to the site would be provided via driveways from both Civic Centre Court and The West Mall.

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 375-385 The West Mall 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

A number of pre-application consultation meetings were held between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. At the pre-application meetings, staff discussed the need to provide new public roads through the site and the need to coordinate these roads with adjacent landowners. Staff also expressed concerns with the built form, height and massing of the proposed building; the design of The West Mall frontage of the development; transition to and shadow impacts on the public park on the opposite side of The West Mall; and integration of the site into the larger block given the vision for the area.

ISSUE BACKGROUND

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the properties at 375 and 385 The West Mall to permit a mixed use development consisting of a 6 storey podium, a 30-storey tower (94.5 metres in height) and a 14-storey tower (47.3 metres in height). The proposed development would have a total gross floor area of approximately 51,619 m², including approximately 3,131 m² of retail uses and 48,488 m² of residential gross floor area.

A total of 665 residential dwelling units are proposed comprised of: 360 one-bedroom units (54 percent); 194 two-bedroom units (29 percent); and 111 three-bedroom units (17 percent). Six of the 111 three-bedroom units would be in the form of 2-storey grade related townhouse units located on the southwest corner of the building.

Vehicle access to the proposal would be provided by two private driveways, including one from The West Mall at the southern portion of the site and one from Civic Centre Court at the eastern portion of the site. The two driveways would connect through the base building, creating a ground floor concourse level that would provide access to the pick-up/drop-off for the residential lobbies, bicycle parking, visitor parking spaces, loading areas and access to a 3-level below-grade garage.

The application proposes 581 resident parking spaces and 161 parking spaces to be shared between the visitors and retail uses, totalling 742 parking spaces located on the ground floor and in the 3-level below grade garage. In addition, the application proposes two car-share parking spaces and 21 tandem spaces. The car share and tandem spaces are not counted in the 742 parking spaces noted above.

A total of 584 bicycle parking spaces are provided, including: 521 long-term resident spaces; 47 short-term residential visitor spaces; 5 commercial long-term spaces; and 11 commercial short term spaces.

The proposed development would contain 4 loading spaces comprised of one type 'A' space, two type 'C' spaces and one type 'G' space, all of which would be located on the ground floor with vehicular access from the driveway off Civic Centre Court.

The proposal would provide a total of 1,370.5 m² of indoor residential amenity space (2.06 m² per dwelling unit) and a total of 1,796.8 m² outdoor amenity space (2.70 m² per dwelling unit). Two large indoor amenity rooms would be provided on level 2 with direct access to the outdoor amenity space within the central courtyard facing The West Mall. Additionally, a horticultural room and greenhouse are proposed and would be located at level 7 in the south building, with direct access to a series of outdoor gardening lots on the roof of the podium.

As noted above, the proposal would include a large central courtyard with frontage along The West Mall. The courtyard would have a total area of approximately 2,712 m² and would slope up from the street to the western limit of the courtyard. Programming for the courtyard would serve the needs of the residents and commercial uses and would include a conservatory, community garden areas, seating and table areas, bleachers to view outdoor performances and smaller individual courtyard areas, all of which are to be accessible via winding pedestrian paths that traverse throughout the courtyard. Each pathway would lead to a pedestrian entrance to the base building, including three entrances that provide direct access to the indoor residential amenity areas.

Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report for a three dimensional representation of the project in context. See Attachment 4 of this report for the Site Plan of the project.

Site and Surrounding Area

The subject site is located on the southwest corner of The West Mall and Civic Centre Court (see Attachment 3: Location Map). The site is square in shape and is approximately 10,139 m² in size. The site is bounded on the north by Civic Centre Court, the west by The West Mall and the east and south by existing development within the block.

Surrounding land uses include:

North: On the north side of Civic Centre Court is the Etobicoke York Civic Centre.

South: The property to the immediate south at 361 The West Mall and 24 Eva Road, currently occupied by two 18-storey rental apartment buildings connected by an above grade parking garage. In 2014, the Ontario Municipal Board approved in principle a zoning by-law amendment application to permit the addition of two 14-storey residential towers (48.0 metres in height each) and one 19-storey residential tower (63.0 metres in height). To the southwest is 2-6 Eva Road which is occupied by two condominium apartment buildings recently constructed of 30 storeys (92.3 metres in height) and 27 storeys (84.4 metres in height). Two additional towers are approved that would be 28 storeys (85.6 metres in height) and 17 storeys (53.5 metres in height). The City is currently reviewing an application on these lands which proposes a partial lifting of the H (holding) symbol for the northeast portion of the lands in Phase 2 to accommodate the 28-storey residential building (17 232906 WET 03 OZ).

East: To the immediate east of the site is the 4-storey Toronto District School Board office building. Further to the east is Highway 427.

West: Dennis Flynn Park on the west side of The West Mall. To the west of the park, there is a predominantly single-detached residential neighbourhood.

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.

The current application is located on lands shown as *Mixed Use Areas* on Map 14 of the Official Plan. *Mixed Use Areas* are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will create a balance of high

quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

See Attachment 5 of this report for the Official Plan Land Use Map.

Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

West District Design Initiative

In 2007, City Council adopted the West District Design Initiative which established an urban design vision for three separate sites in Etobicoke, including the Etobicoke Civic Centre complex located to the north of the subject property and extending south to Eva Road. A key recommendation of the West District Design Initiative included the requirement for a new north-south public road connecting Eva Road with Burnhamthorpe Road to break up large sites for future development blocks and provide for a connected street grid.

The West District Study: Results of the West District Design Initiative report dated November 14, 2007 is available at:

<https://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8765.pdf>

Zoning By-laws

The former City of Etobicoke Zoning Code zones the site Planned Commercial Preferred ("CPP") which permits a variety of non-residential commercial and institutional uses, including retail uses, personal service uses, day nurseries, offices, hotels and commercial recreation facilities, amongst other uses. Residential uses are not permitted.

The maximum permitted Floor Space Index is 0.4 times the area of the lot. There is no prescribed maximum building height

City-wide Zoning By-law No. 569-2013 zones the site CR 0.4 (c0.4; r0.0) SS3 (x900). The CR (Commercial Residential) zoning permits a wide range of commercial uses, including retail stores, offices, financial institutions, eating establishments and personal service shops, among other uses. Residential uses (dwelling units) are not permitted. The maximum building height permitted is 11 metres and the maximum permitted Floor Space Index is 0.4 times the area of the lot.

The City-wide Zoning By-law No. 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

See Attachment 6 of this report for the Zoning Map.

Design Guidelines

The following Design Guidelines will be used in the evaluation of this application:

- City-wide Tall Buildings Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Development Guidelines;
- Toronto Green Standard;
- Mid-Rise Buildings Performance Standards;
- Complete Streets; and
- Percent for Public Art.

The application can be subject to further design guidelines as the review of the application progresses.

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

Site Plan Control

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

COMMENTS

Reasons for the Application

Amendments to City-wide Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code are required to permit residential uses on the subject site and establish zoning standards to facilitate the development of the proposal such as building height, density, mechanical penthouse size and parking. Other areas of non-compliance may be identified through the review of the application.

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:

Incomplete Application

This application does not meet the complete application submission requirements of the *Planning Act* and the Toronto Official Plan and is, therefore, considered an incomplete application. The applicant is required to submit an Air Quality Assessment to identify and propose mitigation measures regarding air quality issues arising from the proximity of the proposed residential component of the development to Highway 427. This Air Quality Assessment will be peer reviewed by a consultant retained by the City at the cost of the applicant.

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.

Section 2 of the *Planning Act* sets out 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, 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 surrounding area. While the PPS encourages intensification and efficient development, it recognizes that 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.

The 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 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 application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan, especially in regards to the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: development criteria for *Mixed Use Areas* in Chapter 4; Built Form; Public Realm; and Parks and Open Space policies in Chapter 3.

Built Form, Planned and Built Context

The suitability of the proposed height and massing or other built form issues will be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The built form will also be assessed based on the City's Official Plan policies and City Urban Design Guidelines. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building heights;
- Appropriateness of the proposed building density;
- Appropriateness of the proposed building massing, separation distances between buildings angular planes, setbacks and step backs;
- Potential shadow impacts of the development particularly on the west side of The West Mall, the north side of Civic Centre Court and on the proposed outdoor amenity area on the subject site;
- Accessibility and connectivity of the proposed courtyard to the public realm; and
- Pedestrian level comfort to ensure the quality of life for the future residents within the subject site, the existing residents in the adjacent properties and for users of the abutting public realm.

Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of City policies and the existing character of the area.

Wind Assessment

The applicant submitted a Qualitative Pedestrian Level Wind Assessment prepared by Rowan Williams Davies and Irwin Inc. (RWDI). Staff are reviewing the submitted report.

Shadow Studies

Staff have reviewed the submitted Shadow Study prepared by SvN and have concerns about the shadowing impact on the proposed amenity space on the site as well as shadows on the public park to the west and on the sidewalk on the north side of Civic Centre Court.

City-Wide Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Buildings Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at: <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. The West Mall has a planned right-of-way width of 27.0 metres at this location and the proposed building has a maximum height of 94.5 metres.

Tower placement, orientation, floor plate, separation distances and articulation will be assessed in accordance with the Tall Buildings Design Guidelines.

Transition from the taller components of the proposal to lower elements within the site and to adjacent properties will be examined, including through the 45 degree angular plane requirement from parks and open spaces as well as adjacent neighbourhood designations. Staff are reviewing the submitted studies and have concerns regarding the tower located within the southerly portion of the site that penetrates the 45 degree angular plane from Dennis Flynn Park on the west side of The West Mall.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The proposed two-bedroom and three-bedroom unit mix would support the unit mix objectives of the Growing Up Draft Urban Design Guidelines. The minimum sizes proposed for the various units are generally below the minimum sizes required by these Guidelines. Other matters of the Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

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).

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".

The applicant has submitted an Arborist Report, prepared by Shady Lane Expert Tree Care Inc. The Arborist Report indicates that the site currently contains 12 private trees, 7 trees on adjacent properties within 6 metres of the site and 13 City-owned trees adjacent to the site within the road allowance. The applicant proposes to remove 8 of the onsite private trees (protecting 4) and the 7 trees on adjacent properties within 6 metres of the site. The applicant also proposes to remove 7 of the City-owned trees and protect 6 trees.

The Arborist Report and a Tree Preservation Plan are currently under review by City staff.

Affordable Housing

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.

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.

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.

A highly functioning and liveable community must provide a wide array of services and facilities to meet the needs of existing and future residents. Integration in the planning for social services, parks, recreation, schools, housing and transportation is key to the creation of a liveable community. The impact of the proposed development and local development activity on the community services and facilities, including an assessment of the existing capacity to support the proposed future population, will be evaluated through the application review process

A Community Services and Facilities Study is not required for this application as the City has up-to-date information on existing community services and facilities for this area.

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. This proposal meets the minimum size threshold of 10,000 m² of new development for consideration of Section 37 benefits. Should the application be recommended for approval, Section 37 contributions could be secured for specific community benefits within the vicinity of the proposal.

Discussions with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be recommended for approval. The City Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits will be used to determine appropriate Section 37 benefits.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Fabian Papa and Partners (fp&p) and Geotechnical Investigation Report prepared by Alston Associates. The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. The studies are currently under review by Engineering and Construction Services staff.

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.

Traffic Impact Access and Parking

The applicant submitted an Urban Transportation Considerations report, prepared by BA Group. The purpose of the study is to evaluate the effects of the development on the transportation system, and also to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This report is currently under review by Transportation Services staff.

Staff are also reviewing the appropriateness of the proposed vehicular and bicycle parking ratios and the suitability, adequacy and location of the proposed loading spaces. The design and location of the proposed driveways and vehicle access locations and design, are also being reviewed.

Future Public Roads and West District Design Initiative

In 2007, City Council adopted the West District Design Initiative which established an urban design vision for three separate sites in Etobicoke, including the Etobicoke Civic Centre complex located to the north of the subject property and extending south to Eva Road. A key recommendation of the West District Design Initiative included the

requirement for a new north-south public road connecting Eva Road with Burnhamthorpe Road to break up large sites for future development blocks and provide for a connected street grid.

The West District Study: Results of the West District Design Initiative report dated November 14, 2007 is available at:

<https://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8765.pdf>

This recommendation was implemented through Official Plan Amendment 85 which was adopted in 2009 and designated a new 18.5 m wide public right-of-way in this location. Official Plan Schedule 2 (The Designation of Planned but Unbuilt Roads) contemplates a new public road from Eva Road (centred on a point approximately 131 metres east of eastern limit of The West Mall) to Civic Centre Drive.

A portion of the new north-south public road has been secured through the development approvals of the two properties to the south: 2-6 Eva Road (Application No. 08 112855 WET 03 OZ); and 361 The West Mall and 24 Eva Road (Application No. 10 217719 WET 03 OZ). The portion of the future public road that abuts those properties has been secured and would extend from Eva Road to the northern limits of both properties.

Further coordination with the Toronto District School Board, the owner of the property to the immediate east of the subject site, on the location of the new public road to complete the connection from Eva Road to Civic Centre Court is required. In addition, further discussions with CreateTO are required to ensure the location of the future public road is coordinated with its future extension between Civic Centre Court and Burnhamthorpe Road.

The proposed development will need to respond appropriately to the location of the future public road in terms of massing, frontage and access. The submitted drawings indicate that the underground parking garage is to extend to the east property line. If it is determined that a portion of the future north-south public road is to be located on the subject lands, the underground garage may need to be redesigned to remove any encroachments in the future City lands.

In addition, the proposal should provide a new east-west public road, which would connect The West Mall to the proposed north-south road. This future road is proposed to have an 18.5 metre right of way and is proposed to be located half on the subject site and half on the property to the south (361 The West Mall and 24 Eva Road). Further discussions and coordination with the property owner to the south would be required to achieve this future public road. The proposed building setback from the south property line is 9.25 metres to accommodate half of the required right of way for the future east-west public road. In the interim, and until a full public road is achieved, the applicant is proposing a private driveway in this location to access the development.

Further discussions with the applicant will be required regarding the process to secure the future public road in terms of required applications, timing of land conveyance, timing and phasing of road construction, location and design and cost sharing.

Toronto Green Standard

City 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.

The applicant has submitted the TGS Checklist indicating they are pursuing Tier 2 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 2 performance measures. Planning staff will encourage the applicant to pursue Tier 3 or 4 performance measures through the application review process.

The applicant has also submitted an Energy Strategy Report, prepared by Pratus Group. The purpose of this Energy Strategy Report is to explore and identify opportunities to integrate efficient, low carbon, resilient and local energy solutions for the proposed development. The analysis completed as a part of this report is the first step in this process; it will inform subsequent design decisions that will be reflected in the Toronto Green Standard Design Development Stage Energy Report. This report is currently under review by City staff.

Other Matters

- Determining the appropriateness of the loss of office space on the site;
- The proposed development must coordinate with the planned context and future opportunities within the larger block and adjacent properties;
- The provision of public art in the proposed development and the applicant's participation in the Percent for Public Art Program and its Guidelines;
- Compliance with Ministry of Transportation ("MTO") requirements as the site is located within the MTO Permit Control Area;
- Compliance with the Greater Toronto Airport Authority requirements as the site is located within an active flight path of Lester B. Pearson International Airport;
- Identifying any issues associated with noise arising from Highway 427 and Pearson Airport's flight path on the proposed residential component of the development. The applicant has submitted a noise study. The noise study will be peer reviewed by a consultant retained by the City at the cost of the applicant.
- Identifying any issues associated with air quality arising from Highway 427 on the proposed residential component of the development. An Air Quality Assessment is required for the review of the rezoning application. The submitted assessment will be peer reviewed by a consultant retained by the City at the cost of the applicant.

- Given the current increase in dog-owning populations, the applicant will be strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This would alleviate pressure on neighbourhood parks.
- Parks, Forestry and Recreation staff advise that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.

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

CONTACT

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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 Northwest

Attachment 2: 3D Model of Proposal in Context - Looking Southeast

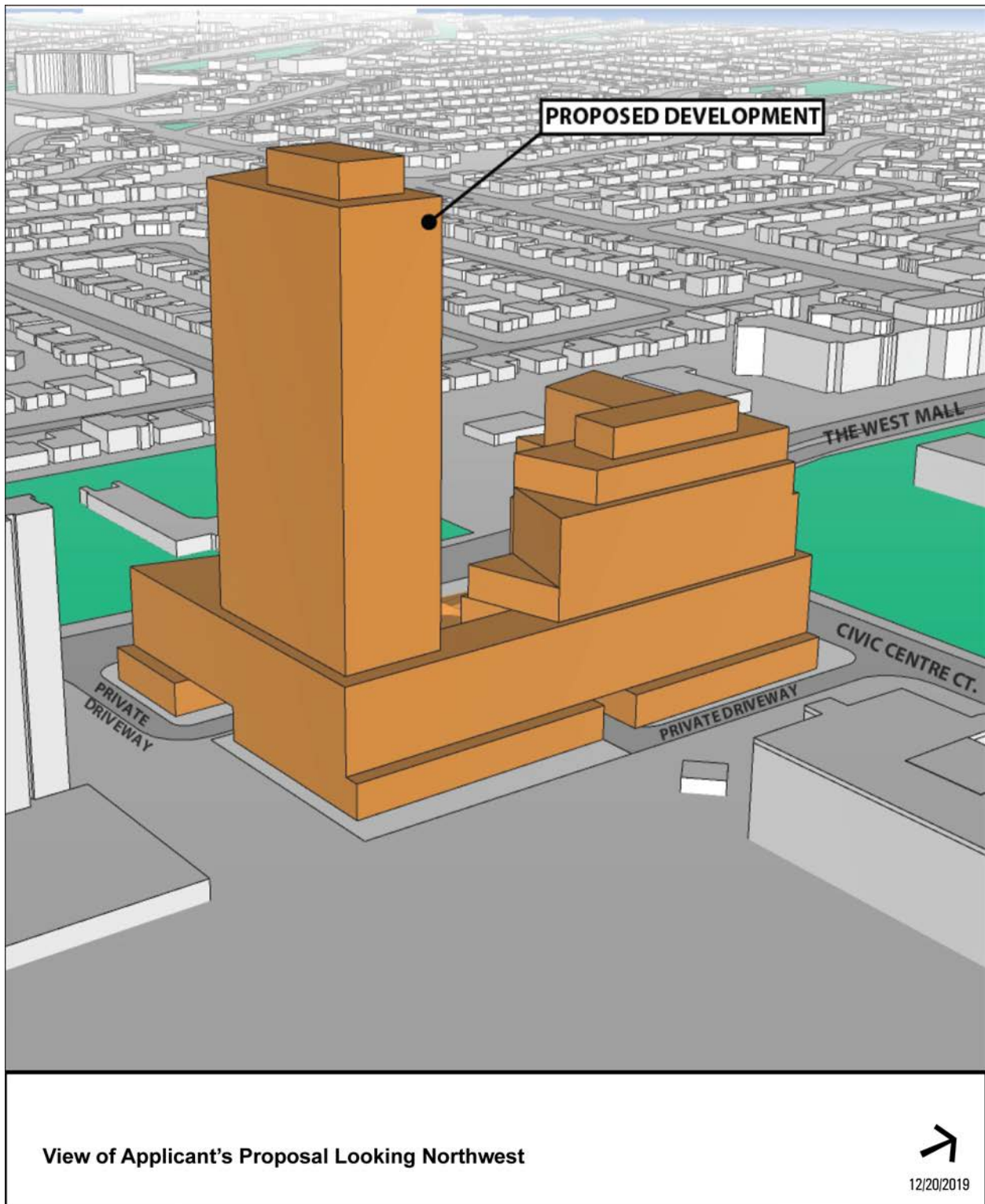
Attachment 3: Location Map

Attachment 4: Site Plan

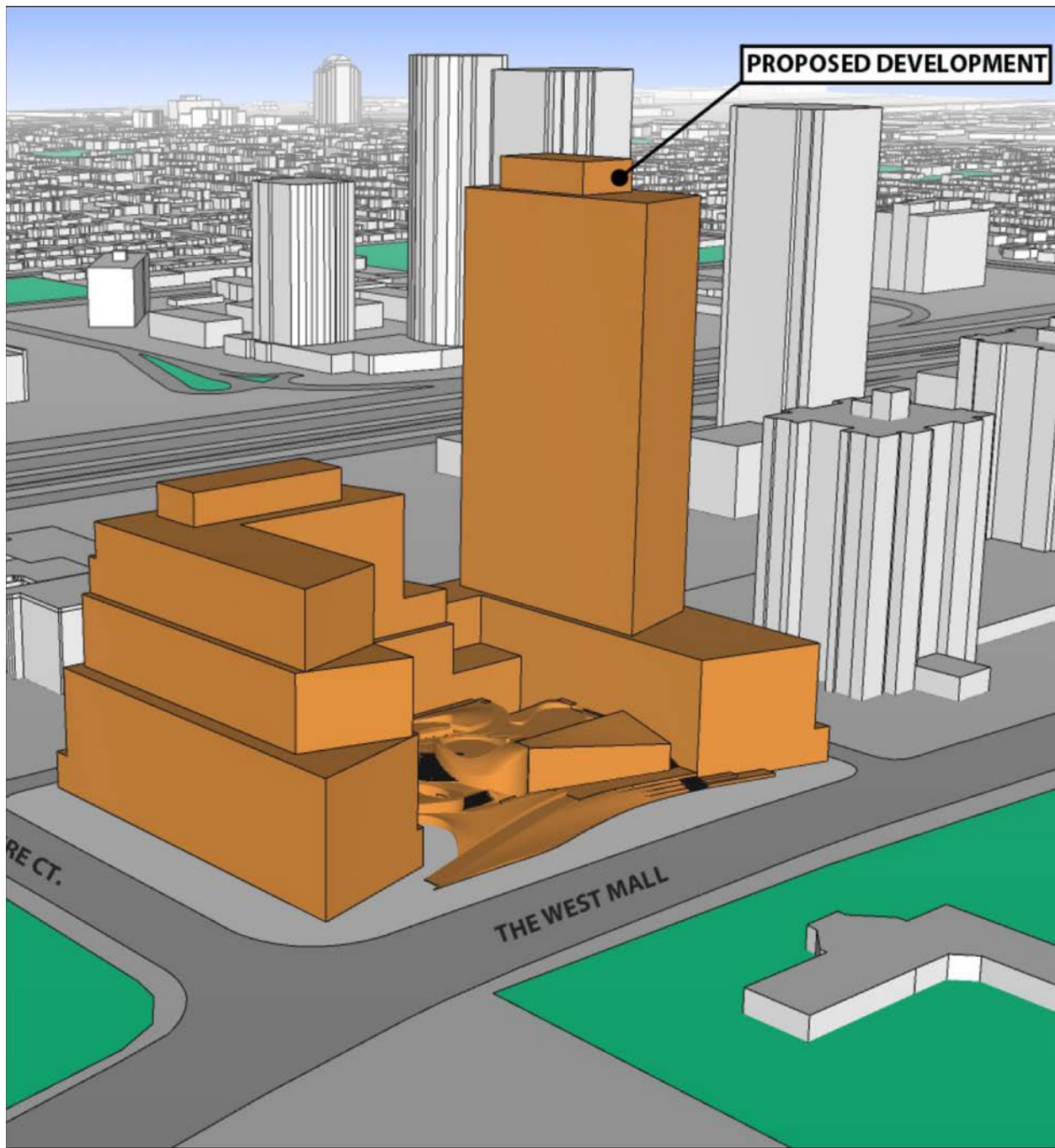
Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

Attachment 1: 3D Model of Proposal in Context - Looking Northwest



Attachment 2: 3D Model of Proposal in Context - Looking Southeast

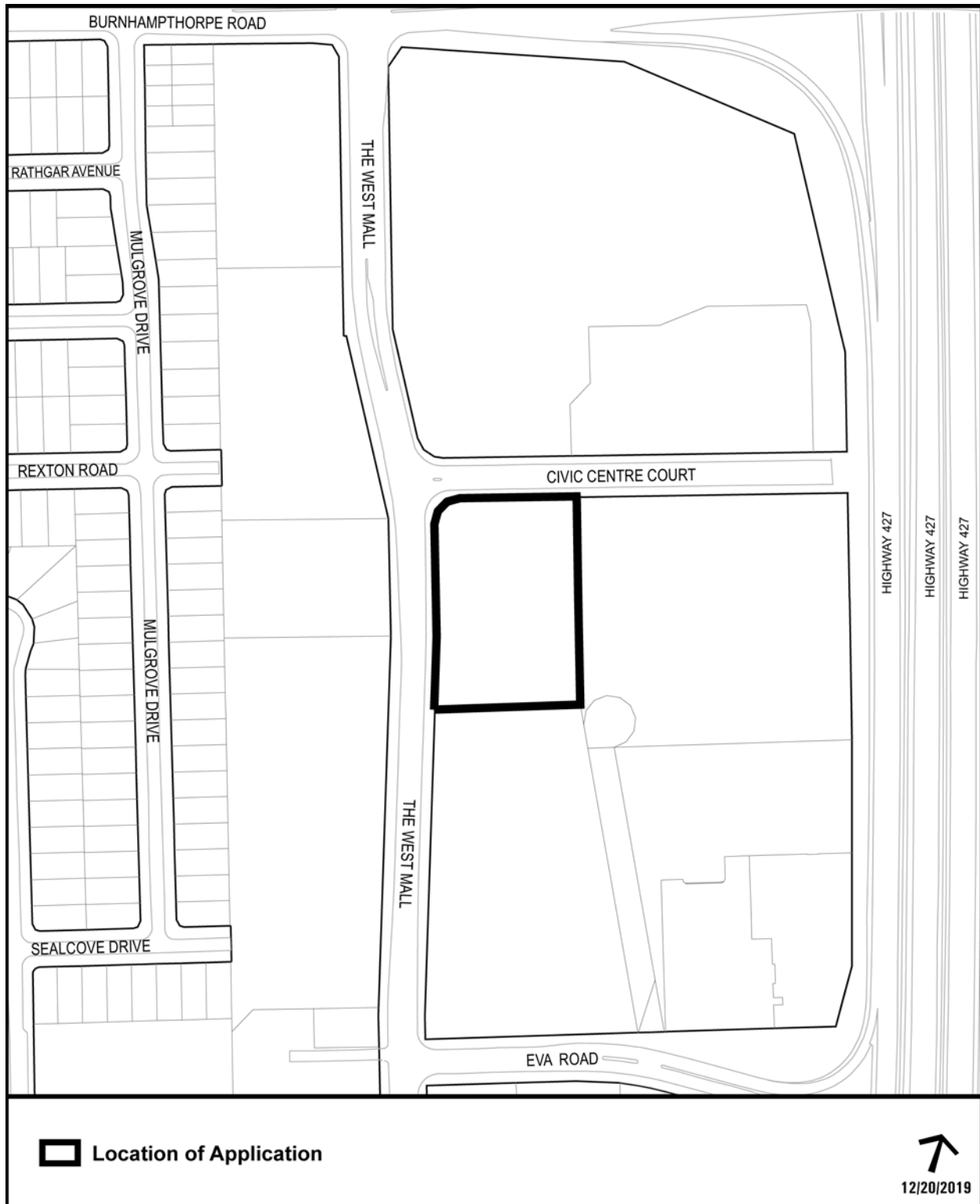


View of Applicant's Proposal Looking Southeast



12/20/2019

Attachment 3: Location Map



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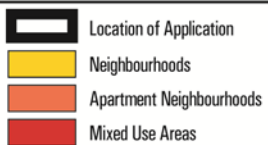
Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

375-385 The West Mall

File # 19 252363 WET 02 02

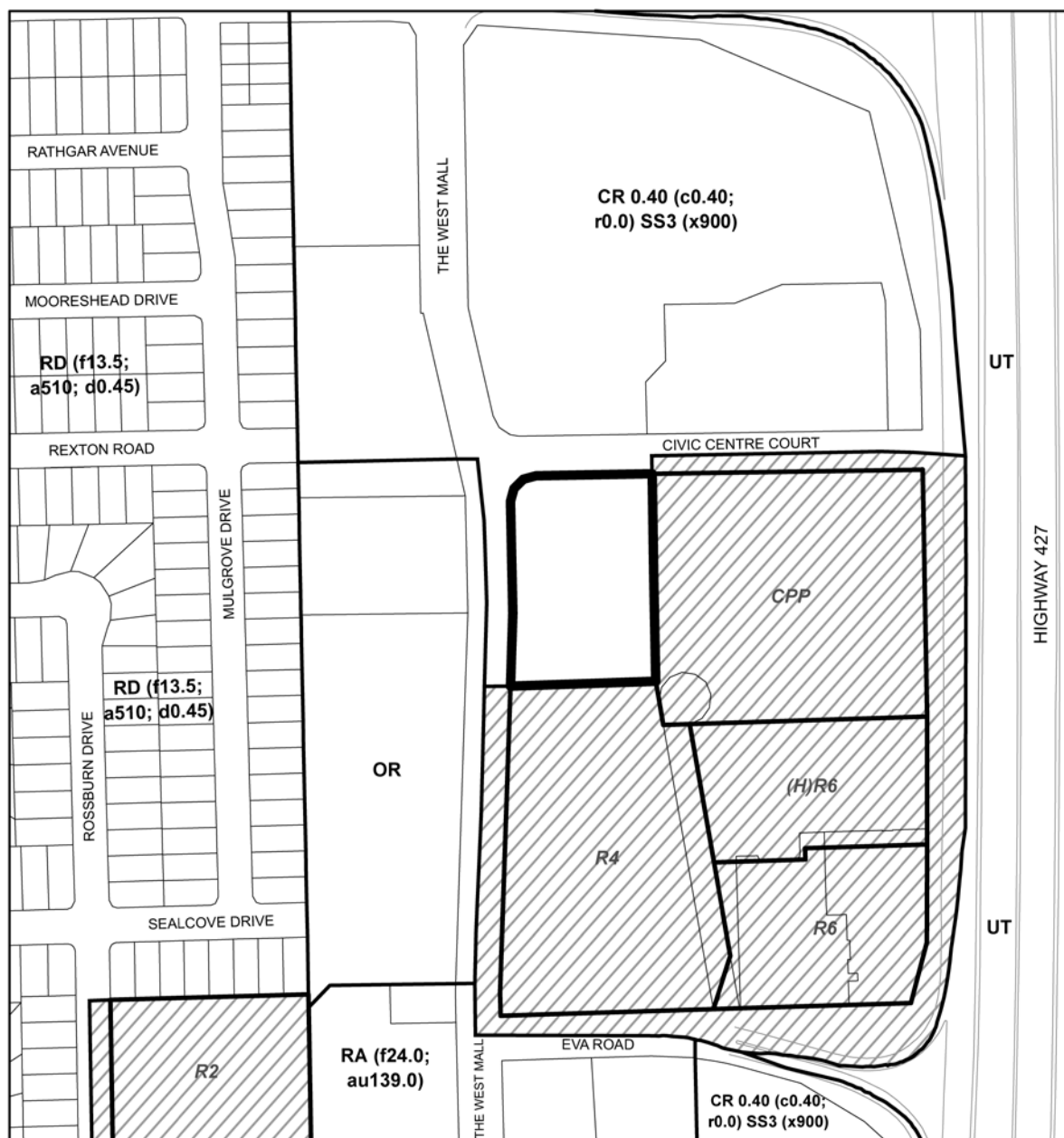


Parks & Open Space Areas
Green for Parks



Not to Scale
12/20/2019

Attachment 6: Zoning Map



Zoning By-law No. 569-2013

375-385 The West Mall

File # 19 252363 WET 02 02



Location of Application

RD
RA

Residential Detached
Residential Apartment

CR
OR
UT

Commercial Residential
Open Space Recreation
Utility and Transportation



See Former City of Etobicoke By-law No. 11,737

R2
R4
R6
CPP

Second Density Residential Zone
Fourth Density Residential Zone
Sixth Density Residential Zone
Planned Commercial Preferred Zone



Not to Scale
Extracted: 12/20/2019