

4, 6 and 8 Beamish Drive – Zoning By-law Amendment Application – Preliminary Report

Date: January 14, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 03- Etobicoke- Lakeshore

Planning Application Number: 19 232228 WET 03 OZ

Notice of Complete Application Issued: December 5, 2019

Current Use(s) on Site: The site is comprised of three lots, each with a 2-storey detached dwelling that is currently used for professional offices and medical uses. The site has an approximate area of 1,812 m².

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of Etobicoke Zoning Code for the properties located at 4, 6 and 8 Beamish Drive to permit a residential development consisting of a 4-storey podium and a 31-storey tower that would have an overall height of 116 m (inclusive of mechanical equipment). The proposed development would have a total gross floor area of 24,747 m², which would result in a Floor Space Index of 13.6 times the area of the lands. Staff are currently reviewing the Zoning By-law Amendment application and 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 4, 6 and 8 Beamish Drive 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

The application proposes to amend the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 1088-2002 for the properties at 4, 6 and 8 Beamish Drive to permit a residential development consisting of a 4-storey podium and a 31-storey tower that would have an overall height of 116 m (inclusive of mechanical equipment). The proposed development would have a total gross floor area of 24,747 m², which would result in a Floor Space Index of 13.6 times the area of the lands.

A total of 329 residential units are proposed comprised of: 211 one-bedroom units (64%); 82 two-bedroom units (25%); and 36 three-bedroom units (11%). Four of the 329 residential units would be in the form of 2-storey grade related townhouse units located on the eastern elevation of the building.

Vehicular access to the below-grade garage and loading spaces would be via a 6 m wide driveway off Beamish Drive located at the southeast corner of the site. The application proposes 171 vehicular parking spaces, with all the residential vehicular parking spaces to be located within a 4-level below-grade garage. A total of 34 visitor vehicular parking spaces and 252 bicycle parking spaces are proposed and are to be located both above and below-grade.

A total of 669 m² of indoor amenity space (2.03 m²/ residential unit) and 667 m² of outdoor amenity space (2.02 m²/residential unit) would be provided as part of this development. Located at-grade towards to the rear of the building would be 158 m² of the proposed indoor amenity space and the remaining indoor amenity space would be located on the 5th floor. Also located at-grade along the perimeter of the building would be 398 m² of outdoor amenity space and a pet relief area, while the remaining outdoor amenity space would be located on the 5th floor connected to the indoor amenity space.

The proposed tower floor plate would be 750 m² in size. The application is proposing the following building setbacks and stepbacks:

West Property Line

- The podium would be setback 5.5 m; and
- The tower would be setback 12.5 m.

North Property Line

- The podium and tower would both be setback 5.5 m.

South Property Line

- The podium would be setback 5.5 m; and
- The tower would be setback 7 m.

East Property Line

- The podium would be setback 1.44 m; and
- The tower would be setback 4.44 m.

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/>

Site and Surrounding Area

The subject site is located on the west side of Beamish Drive, between Bloor Street West and Dundas Street West (see Attachment 3: Location Map). The site consists of three lots and is occupied by three 2-storey detached dwellings currently used for professional offices and medical uses. The site is square in shape and has a site area of 1,812 m².

Surrounding land uses include:

North: Directly north are two commercial buildings fronting Bloor Street West and having a height of 1 and 2 storeys.

West: Directly west is the 2-storey Six Points Plaza and its surface level parking lot.

East: On the east side of Beamish Drive is St. Andrews Presbyterian Church. Beyond is the Six Points Interchange Reconfiguration Project that involves the removal of the previous bridges to create at-grade intersections between Kipling Avenue, Bloor Street West and Dundas Street West, as well as new development blocks. Additional information on the Six Points Interchange Reconfiguration can be found at:

<https://www.toronto.ca/community-people/get-involved/public-consultations/infrastructure-projects/etobicokecentre/>

South: Directly south are two 2-storey single-detached dwellings occupied by professional offices. South of Dundas Street West adjacent to the Kipling Subway and GO transit stations, the existing and approved building typically heights range between 20-36 storeys, with the tallest building being 40-storeys.

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 (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.

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 subject site is located within the Etobicoke *Centre* shown on Map 2 of the Official Plan and designated *Mixed Use Areas* on Land Use Map 14. The site is also designated *Mixed Use Area A* in the Etobicoke Centre Secondary Plan, a designation that provides for both mid-rise and tall buildings.

Zoning By-laws

The site is zoned Etobicoke Centre 2 (EC2) by the former City of Etobicoke Zoning Code as amended by Site Specific Zoning By-law No. 1088-2002. The EC2 zone permits apartment houses and a limited range of commercial uses. The maximum building height permitted is 60 m and the maximum Floor Space Index permitted is 3.5 times the area of the lot. A minimum 3 m setback from any face of the building wall at-grade is required for any portion of the building above the height of 12 m, and a further setback of 6 m is required commencing at a height of 12 m for any portion of the building up to the height limit of 60 m. The base building is limited to a maximum of 12 m in height.

The Zoning By-law requires a minimum of 25% of the site area to be reserved for landscaped open space and a minimum of 1.5 m² per dwelling unit of indoor amenity space is required. The Zoning By-law also provides a number of performance standards including minimum and maximum setbacks at grade and maximum tower floor plate sizes.

City-wide Zoning By-law No. 569-2013 does not apply to this site as a Site Specific Zoning By-law is in place.

Design Guidelines

The following Design Guideline(s) will be used in the evaluation of this application:

- Etobicoke Centre Urban Design Guidelines;
- City-Wide Tall Buildings Design Guidelines;
- Etobicoke Centre Public Space and Streetscape Plan;
- Growing Up: Planning for Children in New Vertical Communities;
- Percent for Public Art;

- Toronto Green Standard; and
- Bird Friendly Development Guidelines.

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

Site Plan Control

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

COMMENTS

Reasons for the Application

Amendments to the former City of Etobicoke Zoning Code and Site Specific Zoning By-law No. 1088-2002 are required as the proposal does not comply with the existing performance standards with respect to: building height; total density; building setbacks; required landscaped open space; and the number of vehicular parking spaces. An amendment is also required to establish appropriate development standards for the proposal.

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 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 decisions 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, pedestrian-oriented and transit-supportive; 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.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2019) supports intensification within built-up urban areas and focuses on accommodating forecasted growth in "complete communities", designed to meet people's needs for daily living through an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing to accommodate a range of incomes and household sizes.

The application will be evaluated against the policies and objectives of the *Planning Act*, Provincial Policy Statement and Growth Plan, especially with regard 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

The site is located within the Etobicoke Centre, which is one of the four *Centres* within the City of Toronto. *Centres* are places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings with different levels of scale and intensity.

The Etobicoke Centre Secondary Plan sets out an urban structure for the area that directs different levels of intensification to certain areas within its boundaries. This is reflected in more detail in the two *Mixed Use Areas* designations of the Plan that divide the scale and intensity of growth into pedestrian scale and taller buildings. The Etobicoke Centre Secondary Plan designates the subject lands as *Mixed Use Area A*, which permits a wide variety of land uses and is envisioned and planned to accommodate the majority of the intensification within the Etobicoke Centre boundaries.

The site is located within the Six Points Focus Area of the Secondary Plan. The Secondary Plan states:

"The lands immediately around the Kipling subway station will form a high density mixed-used neighbourhood that can reap the benefits of the nearby transit facilities. Large development blocks in the area will be divided with new public roads that will provide connections to the existing community and organize tall urban-scale buildings. Similar conditions will apply to the lands north of Dundas Street in this area where less substantial heights will be afforded due to their proximity to lower density development to the north".

This site is located north of Dundas Street West within the Six Points Focus Area. The greatest heights and density are permitted and anticipated south of Dundas Street West adjacent to the transit stations within the Six Points Focus Area. Although both tall and mid-rise buildings are permitted north of Dundas Street West, the building heights are to be less substantial and secondary to the building heights to the south.

The proposal will be reviewed for its conformity with the policies of both the Official Plan and the Etobicoke Centre Secondary Plan.

Built Form, Planned and Built Context

The proposal will be evaluated based on the planning framework for the area, including Sections 2 (q) and (r) of the *Planning Act*, the PPS, the Growth Plan (2019), the City's Official Plan policies including the Etobicoke Centre Secondary Plan, the Zoning By-law and applicable City Council approved guidelines.

Policy 3.4.7 of the Etobicoke Centre Secondary Plan states that "Urban Design Guidelines will support and implement objectives and policies of the City's Official Plan and this Secondary Plan." The Etobicoke Centre Urban Design Guidelines provide additional direction for the redevelopment of lands within the Etobicoke Centre and will be used to evaluate this proposed.

The following issues have been identified and will be evaluated through the review of the application:

- Appropriateness of the proposed building height, massing, siting and scale;
- Landscaped open space and streetscaping;
- The relationship to adjacent properties, including building setbacks, stepbacks and the resulting separation distance between adjacent properties and potential future development, as well as providing appropriate transition in scale to areas of different development intensity and scale; and
- The impact of the proposed building on the public realm, including wind and shadow impacts in the immediate vicinity, in particular on the adjacent *Neighbourhoods* and the late afternoon shadows on the new Etobicoke Civic Centre civic square.

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>.

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.

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 application is proposing to remove 4 protected private trees and 2 City-owned trees and would provide 6 new trees within the City road allowance and 1 tree on private property. An Arborist Report has been submitted and is under review by City 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 Etobicoke Centre Secondary Plan policies speak to meeting the needs of a growing and dynamic population. A highly functioning and liveable community must provide a wide array of services and facilities to meet the needs of the existing and future residents. Integration in the planning of 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.

The Community Services and Facilities Study that was submitted with the application will be reviewed to determine whether any capital improvements or expansion of facilities opportunities are identified by the applicant or by City staff.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Given its proposed height and density, the current proposal is subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff intend to apply Section 37 provisions of the *Planning Act* should this application be recommended for approval.

Infrastructure/Servicing Capacity

City staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant has submitted a Functional Servicing and Stormwater Management Report, a Geotechnical Study, a Hydrogeological Report and a Transportation Impact Study. Staff will be reviewing the servicing reports to evaluate the effects of the development on the City's municipal servicing infrastructure, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to adequately service the proposal. Staff will also be reviewing the Transportation Impact Study to evaluate the effects of the development on the local transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.

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. Staff will continue to review the Toronto Green Standard Checklist submitted by the applicant for compliance with Tier 1 performance measures and will be encouraging the applicant to meet Tier 2 or higher performance measures.

Other Matters

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

CONTACT

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SIGNATURE

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Director of Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Northwest 3D Model of Proposal in Context

Attachment 2: Southeast 3D Model of Proposal in Context

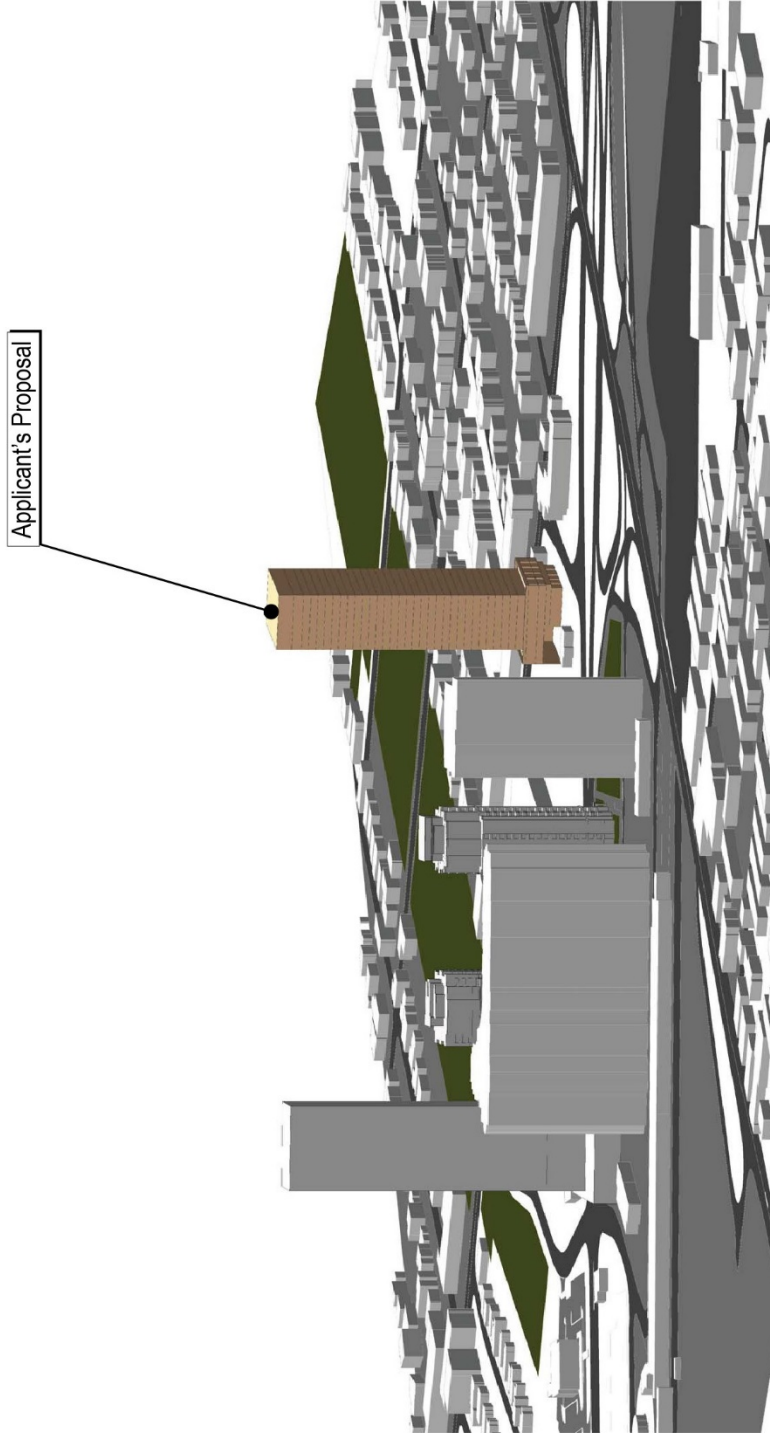
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

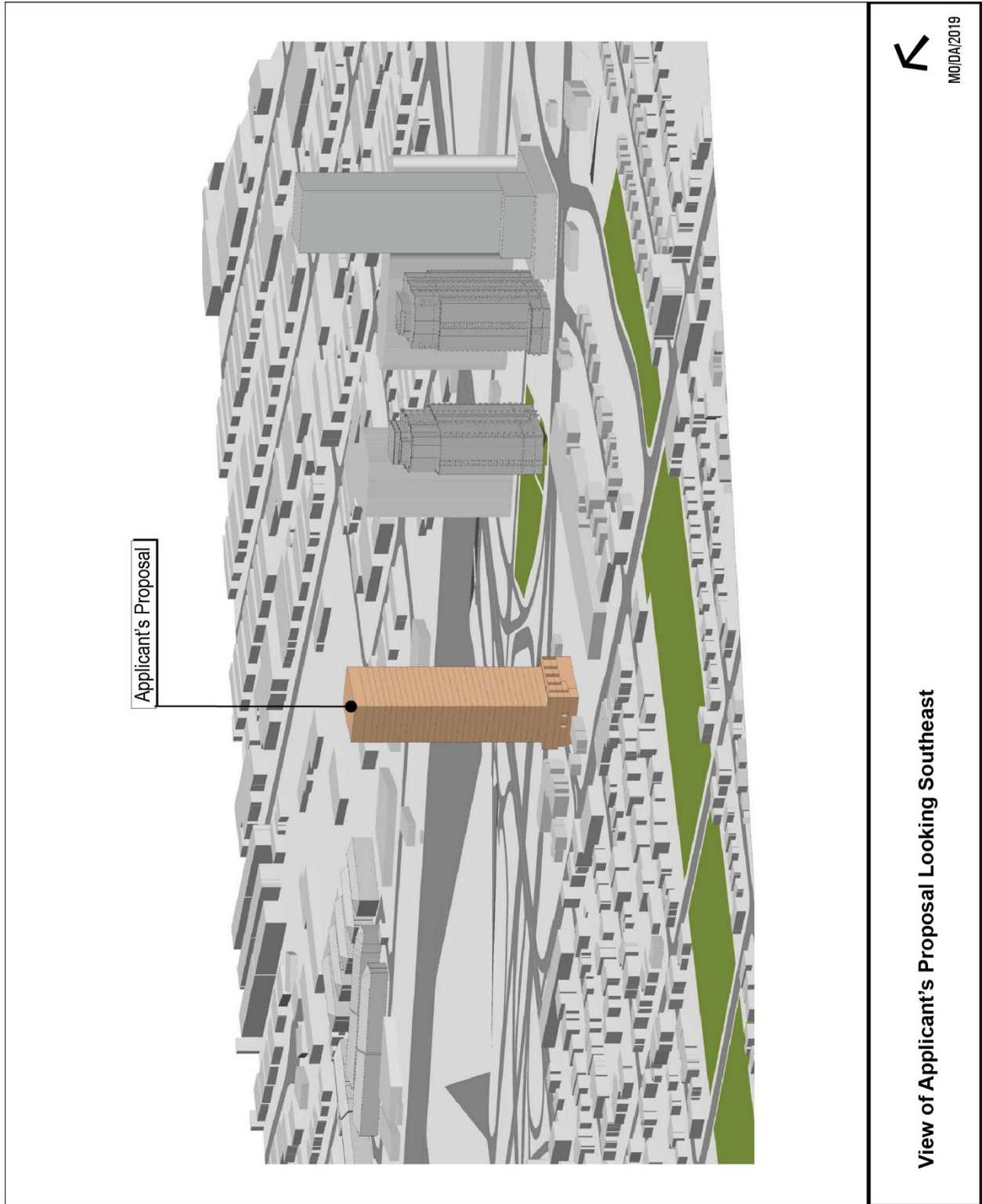
Attachment 1: Northwest 3D Model of Proposal in Context



MOIDA/2019

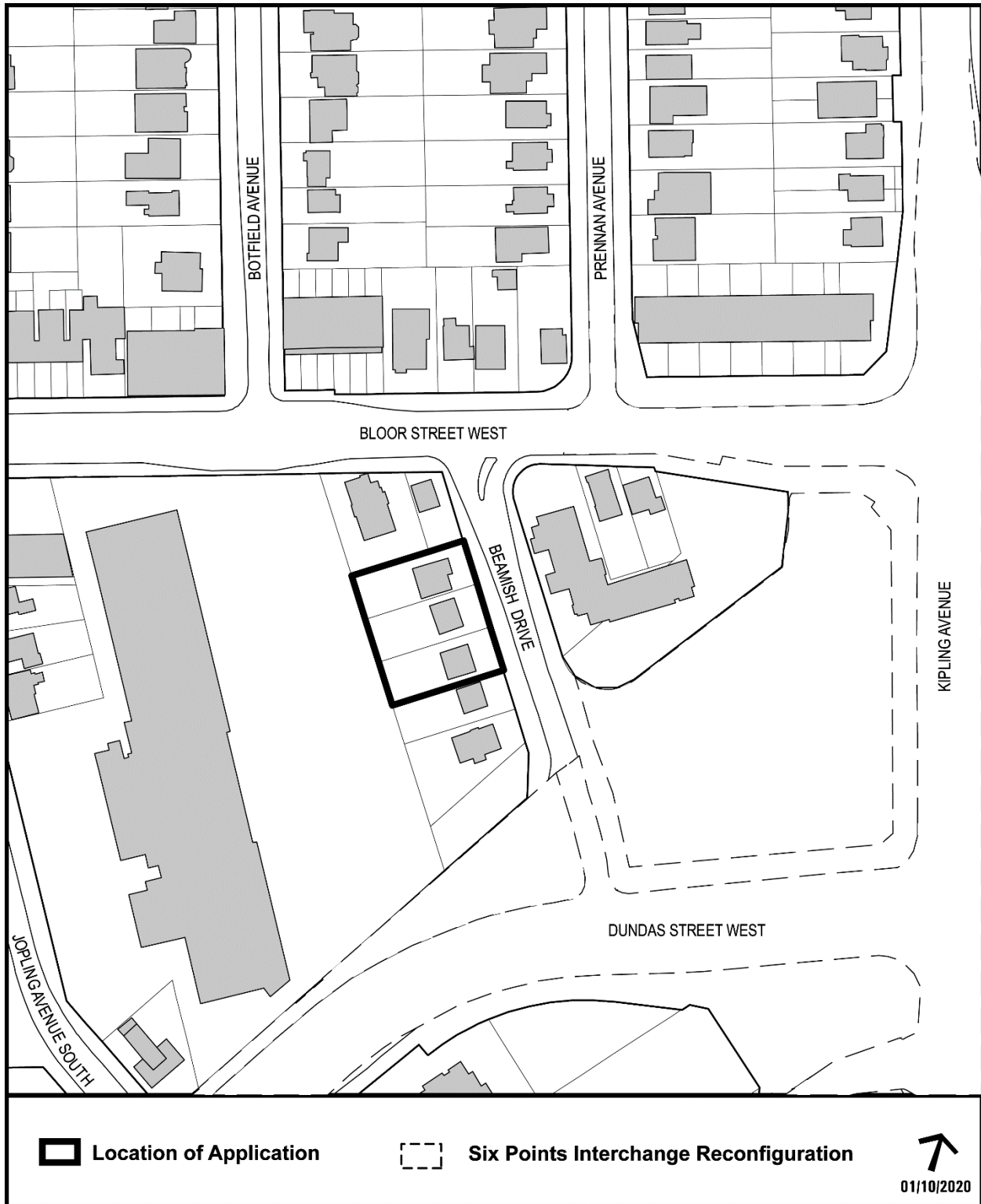
View of Applicant's Proposal Looking Northwest

Attachment 2: Southeast 3D Model of Proposal in Context

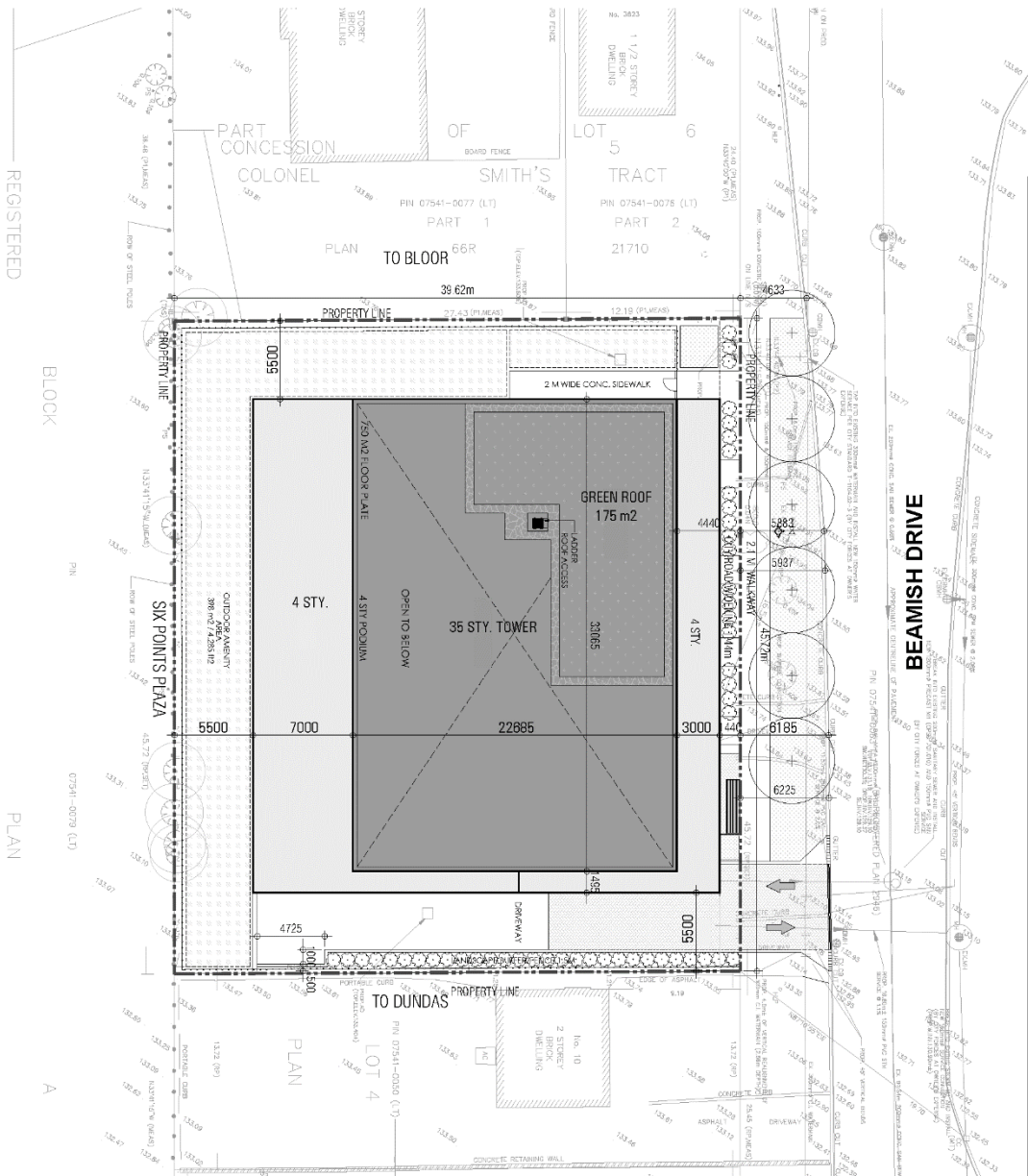


View of Applicant's Proposal Looking Southeast

Attachment 3: Location Map



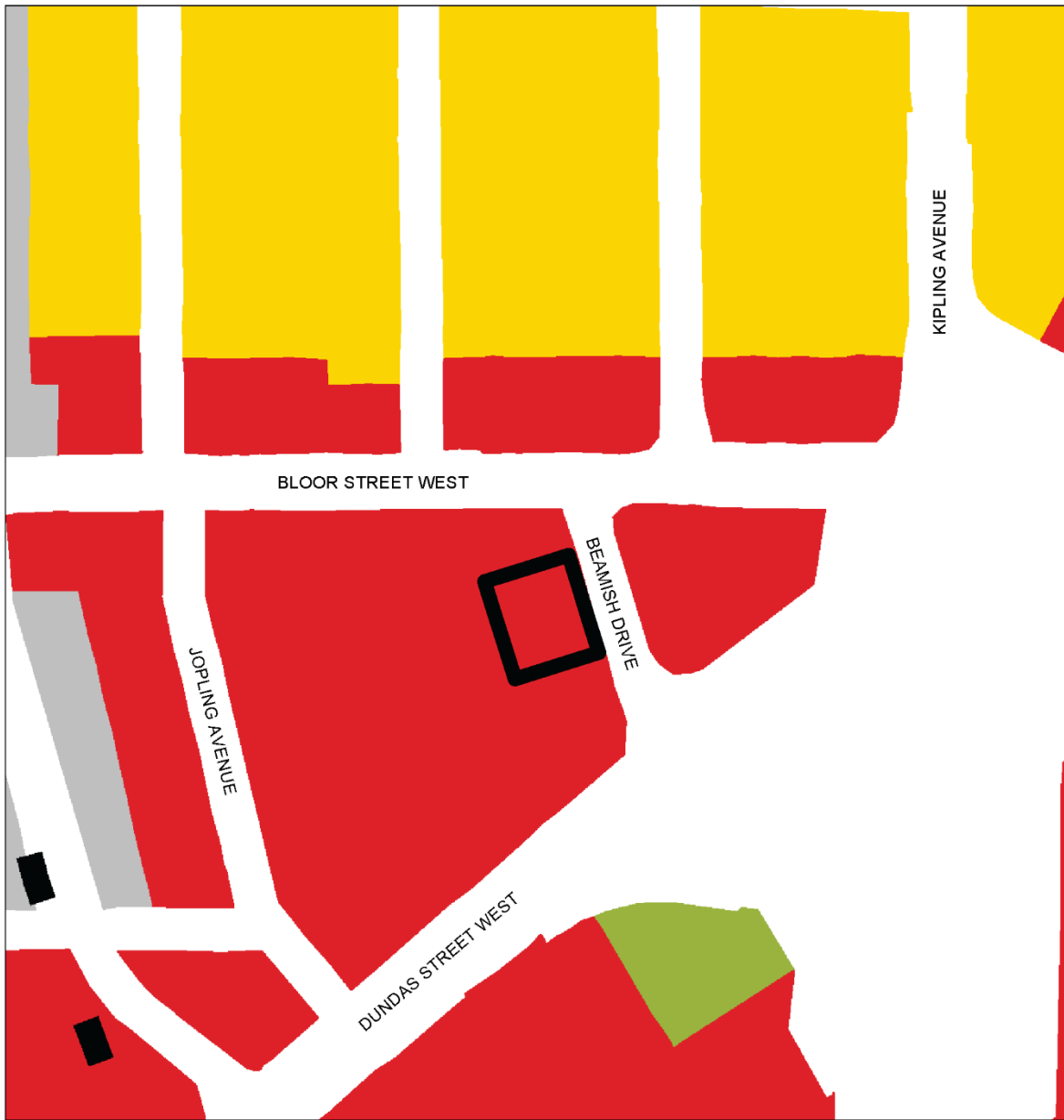
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Land Use Map



4, 6 AND 8 Beamish Drive

Official Plan Land Use Map #14

File # 19 232228 WET 03 OZ

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


Not to Scale
12/09/2019

Attachment 6: Zoning Map



Zoning By-law 569-2013

4, 6 and 8 Beamish Drive

File # 19 232228 WET 03 0Z

Location of Application

RD Residential Detached
 E Employment Industrial
 UT Utility and Transportation

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

R2 Second Density Residential Zone
 R4G Fourth Density Group Residential Zone
 OS Public Open Space Zone
 LC1 Class 1 Industrial Zone
 EC1 Etobicoke Centre 1
 EC2 Etobicoke Centre 2
 U Utilities Zone



Not to Scale
 Extracted: 12/09/2019