

## **340 Mill Road – Zoning By-law Amendment Application – Preliminary Report**

Date: January 16, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

**Planning Application Number:** 19 191585 WET 02 OZ

**Notice of Complete Application Issued:** November 26, 2019

**Current Use(s) on Site:** A 19-storey residential rental apartment building on the northern portion of the site and surface parking for the existing residential building on the southern portion of the site.

### **SUMMARY**

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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 to permit a 19-storey (65.4 metres in height, including the mechanical penthouse) infill purpose built rental apartment building. This building would contain 191 residential units and have a total gross floor area of 16,915 m<sup>2</sup>. The application proposes 4 levels of below-grade parking that would provide 422 new parking spaces in addition to the existing parking on site.

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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 340 Mill 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**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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A pre-application consultation meeting was held with the applicant on September 19, 2018 to discuss complete application submission requirements and to identify issues with the proposal.

The proposal discussed at the meeting was for a 22-storey apartment building containing 275 residential units with approximately 22,480 m<sup>2</sup> of gross floor area.

## **ISSUE BACKGROUND**

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### **Application Description**

The application proposes to amend the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 for the property at 340 Mill Road to permit a 19-storey (65.4 metres in height, inclusive of the mechanical penthouse) infill apartment building. The building would contain 191 rental dwelling units, and have a total gross floor area of 16,915 m<sup>2</sup>. The proposed apartment building would be located at the northwest corner of Mill Road and Burnhamthorpe Road, south of the existing 19-storey (56.9 metres, in height inclusive of the mechanical penthouse) rental apartment building.

The building would have a 5-storey (17.9 metres in height) podium with a 14-storey tower above (43 metres in height). The tower would be setback 8.9 metres on the north side of the building, 5.4 metres on the east side, 5.3 metres on the south side and 10.8 metres on the west side. The podium would provide a 19.9 m building separation between the existing and proposed apartment building. The proposed 14-storey tower portion of the building would provide a 29 metre separation between the existing apartment building and the proposed tower. The proposed building would be setback 6.0 metres from Burnhamthorpe Road and 6.7 metres from Mill Road.

The existing rental apartment building is proposed to be retained and no changes are proposed to the building through this application. The existing apartment building has a total gross floor area of 27,260 m<sup>2</sup> and contains 225 dwelling units. The existing apartment building currently has the following mix of units: 36 one-bedroom units (16%); 135 two-bedroom units (60%); and 54 three-bedroom units (24%). The proposed apartment building would have a total of 191 dwelling units comprised of: 43 one-bedroom units (22.5%); 62 one-bedroom plus den units (32.5%); 54 two-bedroom units (28.3%); and 32 three-bedroom units (16.7%). The proposed building combined with the existing apartment building would have a total of 416 residential units, a gross floor area of 44,175 m<sup>2</sup> and a Floor Space Index of 3.24 times the area of the lot.

The site currently has a total of 296 resident and visitor parking spaces serving the existing building at 340 Mill Road, consisting of 130 surface parking spaces and 166 spaces in one level of below-grade parking. The proposed apartment building would be located on the existing surface parking lot on the southerly portion of the site and reduce the number of existing surface parking spaces.

The proposal would retain 83 existing parking spaces, consisting of 25 surface parking spaces at the rear of the existing apartment building and 58 below-grade parking spaces. The application proposes to add 422 new parking spaces, consisting of 3 surface parking spaces and 419 spaces in four levels of below-grade parking. This would result in a total supply of 505 parking spaces comprised of both new and existing spaces. The new and existing below-grade parking garages are proposed to be connected on the first level. The below-grade parking would be accessed by the existing ramp along the northern property line and a new ramp on the north side of the proposed apartment building.

One Type G and one Type C loading space are proposed to service the development and would be located on the north side of the proposed building. A total of 148 bicycle parking spaces are proposed, consisting of 134 long term spaces located in the first level of below grade parking and 14 short term spaces located at grade, at the southeast corner of the proposed building.

The application is proposing to add 764 m<sup>2</sup> of amenity space, consisting of 382 m<sup>2</sup> of indoor amenity area and 382 m<sup>2</sup> of outdoor amenity area. The new amenity space would be accessible to both existing and new tenants. The new outdoor and indoor amenity spaces are proposed to be adjoining, located at grade along the western portion of the podium of the proposed building. Combined with the existing 678 m<sup>2</sup> of amenity space, the site would have a combined total outdoor and indoor amenity space of 1,442 m<sup>2</sup>. The site has 5,870 m<sup>2</sup> of existing landscaped open space and the proposed application will retain 4,472 m<sup>2</sup> of this space and add 1,623 m<sup>2</sup> for a combined total of 6,095 m<sup>2</sup> of landscaped open space.

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, 2 and 4 of this report, for three dimensional representations of the project in context and the proposed site plan.

## **Site and Surrounding Area**

The subject site is located on the northwest corner of Mill Road and Burnhamthorpe Road (see Attachment 3: Location Map). The site is irregular in shape and is approximately 13,625 m<sup>2</sup> in size. The site has an existing 19-storey rental apartment on the northern portion of the site and a large surface parking area on the southern portion of the site. The westerly edge of the site is landscaped with numerous tree plantings and is adjacent to the Etobicoke Creek.

Surrounding land uses include:

North: To the north is an 12-storey residential building located on lands municipally known as 350 Mill Road and designated *Apartment Neighbourhoods*. The residential building is setback 7 metres from the adjoining property line. Further north is a low-rise residential area designated *Neighbourhoods*.

South: On the south side of Burnhamthorpe Road are two 16-storey residential buildings on lands municipally known as 284-300 Mill Road designated *Apartment Neighbourhoods*. The apartment buildings front onto Mill Road and provide surface parking in the front yard. The apartment buildings have private recreation facilities at the rear of the property and back onto Markland Wood Golf Course, located further southwest. Southeast of the subject site is a Petro-Canada gas station at the southeast corner of Burnhamthorpe Road and Mill Road. Further southeast are three 22-storey residential buildings. The Petro-Canada gas station and residential buildings are on lands designated *Apartment Neighbourhoods*.

West: Immediately west of the subject site is the Etobicoke Creek on lands designated *Natural Areas*. The Etobicoke Creek is a tributary of Lake Ontario and forms the boundary between the City of Toronto and the City of Mississauga. Further west of Etobicoke Creek is Sheridan Nurseries and a low-rise residential area in the City of Mississauga.

East: On the east side of Mill Road is a 17-storey residential building on lands municipally known as 335 Mill Road designated *Apartment Neighbourhoods*. Further east is a low-rise residential area designated *Neighbourhoods*.

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) ("A Place to Grow") and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The subject site is designated *Apartment Neighbourhoods* on Map 14 of the Official Plan and is located within the *Natural Heritage System* on Map 9 of the Official Plan. The lands are located immediately adjacent to the Etobicoke Creek, which is located within the *Natural Heritage System* on Map 9 of the Official Plan and designated *Natural Areas* on Map 14 of the Official Plan.

## **Zoning By-laws**

The site is subject to the former City of Etobicoke Zoning Code and is subject to Site Specific Zoning By-laws No. 1524 and 1993-84. The former City of Etobicoke Site Specific Zoning By-law No. 1524 permits a neighbourhood store to be located on the ground floor of the existing apartment building with a maximum gross floor area of 500 m<sup>2</sup>.

The former City of Etobicoke Site Specific Zoning By-law No.1993-84 zones the site as Sixth Density Residential (R6) and restricts the site to one apartment building subject to a number of development provisions. The Site Specific Zoning By-law requires a minimum of 62 m<sup>2</sup> of lot area per dwelling unit to a maximum of 225 units. The maximum permitted building height is 19 storeys, the maximum permitted Floor Space Index is 1.94 times the area of the lot and 49% of the lot must be provided as landscaped open space. In addition, a minimum of 1.4 parking spaces must be provided per dwelling unit and a minimum of 0.2 parking spaces per dwelling unit must be provided as at grade visitor parking.

In City-wide Zoning No. By-law 569-2013 the site is zoned RA (f24.0; au62.0; d1.94) (x73) which permits apartment buildings, as well as emergency services facilities and parks. Site Specific Exception 73 to the By-law states that the site is subject to the former City of Etobicoke Zoning By-laws 1993-84 and 1524. The maximum permitted building height is 24.0 metres. The zoning further permits a range of institutional uses, public utility uses and retail stores with conditions. The zoning requires the site to have a minimum lot frontage of 24.0 metres, a minimum lot area of 62 m<sup>2</sup> for each dwelling unit in an apartment building and a maximum Floor Space Index of 1.94 times the area of the lot. Further, the site is subject to a maximum lot coverage of 20%.

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/>

## **Design Guidelines**

The following Design Guideline(s) 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 Guidelines; and
- Toronto Green Standard.

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

## **Site Plan Control**

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

## **COMMENTS**

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### **Reasons for the Application**

Amendments to the former City of Etobicoke Zoning Code and City-wide Zoning By-law No. 569-2013 are required to permit the second apartment building, as well as the proposed changes to density, building height, setbacks, landscaped open space, vehicular parking rates, and other development standards that may be identified through the review process to reflect the development 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 (2019), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, 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.

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 contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and 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) emphasizes the importance of complete communities where a range of housing options are to be provided and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth can occur on this particular site given its current development, the level of intensification of this site must reflect the existing and planned context as established by the implementing zoning by-laws and Official Plan policies.

### **Official Plan Conformity**

The application will be evaluated for its conformity with the Official Plan, including but not limited to conformity with the Healthy Neighbourhoods policies in Chapter 2, built form, housing, public realm, and open space policies in Chapter 3, and the *Apartment Neighbourhoods* development criteria in Chapter 4.

The property is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan. *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods*, and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place. This compatible infill development may take place where there is sufficient space on a site to accommodate additional buildings. On larger sites, infill opportunities may require planning for new and extended public realm including new streets or shared driveways, and may require preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.

The Official Plan identifies the importance of protecting the views and the usability of valleys, ravines and parks. New development, particularly building height and massing, must preserve views and vistas from the Etobicoke Creek valley. New development must minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility. Proposals for new development will be massed to define the street edge and parks and open spaces, and taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas.

The western portion of the property is located in a *Natural Heritage Area* as identified on Map 9 of the Official Plan. The natural heritage system is important to the City and needs to be protected for the long term. It is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in city building decisions. Proposals for new development in areas near the natural heritage system need to be carefully assessed. Development is generally not permitted within *Natural Heritage Areas* and development must be setback 10 metres from the top-of-bank and the toe-of-slope of valleys, ravines and bluffs.

The Official Plan recognizes the requirement of adequate and affordable housing for everyone. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The policies in Section 3.2.1 of the Official Plan provide guidance as to how and where this housing should be supplied and developed. The policies of the Official Plan also recognize that development could occur on sites where existing rental units are existing and will be maintained. These policies outline specific requirements which are needed to secure and maintain the existing units without hardship on the existing tenants.

The application will be evaluated for its conformity with the Official Plan.

### **Built Form, Planned and Built Context**

The suitability of the proposed height and massing and 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 other City Urban Design Guidelines. An evaluation will be made to confirm whether the proposal fits within its built and planned context. In particular, staff will be evaluating:

- Appropriateness of the proposed building height;
- Appropriateness of the proposed building density;
- Appropriateness of the proposed building massing including separation distances between apartment buildings, angular planes, setbacks and stepbacks;
- The provision of on-site Landscaped open space
- Potential shadow impacts of the development (particularly on the proposed outdoor amenity area on the subject site, the public realm, the adjacent *Apartment Neighbourhoods* designated properties and the Etobicoke Creek); and
- Potential wind impacts of the development and any required mitigation measures.

### **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.



Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. Burnhamthorpe Road has a planned right-of-way width of 36 m at this location and Mill Road is a Collector Road that has an existing right-of-way width of approximately 26 m at this location. The proposed tower height is 65.4 m, including the mechanical penthouse.

The City-wide Tall Buildings Design 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. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

The Growing Up Guidelines state that at least 10% of units should be three-bedroom units and 15% should be two-bedroom units. The proposed 54 two-bedroom units (28.3%) and 32 three-bedroom units (16.7%) supports the unit mix objectives of the Growing Up Guidelines. These guidelines also recommend ideal unit sizes for two-bedroom units (90 m<sup>2</sup>) and three-bedroom units (106 m<sup>2</sup>). The proposed unit sizes do not meet the objectives of Guidelines and the applicant will be encouraged to provide larger unit sizes to meet the unit size objectives of the Growing Up Guidelines.

### **Ravine Protection**

The subject lands are partially within a Toronto and Region Conservation Authority (TRCA) Regulated Area of the Etobicoke Creek watershed. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation), a permit is required from the TRCA prior to any development taking place.

The western portion of the subject site is subject to the provisions of the City of Toronto Municipal Code, Chapter 658 – Ravine and Natural Features Protection. The Ravine and Natural Features Protection By-law is applicable throughout the City and regulates activities within protected areas. Specifically, the purpose of the By-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas, and to prohibit and regulate the injury and destruction of trees, filling, grading and dumping in defined areas. A permit is required to conduct any of the above activities on ravine protected lands.

The TRCA has recommended that the natural system, which includes lands 10 metres inland from the Long Term Stable Top of Slope, be conveyed to public ownership and secured through an appropriate development agreement. The conveyed lands should be zoned appropriately to prohibit structural encroachments, the placement of fill or the

removal of vegetation, except for the purposes of flood, erosion control or resource management.

The applicant submitted a Scoped Environmental Impact Assessment, Geotechnical Investigation Report, Hydrogeology Review and a Functional Servicing and Stormwater Management Report to the City and TRCA, all of which are being evaluated by appropriate staff.

### **Natural Heritage Protection**

The western portion of the subject site is in a *Natural Heritage System* as identified on Map 9 of the Official Plan. The proposed apartment building is setback greater than 10 metres from the Long Term Stable Top of Slope.

Staff will be evaluating the proposal to determine if the environmental features on the subject site will require protection, the appropriateness of the interface between the site and the ravine, the impact of the proposal on the ravine and whether a comprehensive ecological restoration plan, which secures improvements to the natural heritage system in the area both on and off-site, will be required as part of both the City's and TRCA's approval processes.

### **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 application is proposing to remove 5 protected private trees, plant 25 new private trees and plant 21 new trees within the City's road allowance. Staff will be reviewing the submitted Arborist Report and Tree Protection Plan and will be evaluating whether there are street and/or private trees that require protection.

### **Housing**

A Housing Issues Report is required for Zoning By-law Amendment applications seeking to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominium or that propose residential development in excess of five hectares.

The applicant has submitted a Housing Issues Report and a Rental Housing Declaration of Use and Screening Form as part of the application. The submitted materials confirm that no part of the existing building or existing rental dwelling units would be demolished, renovated or converted to non-residential units. The Housing Issues Report confirms that 201 affordable rental units and 22 mid-range rental units will be retained in the existing apartment building.

The applicant will be required to develop an appropriate Construction Mitigation Strategy and Tenant Communication Plan that would minimize the impact and disruption of the proposed redevelopment on existing and future tenants.

The proposed application does not specify what type of indoor amenity spaces is being proposed. Consultation with existing tenants will be conducted to gain a better understanding of which indoor and outdoor amenities would be required.

### **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the [searchable database TO maps](#).

The subject site has archaeological resource potential. The applicant has submitted a Stage 1 Archaeological Resource Assessment that is being reviewed by 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 applicant submitted a CS&F study that distinguishes a study area that is bounded by Highway 401 to the north, Highway 427 to the east, Bloor Street West to the south and Etobicoke Creek to the west. The CS&F study identified that the proposed application is estimated to yield approximately 359 persons. Combined with other development activity in the study area, approximately 2,864 persons are estimated to be generated in the study area.

Staff will be further evaluating the impact of the proposed development and other local development activity on community services and facilities, including an assessment of the existing capacity to support the proposed future population.

### **Section 37 Community Benefits**

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

This proposal meets the required minimum size threshold of 10,000 m<sup>2</sup> for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits within the vicinity of the proposal.

### **Infrastructure/Servicing Capacity**

The application will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Staff will review the Functional Servicing Report and Stormwater Management Report submitted in support of the application to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing of the proposed development.

The Transportation Impact Study submitted by the applicant is currently being reviewed by Transportation Services and Transportation Planning staff. The purpose of this study is to evaluate the effects of this development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the 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 or Registered Plan of Subdivision. The TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures is being reviewed by staff. The applicant will be strongly encouraged to achieve a Tier 2 or higher level of performance.

## Other Matters

Staff have identified the additional following issues:

- The development is proposed to be a purpose built rental building. Staff will discuss the provision of affordable and/or mid-range purpose-built rental units within this building to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.
- Parks, Forestry and Recreation staff advise that the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.
- Wind conditions, as a result of the proposed development, are unfavourable during the winter months. Landscape elements should not be the only consideration to address adverse wind conditions. Building, massing, orientation and articulation of the proposed base and tower should be used to improve wind conditions.
- 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.

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

## ATTACHMENTS

### City of Toronto Drawings

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

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

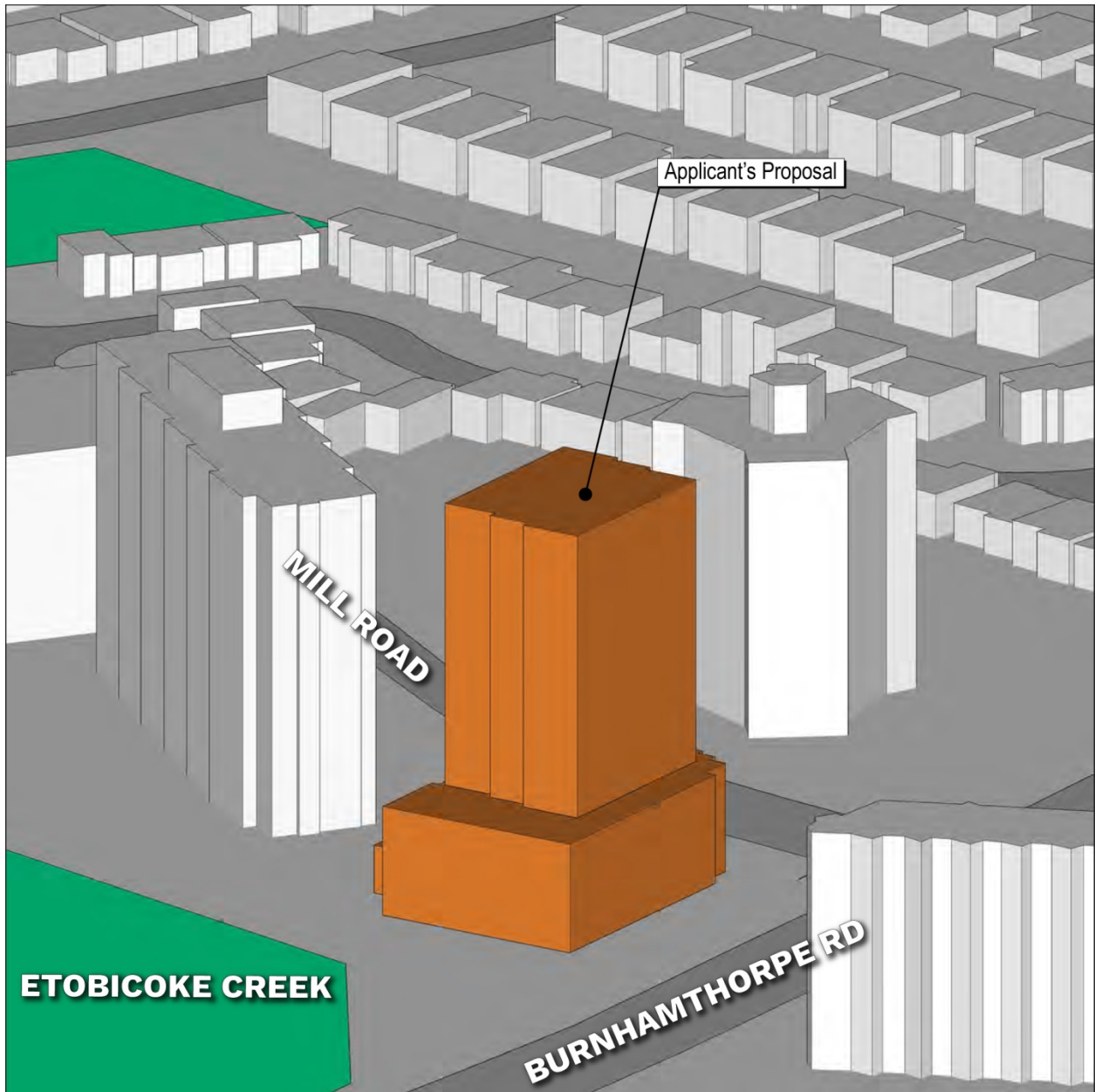
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map

Attachment 6: Existing Zoning By-law Map

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

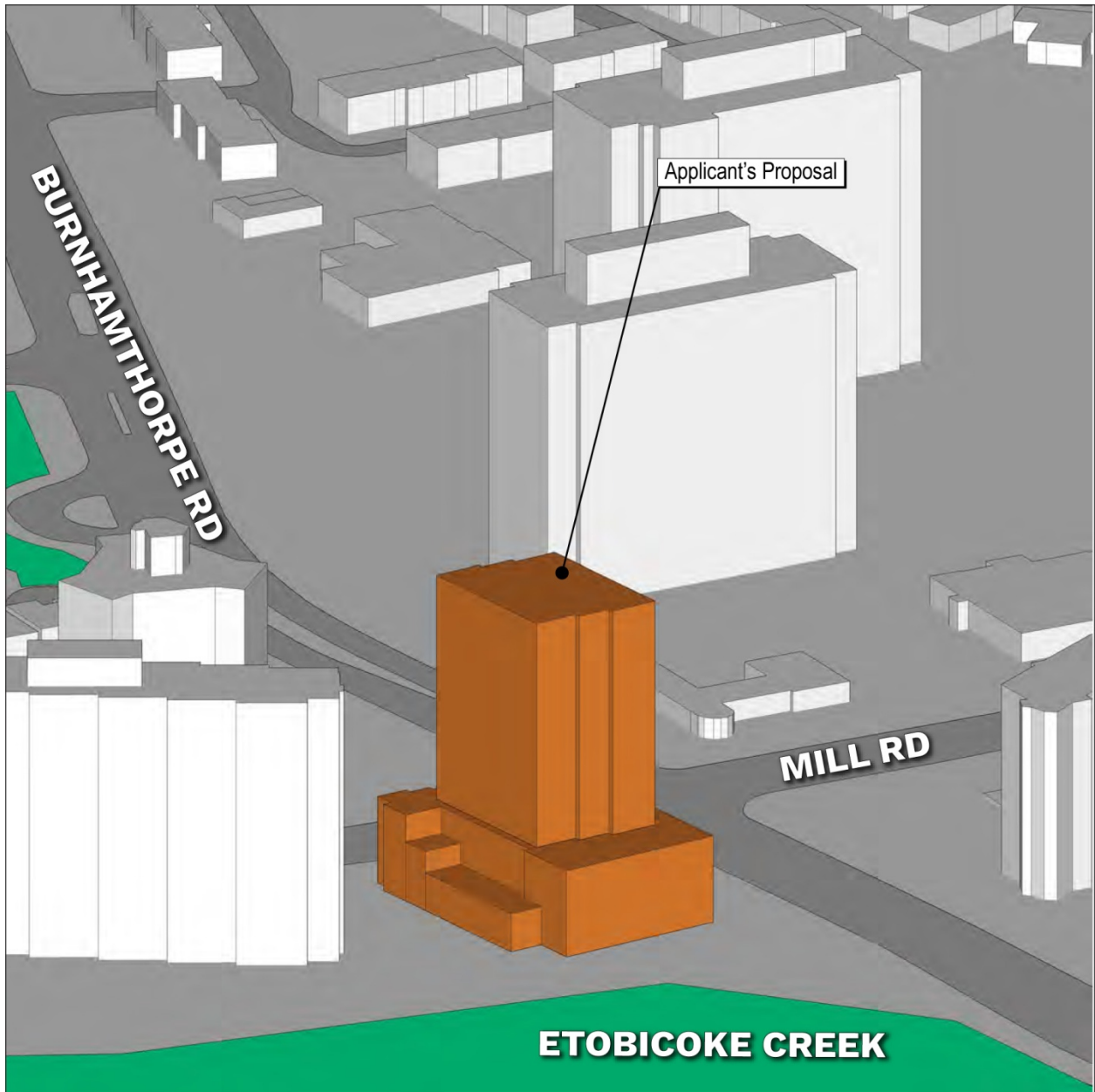


View of Applicant's Proposal Looking Northeast



12/02/2019

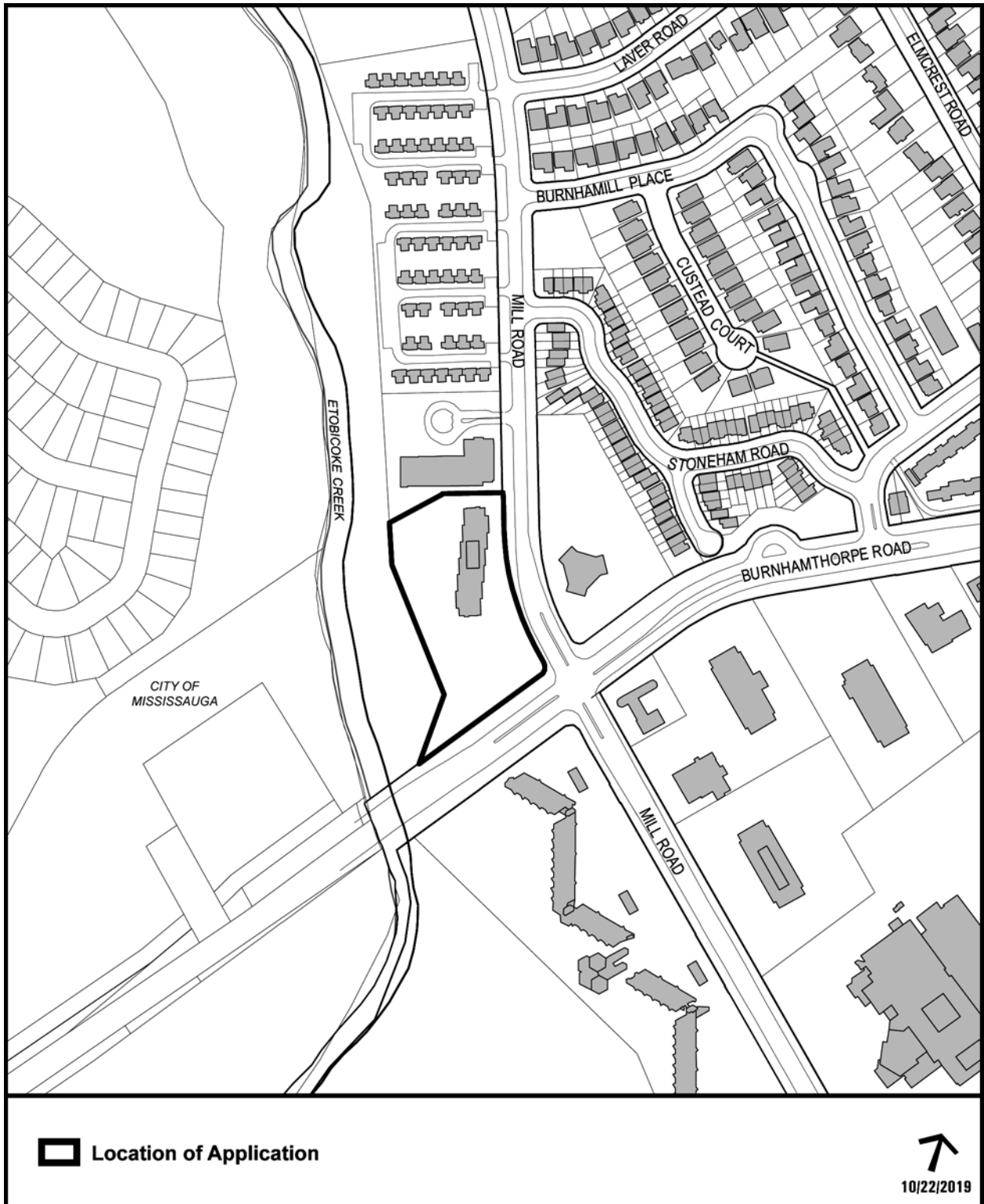
Attachment 2: 3D Model of Proposal in Context - Looking Southeast



View of Applicant's Proposal Looking Southeast

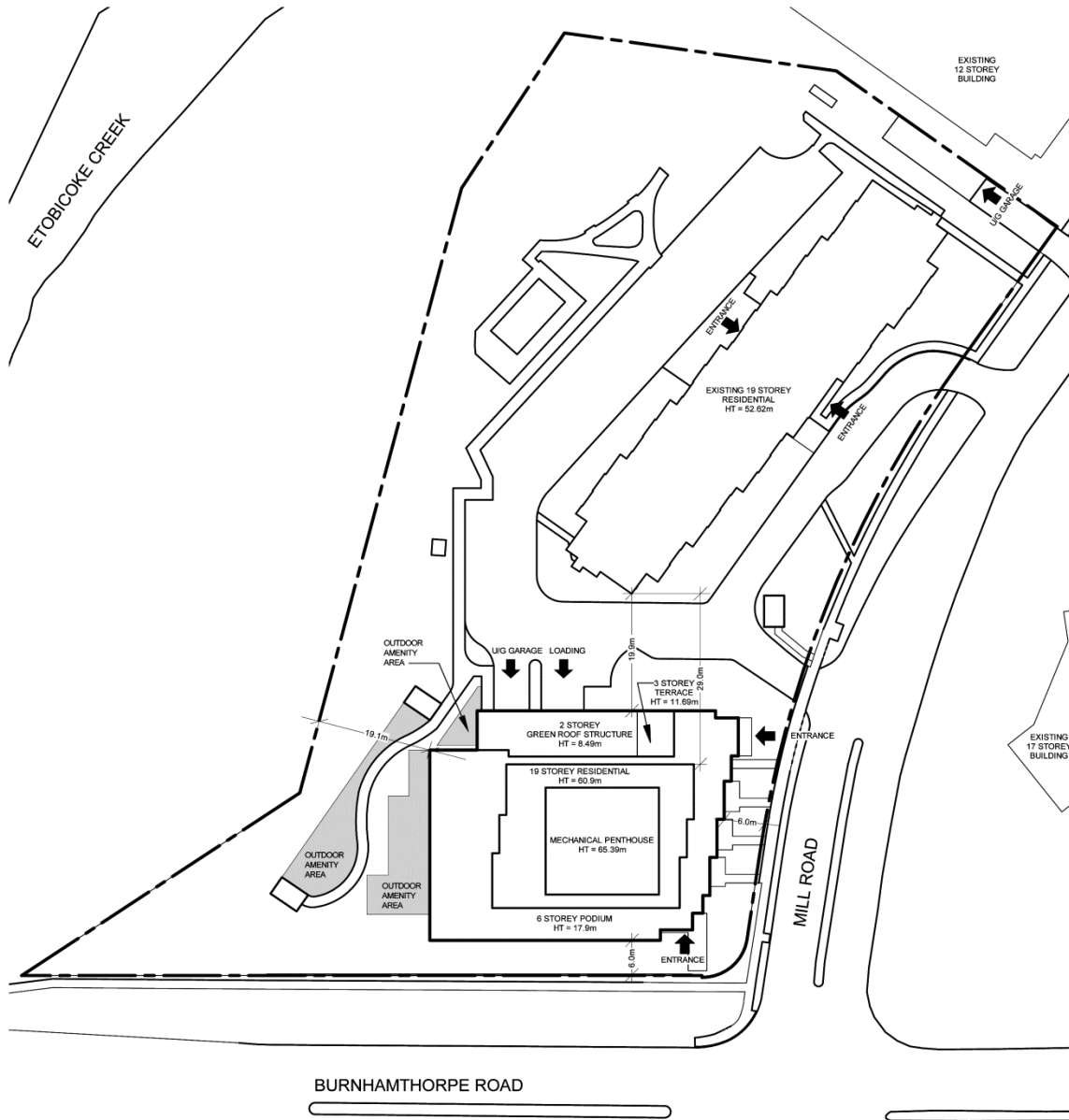
12/02/2019

Attachment 3: Location Map





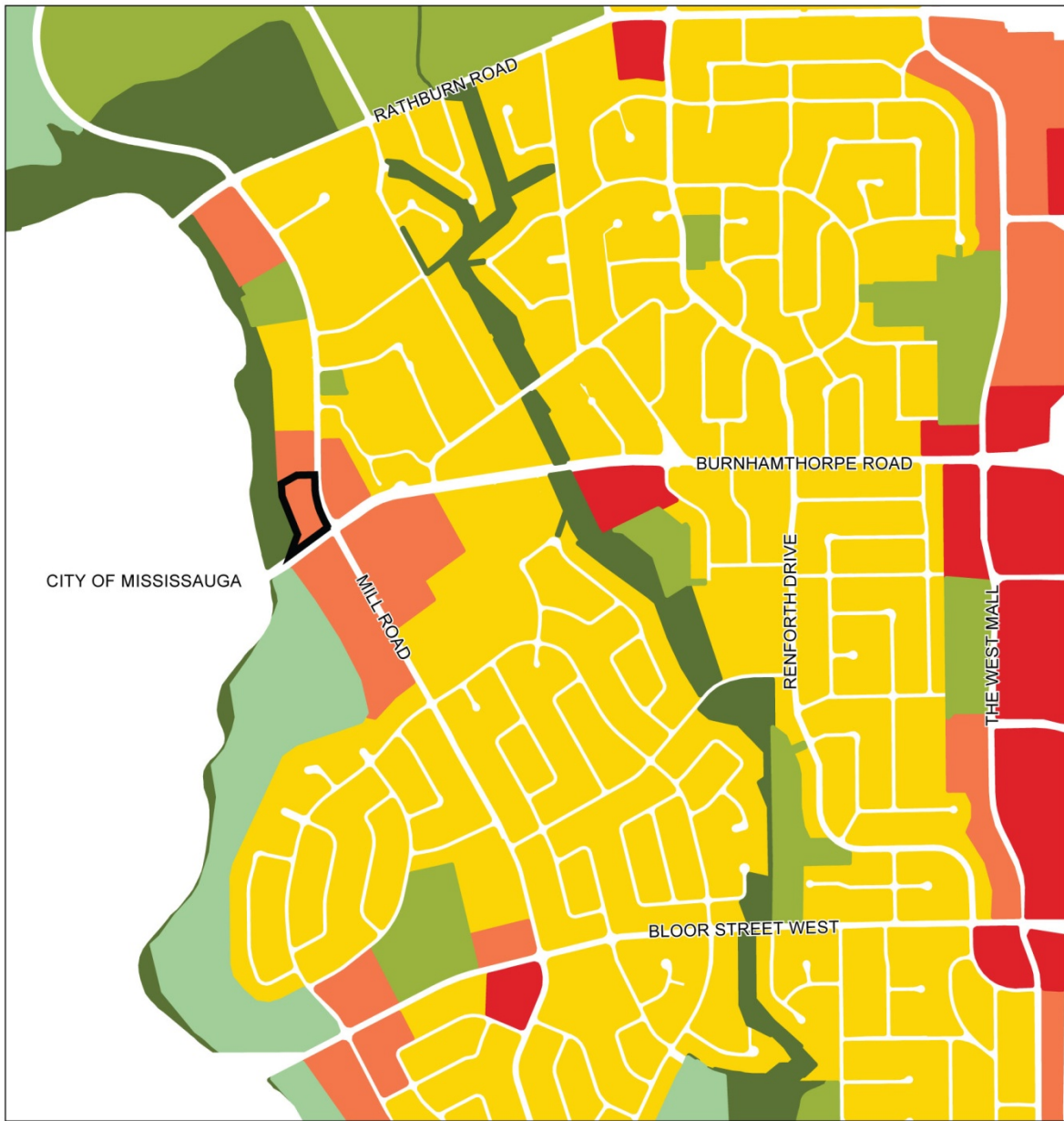
Attachment 4: Site Plan



Site Plan










Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

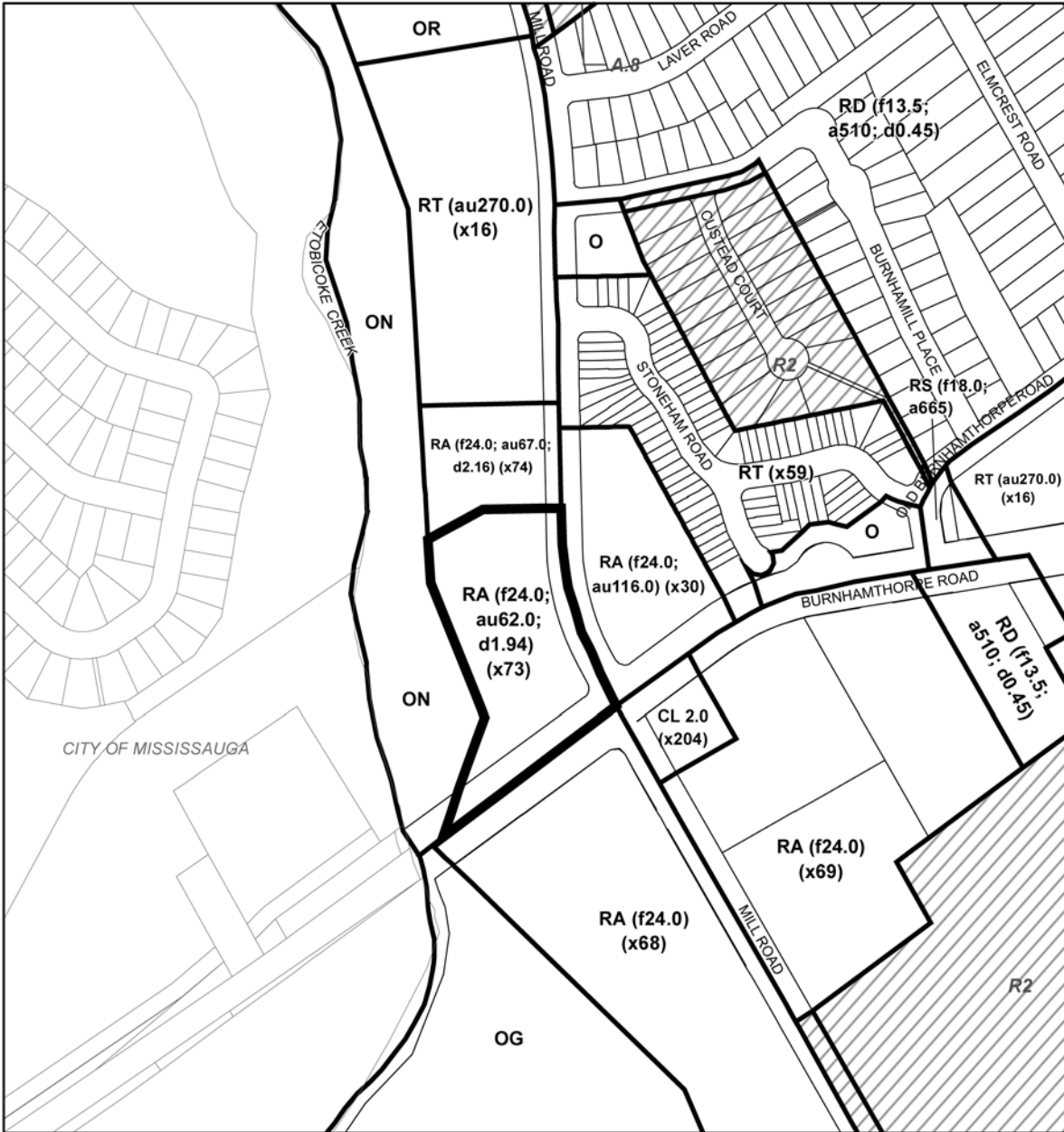
340 Mill Road

File # 19 191585 WET 02 0Z

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

  
Not to Scale  
10/22/2019

Attachment 6: Existing Zoning By-law Map



Zoning By-law No. 569-2013

340 Mill Road

File # 19 191585 WET 02 0Z

Location of Application

RD Residential Detached  
 RS Residential Semi-Detached  
 RT Residential Townhouse  
 RA Residential Apartment

CL Commercial Local  
 O Open Space  
 ON Open Space Natural  
 OR Open Space Recreation  
 OG Open Space Golf Course

See Former City of Etobicoke By-law No. 11,737  
 R2 Second Density Residential Zone  
 A.8 Agricultural Minimum Lot Area 0.8ha



Not to Scale  
 Extracted: 12/16/2019