

3, 36 Marsh Grassway; 7, 11 Blue Grassway; 4, 17 Cane Grassway; 5, 10, 40 Turf Grassway and 1, 2, 8 Dune Grassway– Zoning By-law Amendment and Draft Plan of Subdivision Applications - Preliminary Report

Date: June 24, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 07 - Humber River-Black Creek

Planning Application Numbers: 20 122745 WET 07 OZ and 20 122857 WET 07 SB

Related Application: 20 141389 WET 07 RH

Current Use(s) on Site: The lands known as the Firgrove-Grassways community consists of two adjoining land parcels owned by the Toronto Community Housing Corporation (TCHC) that include the Firgrove Crescent lands (also known as Grassways) and the Jane/Firgrove lands. The Firgrove Crescent lands include two large blocks of two-storey and four-storey apartment buildings having a total of 236 units which are to be demolished and rebuilt as part of the redevelopment of the site. The Jane/Firgrove lands include a twelve-storey apartment building with 137 apartment units and 15 two-storey townhouses that are proposed to be repaired and retained. The lands also contain a community use building, an outdoor pool and a City-run childcare centre.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend City-wide Zoning By-law No. 569-2013 and former City of North York Zoning By-law No. 7625 for the properties located at 3, 36 Marsh Grassway; 7, 11 Blue Grassway; 4, 17 Cane Grassway, 5, 10, 40 Turf Grassway and 1, 2, 8 Dune Grassway to permit the redevelopment of the lands known as the TCHC Firgrove-Grassways community.

The proposal includes four residential buildings, two mixed-use buildings, a city run childcare centre, a community centre with an outdoor pool, a public park and approximately 940 m² of retail/commercial uses. The proposed development would contain a total of 943 new dwelling units of which 236 would be TCHC rental replacement units and the remainder would be market rental and ownership housing. A combination of mid-rise and tall buildings are proposed with heights ranging from 4 to 25 storeys. The existing twelve-storey apartment building with 137 units and the

adjacent 15 two-storey townhouses located along Needle Firway are proposed to be repaired and retained. All other buildings are to be demolished.

In addition to the rezoning application, a Draft Plan of Subdivision application has also been submitted to create seven new development blocks, including an open space/parks block, a road network for public and private streets and the necessary services to support future development.

Staff are currently reviewing the applications. They have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 3, 36 Marsh Grassway; 7, 11 Blue Grassway; 4, 17 Cane Grassway; 5, 10, 40 Turf Grassway and 1, 2, 8 Dune Grassway together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the subject lands, 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

Based on the recommendations adopted by City Council in the January 29, 2020 report entitled Firgrove-Grassways Revitalization - Initial Development Proposal (Item PH13.4), it is estimated the Firgrove-Grassways revitalization project will require approximately \$150 million gross and net funding over a seven year period beginning in 2021, and:

- Average annual capital funding of about \$21 million from 2021 to 2027 will cover the cost of the replacement of the 236 TCHC units, construction of a comprehensive road network, the addition of approximately 107 affordable rental units and an expanded 2,790 m² community space.
- Through the revitalization, TCHC will also realize cost avoidance of approximately \$41 million over a 10 year period.

Financial impacts in 2021 and beyond will be included in TCHC's Development Capital Budget submission to the City and funding will be determined through the City's annual budget process.

DECISION HISTORY

At its meeting held on April 26, 27 and 28, 2017, City Council adopted EX24.8 - Closure of Toronto Community Housing Corporation Units at Firgrove Crescent: Dune Grassway and Blue Grassway-Marsh Grassway, approving the closure of 134 units in the Firgrove Crescent community due to unsafe conditions and requested the City Manager to ensure that City Council receives ongoing updates on Toronto Community Housing Corporation's ongoing revitalization efforts for the Firgrove lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX24.8>

At its meeting held on January 30 and 31, 2019, City Council adopted EX1.1- Implementing the "Housing Now" Initiative, directing the Deputy City Manager, Community and Social Services to report to Planning and Housing Committee by the second quarter of 2019 on a framework that requires TCHC to include net new affordable rental units as part of all new development projects on its lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

At its meeting held on May 14 and 15, 2019, City Council adopted AU2.1 - Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations, requesting the Executive Director, Housing Secretariat, in consultation with CreateTO, to report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included in revitalizations that have yet to obtain planning approvals.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

At its meeting held on July 16, 17 and 18, 2019, City Council adopted PH7.4 - A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects. City Council directed the Deputy City Manager, Community and Social Services, to report to the September 17, 2019 meeting of the Planning and Housing Committee on an Initial Development Proposal for the revitalization of the Firgrove-Grassways community.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>

At its meeting held on February 26, 2020, City Council adopted, with amendment, PH13.4 - Firgrove-Grassways Revitalization - Initial Development Proposal directing TCHC to submit a Rental Housing Demolition and Conversion application to demolish the remaining 102 rent-geared-to-income units at 5, 10, 40 Turf Grassway and 4 and 17 Cane Grassway and address replacement obligations and provide an acceptable Tenant Relocation and Assistance Implementation Plan. City Council also requested the Chief Planner and Executive Director, City Planning to expeditiously advance any Official Plan and Zoning By-law Amendment applications and support the revitalization of the Firgrove community by implementing an expedited review process and setting timelines for the completion of review of the related development application submitted.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.4>

Pre-Application Consultation

The subject applications are based on a master plan that was created to provide direction for the future redevelopment of the lands. During this process, a Technical Advisory Committee (TAC) comprised of City staff from numerous divisions was established and a series of meetings were held to provide staff with opportunities to comment on the proposal and identify issues.

A number of pre-application meetings were also held between Planning staff and the applicant to discuss complete application submission requirements. On March 5, 2020, the applicant submitted a Zoning By-law Amendment application to permit a mixed use development containing a total of 943 dwelling units, a childcare centre, a community centre with an outdoor pool and a public park. An application for Draft Plan of Subdivision was also submitted to create seven new blocks, public roads and a park.

ISSUE BACKGROUND

Application Descriptions

The proposal consists of a Zoning By-law Amendment application to permit a mixed-use development and a Draft Plan of Subdivision application for the creation of roads, a public park and development blocks. In preparation for the submission of these applications, TCHC, the owners of the lands, undertook an extensive master plan process for the lands.

A master plan for the Firgrove-Grassways community was prepared and endorsed in principle by City Council in February, 2020. The plan was prepared to establish a framework for the future redevelopment of the lands, including the creation of five residential development blocks, a central public park, a functional network of public and private roads, open spaces, replacement of the existing community space and outdoor pool, an expanded City-run childcare centre and an overall design that would promote community safety and social cohesion.

The plan envisions the replacement of 236 TCHC units and 600 new market rental and ownership units, approximately 940 m² of retail/commercial uses and an additional 107 new affordable rental units. Specifically, the plan also seeks to improve community amenities through the following:

- Replacement of the existing 465 m² community space and potential for expansion of up to 3,715 m² of community space;
- Replacement of the existing outdoor pool;
- Replacement and expansion of a City of Toronto-run childcare centre (from 46 to 62 child care spaces); and
- Development of a central public park (0.42 ha), green space for community use and landscaped linkages to the adjacent Firgrove Public School and Firgrove Park.

Also proposed in the Firgrove-Grassways Revitalization is the refurbishment of 152 units located within the existing apartment building and townhouses on Needle Firway.

Zoning By-law Amendment Application

City of Toronto By-law No. 569-2013

The Zoning By-law Amendment application proposes to change the zoning for a portion of the lands from Residential Apartment (RA) to Residential Apartment Commercial (RAC) and Open Space (OR). The proposal includes four residential and two mixed-use buildings containing a total of 943 new dwelling units. Also proposed is a city run childcare centre, a community centre with an outdoor pool, a public park and approximately 940 m² of retail/commercial uses.

Former City of North York Zoning By-law No.7625

Under the former City of North York Zoning By-law No.7625, the lands are zoned Multiple-Family Dwellings Sixth Density Zone (RM6), which permits a range of residential and institutional uses. The RM6 zone was originally intended to provide for single purpose, higher density dwellings. An amendment is required to address provisions related to permitted uses as well as to implement refinements to the current standards or provisions related to lot coverage, density, building separation distance, building heights, lot area, lot frontage and setbacks.

The concept plan for the proposed development (see Attachment 3: Site Plan) illustrates the potential full build out of the lands, based on the ultimate development of each of the individual blocks. The applicant's Planning Rationale notes that it establishes a complete, cohesive and implementable master plan for the Firgrove Community that takes into account TCHC objectives and principles, local preferences expressed through the public consultation with tenants and serves as a starting point to articulate, unlock and translate the development potential of the subject lands.

The concept plan proposes development blocks containing buildings of various heights, a public park and a road network that would respond to the surrounding and anticipated context.

Block 1 (0.23 ha):

A 16-storey TCHC apartment building containing 123 dwelling units having a residential GFA of 13,625 m². The building would provide 275 m² of indoor amenity space and 220 m² of outdoor amenity space.

Block 2 (0.41 ha):

A 25-storey TCHC mixed-use building having a residential GFA of 24,914 m² containing 220 dwelling units. The building would contain 576 m² of at-grade commercial space fronting Jane Street and Firgrove Crescent.

Block 3 (0.34 ha):

A new community centre having a non-residential GFA of 2,800 m². The centre would contain a new City-run childcare centre having a GFA of 950 m², community rooms and an outdoor pool.

Block 4 (0.47 ha):

A new mixed-use apartment building containing 283 market dwelling units having a residential GFA of 24,558 m². The building would range from 4-storeys to 25 storeys and provide 364 m² of at-grade commercial space fronting directly on Jane Street.

Block 5 (0.24 ha):

A six-storey apartment building having a residential GFA of 5,484 m² containing 48 dwelling units.

Block 6 (0.42):

A 0.42 ha public central park.

Block 7 (0.80 ha):

A 8-storey building having a residential GFA of 11,881 m² containing 142 dwelling units and a 14-storey building having a residential GFA of 10,659 m² containing 127 dwelling units.

Draft Plan of Subdivision

This application would allow for the creation of roads, a public park and development blocks to achieve the vision of the Firgrove Master Plan. The proposed Draft Plan of Subdivision would create eight new development blocks ranging from 0.23 to 0.80 hectares in size. This includes five blocks intended for mixed-use and residential development, one block dedicated for parks and open space and one block for community use. The Draft Plan also includes a new road network with private and public streets connecting the site to the surrounding and existing road network.

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 Attachment 2 for a three dimensional representation of the project in context, Attachment 3 for the site plan of the proposal and Attachment 6 for the Draft Plan of Subdivision.

Site and Surrounding Area

The site is a large, irregularly shaped parcel located southwest of the Jane Street and Finch Avenue West intersection. The site is referred as the Firgrove-Grassways community and includes two adjacent TCHC owned communities, known as the Firgrove Crescent lands and the Jane/Firgrove lands as outlined below:

- Firgrove Crescent (also known as Grassways) - The Firgrove Crescent lands are approximately 4.3 hectares in size and include two large blocks of two-storey and four-storey apartments with a total of 236 units built in 1971. These units are proposed to be demolished in two phases and re-built as part of the revitalization plan; and
- Jane/Firgrove - The Jane/Firgrove lands located along Needle Firway occupy the northwestern portion of the site, and are roughly 1 hectare in area. The parcel includes a twelve-storey residential building with 137 apartment units and 15 adjacent two-storey townhouses built in 1975. These units are proposed to be repaired and retained as part of the revitalization plan.

The combined site is approximately 5.3 hectares in size. There is also a central outdoor community space and building, an outdoor pool and a City-run childcare centre in the Firgrove-Grassways community.

Surrounding land uses include:

North: Low density single-detached dwellings, an elementary school and a 13-storey apartment building.

West: Firgrove Public School and Firgrove Park.

East: Commercial plaza (across Jane Street).

South: 13-storey apartment building.

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 (2020) (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 can be found here:

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

The subject applications are located on lands designated *Apartment Neighbourhoods* on Map 13 of the Official Plan (see Attachment 4: Official Plan Land Use Map).

The *Apartment Neighbourhoods* designation permits apartment buildings and other uses, including parks, local institutions and cultural and recreational facilities. Small scale retail, service and office uses that serve the needs of the area residents are also permitted.

Zoning By-laws

City-wide Zoning By-law No. 569-2013 zones the lands Residential Apartment - RA(f30.0;a1375;d1.5)(x148) and Residential Apartment Commercial - RAC(f30.0;a1375;d1.5)(x16) in City-wide Zoning By-law No. 569-2013 (see Attachment 5: Zoning Map). The RA zone permits apartment buildings, with limited retail and community uses. The RAC zone permits uses in the RA zone with a wider range of uses including local shops, services and community uses.

The exceptions (x148) and (x16) allow townhouses subject to compliance with the applicable provisions of the Residential Townhouse (RT) zone.

Under the former City of North York Zoning By-law No.7625, the subject lands are zoned Multiple-Family Dwellings Sixth Density Zone (RM6), which permits a range of residential and institutional uses. The RM6 zone was originally intended to provide for single purpose, higher density dwellings.

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 Guidelines will be used in the evaluation of these applications:

- City-Wide Tall Buildings Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Townhouse and Low-Rise Apartment Design Guidelines;
- Complete Streets;
- Streetscape Manual; and
- Pet Friendly Design Guidelines for High Density Communities.

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

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on May 1, 2020, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the applications contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Applications

Amendments to City-wide Zoning By-law No. 569-2013 and the former City of North York Zoning By-law No. 7625 are required to establish appropriate uses and development standards related to building heights, coverage, setbacks, parking, density and total number of units. Other areas of non-compliance may be identified through the review of the applications. A Draft Plan of Subdivision is required for the creation seven new blocks, a public park and a public road network.

ISSUES TO BE RESOLVED

These applications have 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 applications will be evaluated against the *Planning Act* and applicable Provincial Plans to establish their 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) (2020) 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 (2020) 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 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 applications 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

The lands are designated *Apartment Neighbourhoods* on Map 13 of the Official Plan.

Staff are reviewing the applications to determine their conformity to the Official Plan. Key Official Plan policies that will be used to evaluate these applications include, but are not limited to: Built Form; Public Realm; Parks and Open Space; Community Services and Facilities; and the development criteria for *Apartment Neighbourhoods* in Chapter 4.

Policies for Housing will also be reviewed, in particular, those policies which address the redevelopment of social housing properties (Section 3.2.1.7).

Built Form, Planned and Built Context

The suitability of the proposed height and massing of the proposal and other built form issues will be assessed based on Sections 2 (p), (q) and (r) of the *Planning Act*, and Section 2 of the Growth Plan (2019). The built form will also be assessed based on the City's Official Plan policies and the City's Design Guidelines. An evaluation will be made to confirm whether the proposal is contextually appropriate and 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;
- Transition impacts, if any, to adjacent areas;
- Location of proposed indoor and outdoor amenity space; and
- Impacts on the public realm.

Tree Preservation

The applications are subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article II (Street Trees By-law) and III (Private Tree By-law).

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 long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report prepared by Bruce Tree Expert Company Ltd. The Arborist Report and Tree Protection Plan indicate that the development proposes to remove a total of 131 protected private trees and 12 City-owned trees and to injure six (6) protected private trees. The reports are currently under review by City staff.

Housing

A Housing Issues Report is required for Zoning By-law Amendment applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in

excess of five hectares. The Housing Issues Report submitted with the development application has confirmed that 236 existing housing units within the subject lands would be demolished to facilitate the redevelopment of the site while the remaining 152 existing housing units would be repaired and retained.

A related rental housing demolition application has been submitted. All 236 units proposed to be demolished have rents-g geared-to-income. The breakdown of these units by unit type is as follows:

Unit Type	Number of Units
Two-bedroom	3
Three-bedroom	182
Four-bedroom	51
Total	236

The Housing Issues Report confirms that the 236 existing rent-g geared-to-income housing units will be replaced by 236 new rent-g geared-to-income housing units. It identifies that the replacement unit sizes will follow TCHC average unit size guidelines. As detailed design proceeds, City Planning staff will review floor plans to ensure that the replacement units meet design requirements.

The Housing Issues Report also identifies a Tenant Relocation and Assistance Plan for the tenants that will be displaced due to demolition. It includes advance notice in line with or beyond the *Residential Tenancies Act* requirements, the right to return once the new units are completed, and the mitigation of hardship and payment of expenses related to moving.

The report also notes that TCHC is committed to developing a Construction Mitigation Strategy that will resolve or minimize the impacts of the demolition and construction phases on existing tenants of the buildings to be retained, including matters such as noise, dust and debris, vibration, loss of services and facilities, and parking relocation.

Staff are reviewing the report and have identified the need for a refurbishment plan for the buildings to be retained. In addition, details of the proposed consultation with tenants of the existing housing units regarding the application process and development phasing is also required. This includes notification of these applications and the upcoming relocation process; layouts of replacement units; programming of amenity spaces; and feedback on the tenant relocation and assistance plan.

Unit Size and Mix

The Council-adopted Growing Up: Planning for Children in New Vertical Communities draft urban design [guidelines](#) provide guidance on the proportion and size of larger units to be provided in new multi-unit residential developments.

The Guidelines state that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units. The ideal unit size for large units is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing an acceptable diversity of sizes for these units while maintaining the integrity of common spaces to ensure their functionality.

As the detailed design of the proposal progresses, the applicant will be required to provide information on the proposed unit mix, unit sizes and unit layouts, including outlining unit sizes and size ranges by bedroom type for the market units, to evaluate the applications in the context of the Growing Up Guidelines.

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 the 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.

The City-initiated Jane Finch Initiative, which includes the subject site, is underway and targeted for completion in 2022. The Community Services and Facilities Study being undertaken as part of this Initiative is in its early stages and will be used to inform the

review and evaluation of community facility needs and opportunities for this proposal as the process unfolds.

The applicant has submitted a Community Services and Facilities Study including a demographic profile and CS&F inventory. The CS&F inventory and analysis uses the boundaries of Highway 400 to the west, Finch Avenue West to the north, the Black Creek natural/parkland corridor to the east and Sheppard Avenue West to the south. This area includes the two Neighbourhood Improvement Areas (NIAs) of Glenfield-Jane Heights, where the site is located, and Black Creek. Staff are reviewing the submitted materials.

Child Care

The applicant is proposing an expansion of the existing Firgrove Early Learning & Child Care Centre (ELCCC) from 46 to 62 spaces; an addition of 16 child care spaces. The expanded childcare centre would be located in the new Block 3. The additional spaces are proposed to be pre-school spaces for children 2.5 to 5 years of age. Capital budget funds have been allocated for the Firgrove ELCCC expansion of 16 spaces.

Infrastructure/Service Capacity

The applications 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 Odan-Detch and a Preliminary Geotechnical Investigation Report prepared by Toronto Inspection Geo-Environmental Specialists. 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 a Transportation Impact Study, prepared by HDR Corporation. 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 proposal. This report is currently under review by Transportation Services staff.

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 applicant submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

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.

Staff will be reviewing the proposal to determine the appropriateness of requiring the provision of Section 37 community benefits in relation to the development.

Other Matters

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

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SIGNATURE

Neil Cresswell, MCIP, RPP
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ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map

Attachment 2: 3D Model of Proposal in Context

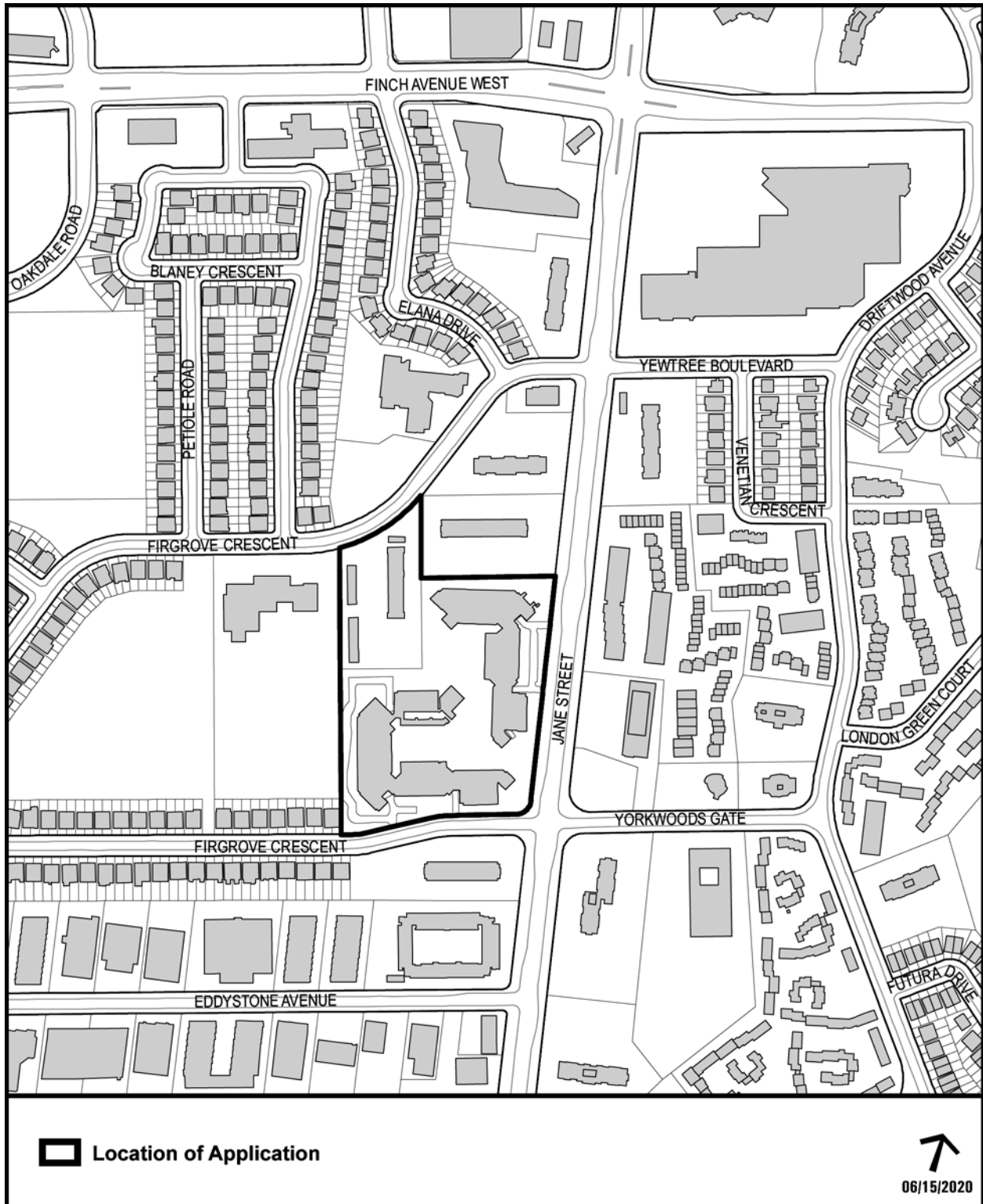
Attachment 3: Site Plan

Attachment 4: Official Plan Land Use Map

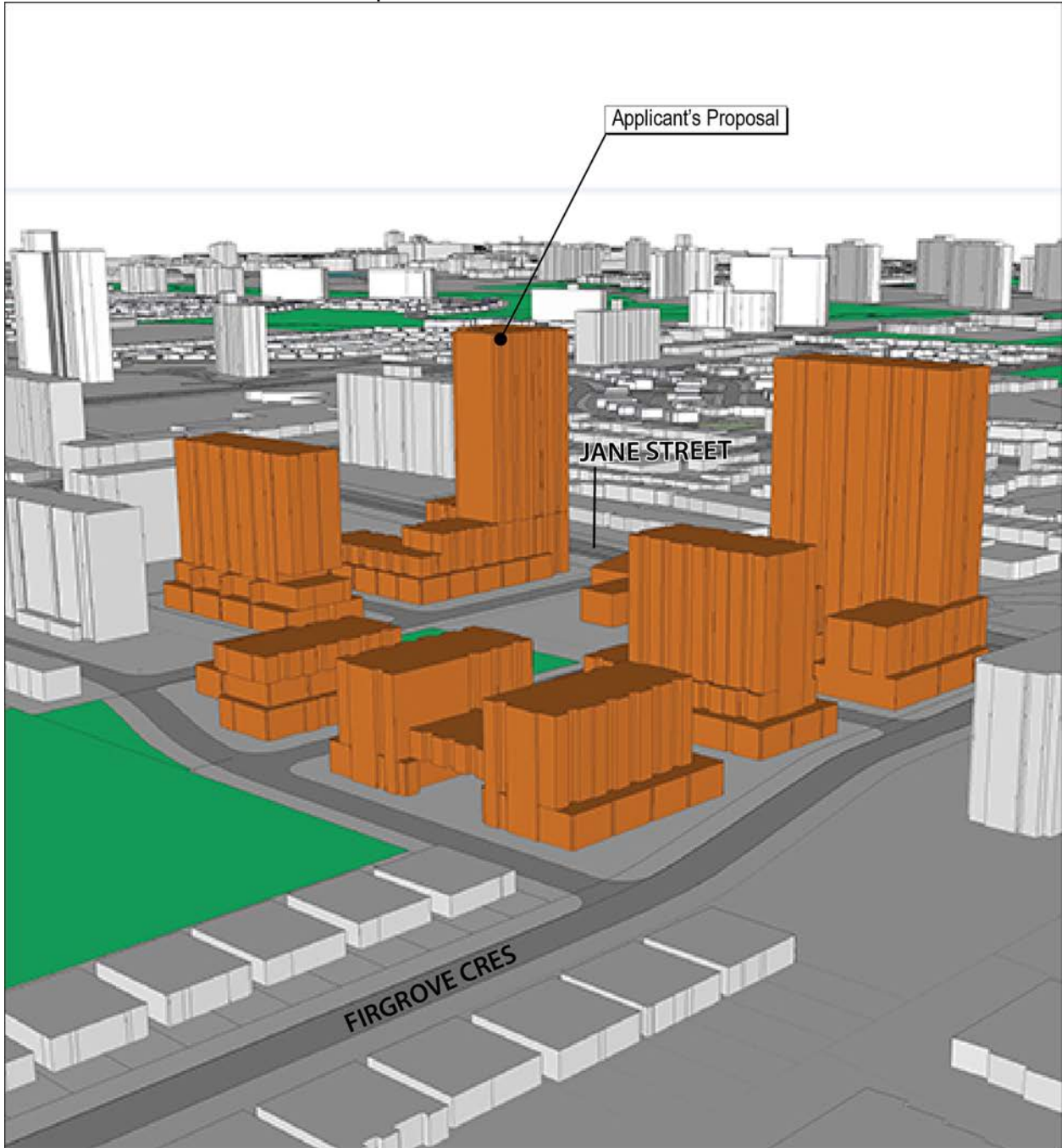
Attachment 5: Zoning Map

Attachment 6: Draft Plan of Subdivision

Attachment 1: Location Map



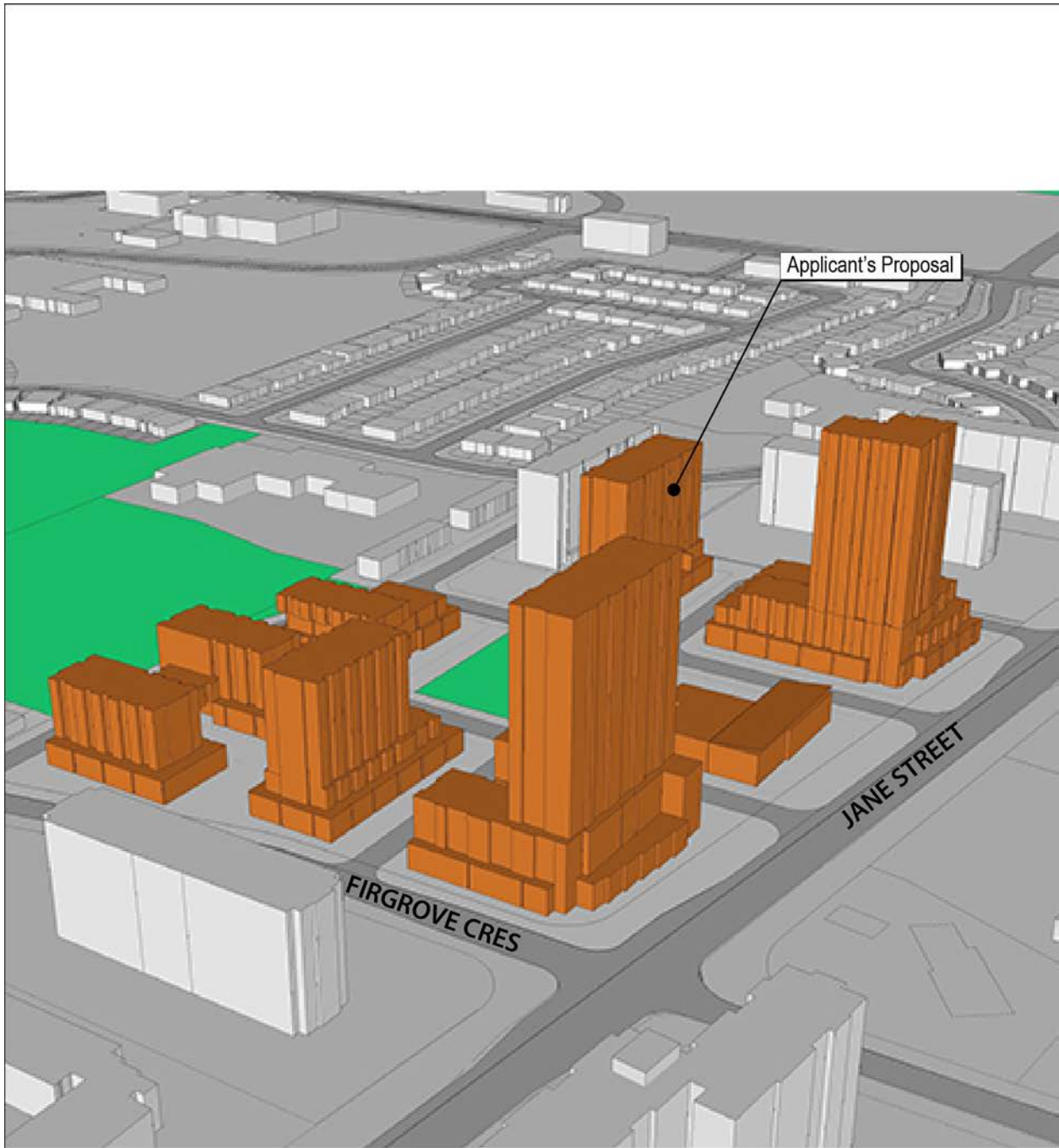
Attachment 2: 3D Model of Proposal in Context



View of Applicant's Proposal Looking Northeast



06/23/2020

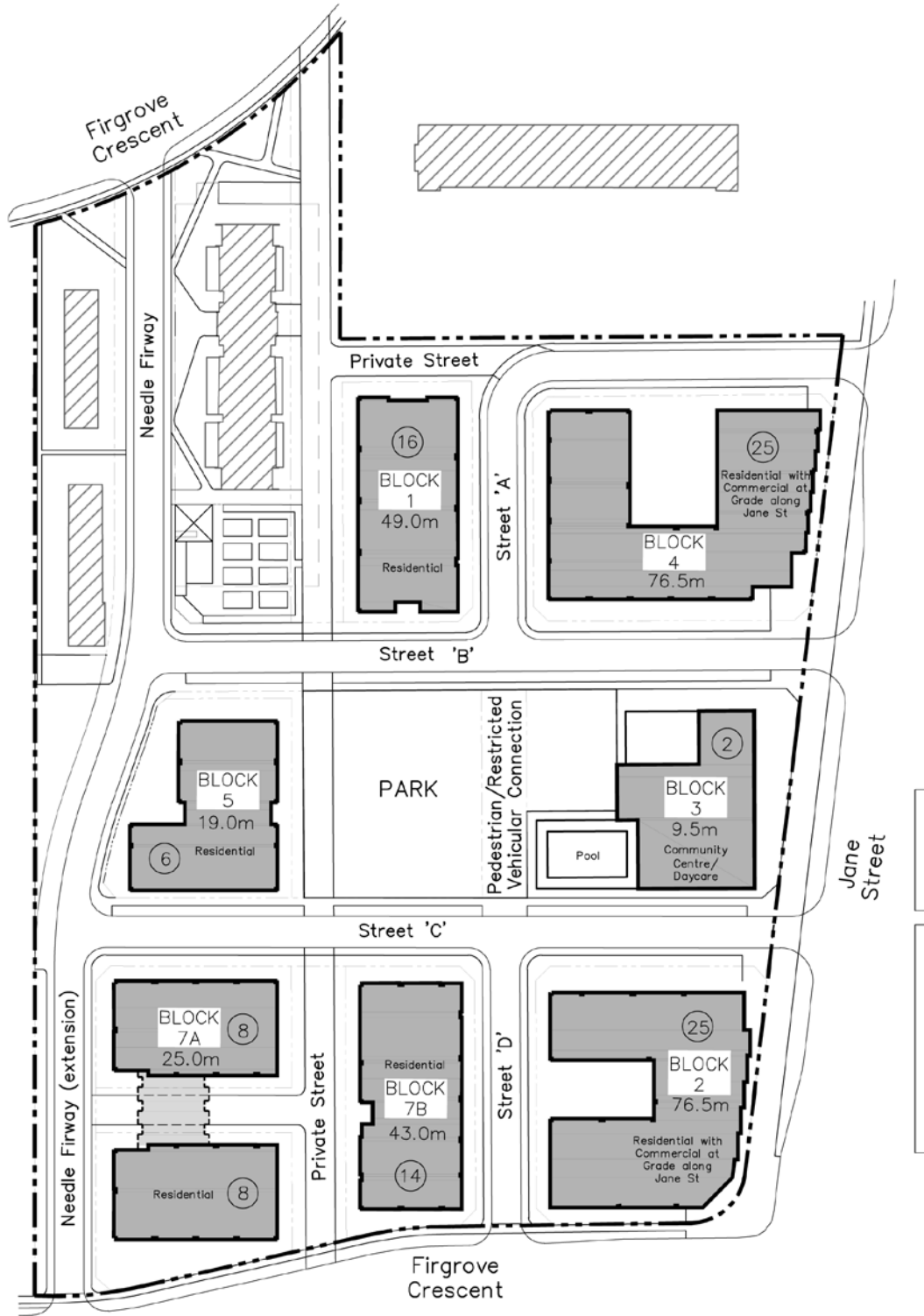


View of Applicant's Proposal Looking Northwest



06/23/2020

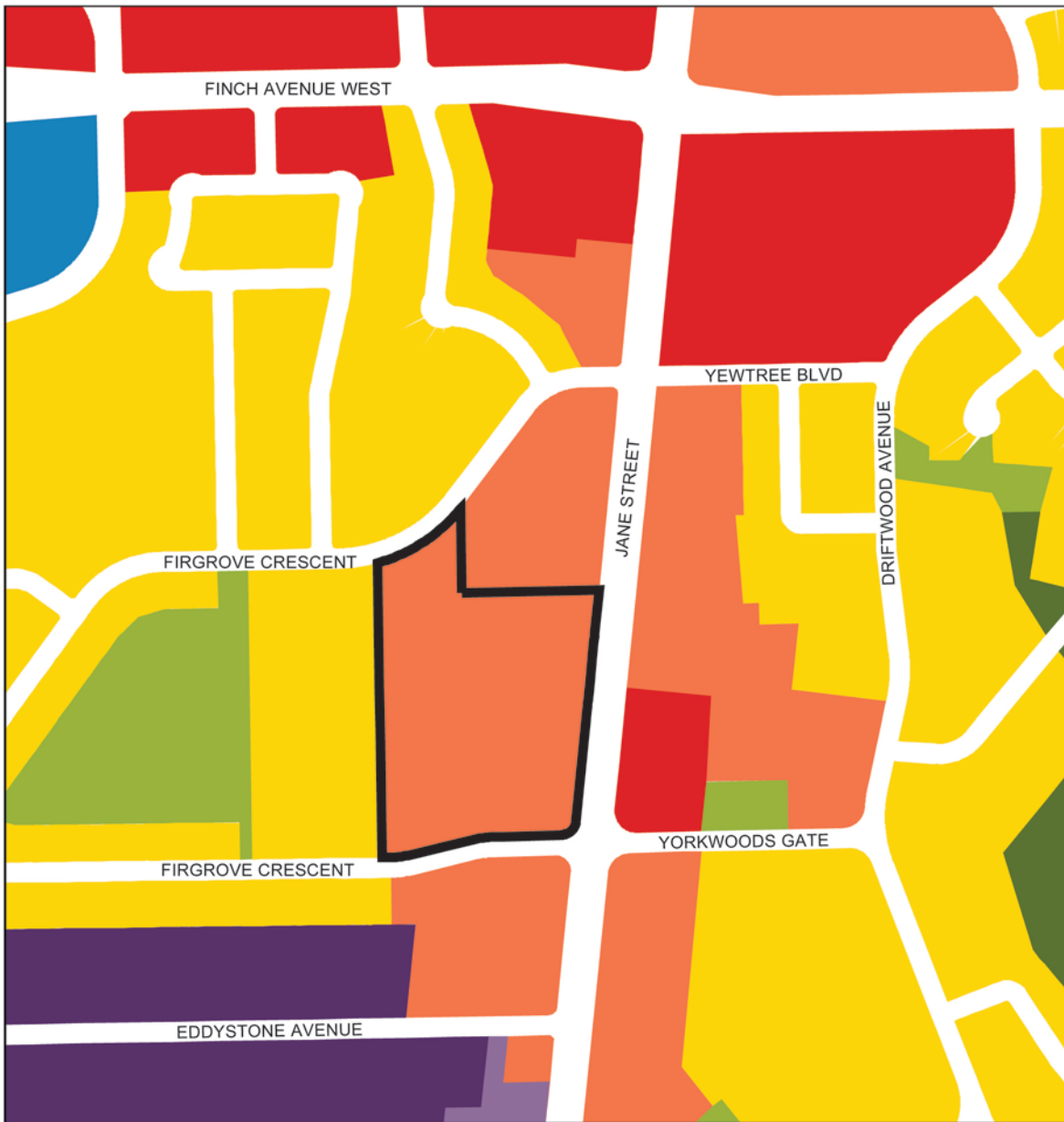
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Land Use Map



3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 4 & 17 Cane Grassway,
5, 10 & 40 Turf Grassway, 1, 2 & 8 Dune Grassway

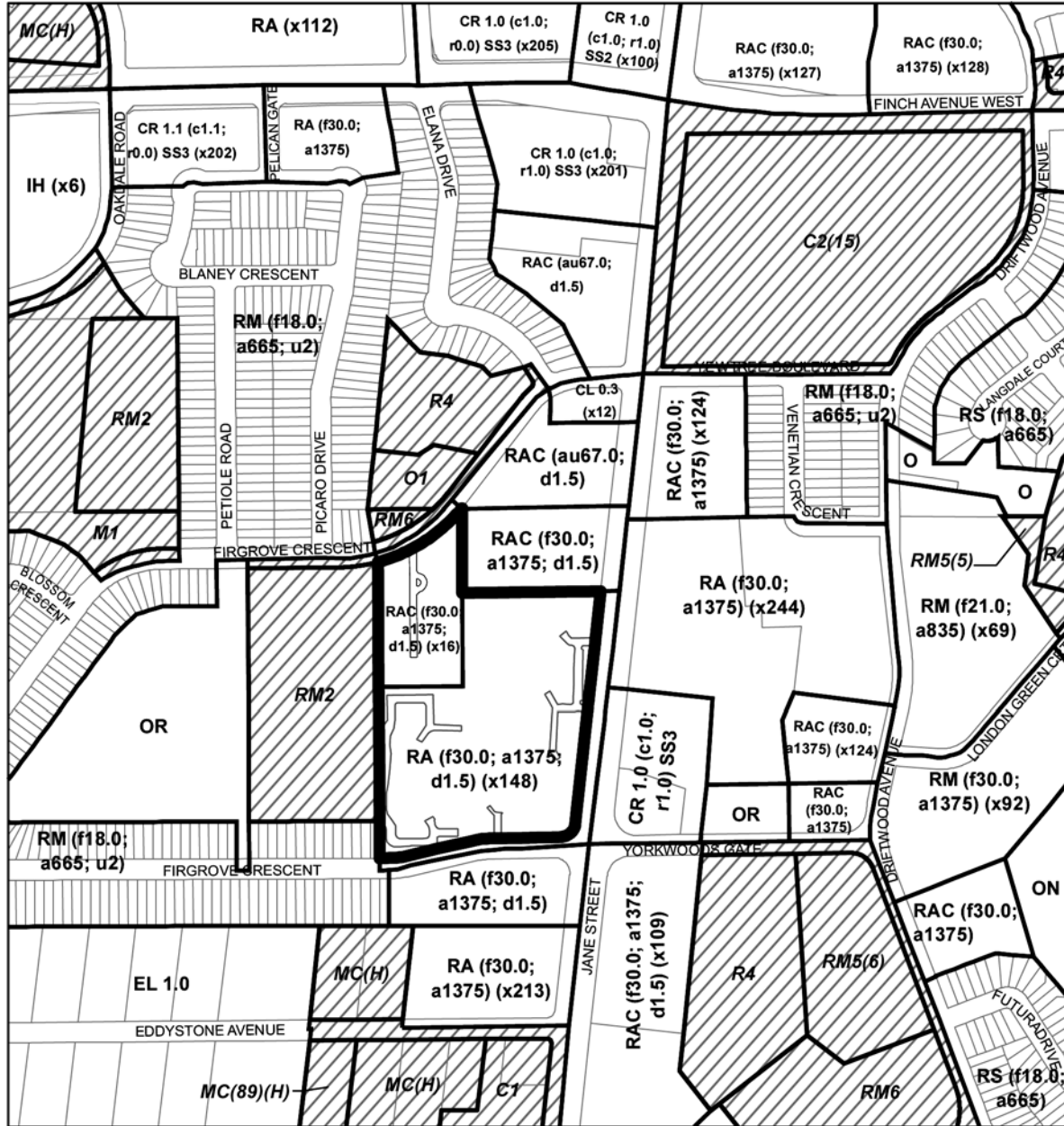
Official Plan Land Use Map #13/16

File # 20 122745 WET 07 0Z

 Location of Application	 Parks & Open Space Areas	 General Employment Areas
 Neighbourhoods	 Natural Areas	 Core Employment Areas
 Apartment Neighbourhoods	 Parks	
 Mixed Use Areas		


Not to Scale
06/15/2020

Attachment 5: Zoning Map



Zoning By-law 569-2013

3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 4 & 17 Cane Grassway,
5, 10 & 40 Turf Grassway, 1, 2 & 8 Dune Grassway
File # 20 122745 WET 07 0Z

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CL Commercial Local

CR Commercial Residential
EL Employment Light Industrial
IH Institutional Hospital
O Open Space
ON Open Space Natural
OR Open Space Recreation

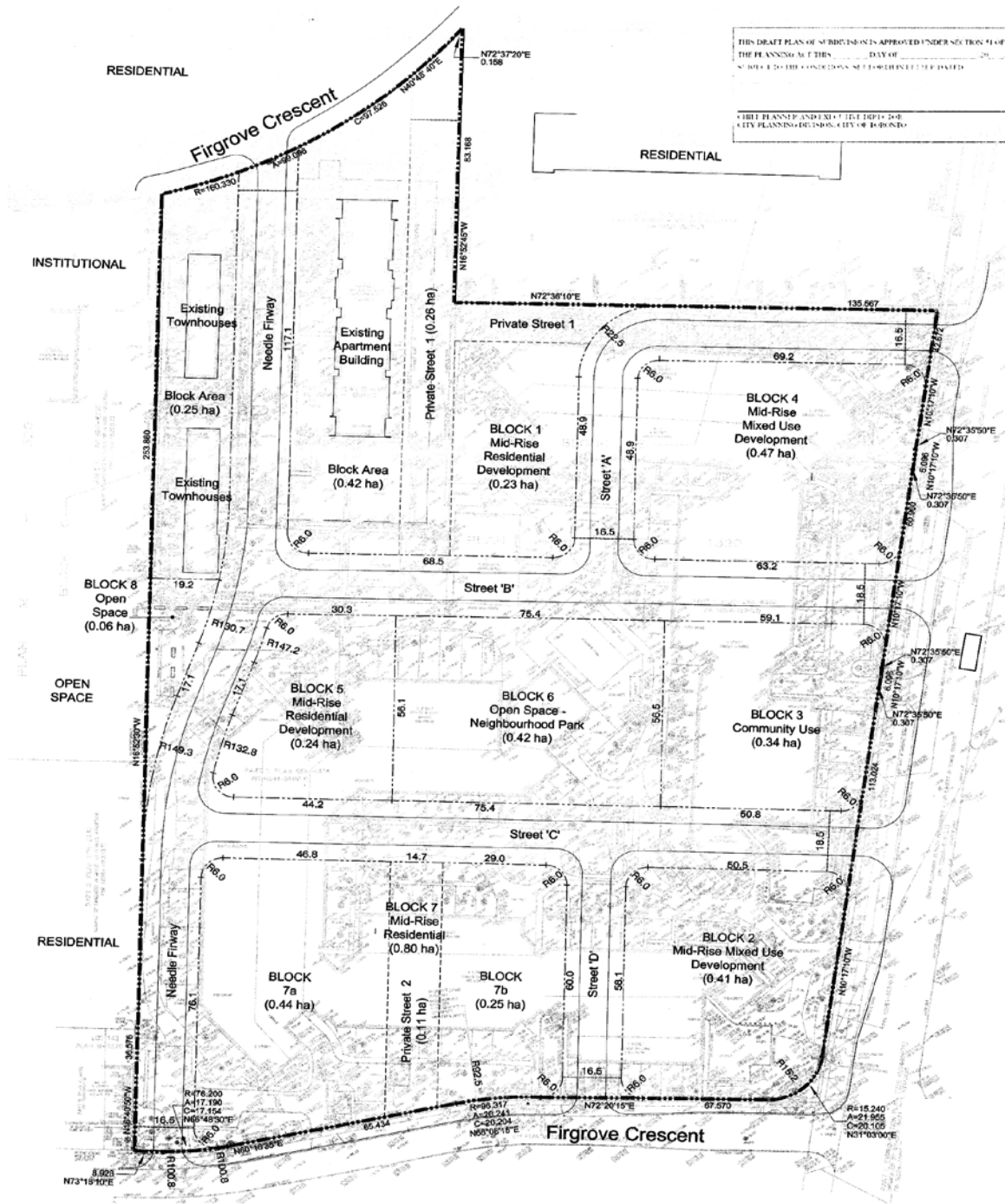
See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
M1 Industrial Zone One

C2 Local Shopping Centre Zone
MC Industrial-Commercial Zone
O1 Open Space Zone

Not to Scale
Extracted: 06/18/2020

Attachment 6: Draft Plan of Subdivision



Draft Subdivision Plan

