

8 - 26 Jopling Avenue South – Zoning By-law Amendment Application – Preliminary Report

Date: July 28, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 03- Etobicoke - Lakeshore

Planning Application Number: 19 252405 WET 03 OZ

Notice of Complete Application Issued: January 6, 2020

Current Uses on Site: The site is comprised of nine lots, each occupied by a 1 to 2-storey detached dwelling. The site has an approximate area of 4,490 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 and Site Specific Zoning By-law No. 1088-2002 for the properties located at 8 - 26 Jopling Avenue South to permit a residential development consisting of two towers of 31 and 34-storeys connected by a 4 to 6 storey podium. The proposed development would contain 750 residential units and have a total gross floor area of 57,052 m², which would result in a Floor Space Index of 12.7 times the area of the lands.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 8 -26 Jopling Avenue South 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

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Pre-Application Consultation

A pre-application meeting was held on October 23, 2019, to discuss a proposal and complete application submission requirements for a 35-storey residential building for the properties, municipally known as 8-14 Jopling Avenue South. During the pre-application meeting, staff raised concerns regarding the proposed building height and lack of transition to lower scale buildings to the north. Notwithstanding staff concerns, the applicant submitted an application for a 35-storey residential building, on November 22, 2019. The applicant subsequently acquired five additional properties to the immediate south, municipally known as 16, 18, 22, 24 and 26 Jopling Avenue South and submitted a revised application on June 15, 2020 for a two tower proposal.

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 8 - 26 Jopling Avenue South to permit a residential development consisting of a 4 to 6-storey podium with 31 and 34-storey towers above that would have overall heights of 115 m and 124 m, respectively, inclusive of mechanical equipment. The 31-storey tower would be located to the north of the site while the 34-storey tower would be located to the south. The proposed development would have a total gross floor area of 57,052 m², which would result in a Floor Space Index of 12.7 times the area of the lands.

A total of 750 residential units are proposed, comprised of: 448 one-bedroom units (60%); 226 two-bedroom units (30%); and 76 three-bedroom units (10%). Eight of the residential units would be in the form of 2-storey grade related townhouse units located on the eastern elevation of the building.

The proposed vehicular access would be from a 6 m wide driveway via Jopling Avenue South located at the centre of the site. The driveway would provide access to the circular vehicular drop-off, loading and servicing areas, as well as a 4-level below-grade garage, all of which would be located within the building envelope. The application proposes 438 vehicular parking spaces, of which 361 would be for residents, 75 would be visitor spaces and 2 would be short-term spaces located adjacent to the vehicular drop-off area. A total of 560 bicycle parking spaces are proposed and are to be located both above and below-grade.

The proposal includes a 464 m² community space to be located on the ground level of the building adjacent to a 380 m² Privately Owned Public Accessible Open Space

(POPS) at the south and southwest portion of the site. A total of 1,695 m² of indoor amenity space (2.26 m²/unit) and 1,500 m² of outdoor amenity space (2 m²/unit) would be provided for this development. Located at-grade along the north and west facades would be 425 m² of outdoor amenity space connected to 263 m² of indoor amenity space. The remainder of the proposed amenity space would be located on the 5th and 6th floors between the two towers.

The tower floor plate size would be a maximum of 750 m², with a tower separation distance of 25 m. The application is proposing the following building setbacks and stepbacks:

West Property Line

- The podium would be setback 5.5 m; and
- Both towers would be setback 10.6 m.

North Property Line

- The podium would be setback 5.8 m; and
- The tower would be setback 12.8 m.

South Property Line

- The podium would be setback 5.5 to 8.7 m; and
- The tower would be setback 12.5 to 15.5 m.

East Property Line

- The podium would be setback 1.50 m; and
- Both towers would be setback 4.50 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/>

See Attachments 1 and 2 for three dimensional representations of the proposal in context and Attachment 4 for the site plan of the proposal.

Site and Surrounding Area

The subject site is located on the west side of Jopling Avenue South, between Bloor Street West and Dundas Street West (see Attachment 3: Location Map). The site consists of nine lots occupied by 1 to 2-storey detached dwellings. The site is rectangular in shape and has an area of 4,490 m².

Surrounding land uses include:

North: Directly north is a 2-storey detached dwelling and two 2-storeys commercial buildings fronting Bloor Street West.

West: Directly west is a hydro utility corridor.

East: On the east side of Jopling Avenue West is the 2-storey Six Points Plaza and associated surface parking lot.

South: Directly south is a 1-storey single-detached residential dwelling, and south of that is a commercial building fronting Dundas Street West. South of Dundas Street West adjacent to the Kipling Subway and future Regional Kipling GO Mobility Hub, the existing and approved building heights typically range between 20-36 storeys, with the tallest 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 (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 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 15 (see Attachment 5: Official Plan Land Use Map). 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. The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses.

Zoning By-laws

The site is zoned Etobicoke Centre 2 (EC2) in the former City of Etobicoke Zoning Code as amended by Site Specific Zoning By-law No. 1088-2002 (see Attachment 6: Zoning Map). The EC2 zone permits apartment houses and a limited range of commercial uses. The By-law does not permit any residential use on the ground floor. The maximum building height permitted is 24 m and the maximum Floor Space Index permitted is 3.5 times the area of the lot.

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 to be provided. The Zoning By-law also provides a number of performance standards including maximum podium height, minimum and maximum building setbacks and maximum tower floor plate size.

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

Site Plan Control

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

COMMENTS

Reasons for the Application

Amendments to 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; ground floor use; 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 Provincial Policy Statement (2020) and conformity with the Growth Plan (2019).

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; (k) the adequate provision of employment opportunities; (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 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 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. Policy 1.3.1 (a) and (d) of the PPS (2020) directs Planning authorities to promote economic development and competitiveness by providing for an appropriate mix and range of employment, institutional and broader mix of uses to meet long-term needs, and encourage compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.

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.

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 Etobicoke Centre has been identified as an Urban Growth Centre in the Growth Plan. Policy 2.2.3.1 states that Urban Growth Centres will be planned:

- (a) As focal areas for investment in regional public services facilities, as well as commercial, recreational, culture and entertainment uses;
- (c) To serve as high-density major employment centres that will attract provincially, nationally or internationally significant employment uses; and
- (d) To accommodate significant population and employment growth.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10 minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

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, accommodating employment growth, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on this particular site given its land use designation, the level of intensification of this site must reflect the existing and planned context as established by the implementing Zoning By-law and Official Plan policies.

Official Plan Conformity

The site is designated *Mixed Use Areas* in the Official Plan. The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all Mixed Use Areas will experience the same scale or intensity of development.

One of the key objectives of the Official Plan is for new development to provide built form transition and minimize shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale. New buildings should be located and massed with appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*. Other *Mixed Use Areas* development criteria establish that new development should provide good site access, circulation and parking, as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Official Plan Policy 2.3.1.4 provides that where significant intensification is proposed, Council will determine whether or not to create a Secondary Plan, area specific zoning by-law or area specific policy following an Avenue Study or area based study.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents.

Section 3.5.1 of the Official Plan, Creating a Strong and Diverse Civic Economy, promotes attracting new and expanding existing employment opportunities and economic growth within Toronto. Policy 3.5.1.2(a) states a multi-faceted approach to

economic development in Toronto will be pursued by stimulating transit-oriented office growth in the *Downtown and the Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in *Mixed Use Areas*. Policy 3.5.1.3 states "a balance growth of jobs and housing across the City will be pursued to:

- (a) Maintain a complete community; and
- (c) Increase the proportion of travel by transit, walking and cycling."

Policy 3.1.5.6, emphasizes the promotion of new office development in *Centres* and *Mixed Use Areas* within 500 m of an existing or approved and funded subway, light rapid transit or GO station, in order to accommodate future employment and support public investment.

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. Policy 2.2.2.2 (a), (b), (d), (j) and (l) (i) (ii) of the Official Plan states:

"Each *Centre* will have a Secondary Plan that will:

- (a) Achieve a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre* which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan;
- (b) Set out local goals and a development framework consistent with this Plan;
- (d) Create a positive climate for economic growth and commercial office development;
- (j) Set out the location, mix and intensity of land uses within the *Centre*;
- (l) Support the potential for growth within the *Centre* and protect adjacent *Neighbourhoods* from encroachment or larger scale development by:
 - (i) Establishing firm boundaries for the development area; and
 - (ii) Ensuring an appropriate transition in scale and intensity of activity from the Centre to surrounding *Neighbourhoods*."

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. Secondary Plan policies implement the objectives, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.

The planned vision of the Etobicoke Centre is to develop the feel and function of an urban core by providing a wide range of housing, employment, shopping, and recreation and entertainment opportunities. Policy 3.6.2 of the Etobicoke Centre Secondary Plan states that the Etobicoke Centre will be promoted to encourage future office development.

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 buildings specific to the *Mixed Use Area B* designation and taller buildings in *Mixed Use Area A*. 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. New development in *Mixed Use Area A* will be designed and situated to take advantage of nearby transit services.

The Etobicoke Centre Secondary Plan contains urban design policies that specifically apply to tall building proposals which are more prescriptive than the parent Official Plan policies. Since the proposed development is comprised of two tall buildings, the proposal will be evaluated under Section 3.4 Urban Design, Policy 6 of the Etobicoke Centre Secondary Plan, which sets out key urban design considerations that proposed tall buildings must, at a minimum, address:

- "(a) Demonstrate how the proposed building and site design will contribute to and reinforce the urban structure of the area;
- (b) Demonstrate how the proposed building and site design relate to adjacent buildings and blocks within the immediate neighbourhood;
- (c) Minimize the negative impact of shadows, sky view and wind on adjacent public areas including streets, parks and open spaces;
- (d) Take into account the relationship of the site to topography of other tall buildings;
- (e) Minimize the negative impact of shadows, sky view and wind on neighbouring private properties and residential neighbourhoods;
- (f) Provide adequate transition between tall buildings and the adjacent lower scaled buildings; and
- (g) Provide high quality, comfortable and usable publicly accessible open space and areas."

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.

Staff will continue to work with the applicant to revise the proposal to be more in keeping with the vision of both the Official Plan and Etobicoke Centre Secondary Plan and achieve a built form which supports and contributes to the urban structure of the Six Points Focus Area and the Etobicoke Centre, as well as provide for a range of uses.

Built Form, Planned and Built Context

The proposal will be evaluated based on the planning framework for the area, including Sections 2 (j), (k), (p), (q) and (r) of the *Planning Act*, the PPS (2020), 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 Design 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 proposal.

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

- Appropriateness of the lack of commercial space in an Urban Growth Centre and *Mixed Use Areas* designation;
- Appropriateness of the proposed building height, massing, siting and scale;
- The relationship and transition to areas of different development intensities and scales;
- Appropriateness of the proposed site circulation, loading and garbage;
- Landscaped open space and streetscaping;
- Appropriateness of the proposed on-site community space and POPS;

- Appropriate relationship and potential mitigation measures to the adjacent utility corridor; and
- The impact of the proposed building on the public realm, including wind and shadow impacts in the immediate vicinity.

The applicant has submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers and Scientists. Staff are reviewing the appropriateness of the proposed mitigation measures.

Staff will continue working with the applicant to achieve a redevelopment proposal that is in keeping with the existing and planned character of the area.

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>.

In addition to reviewing the proposal against the Etobicoke Centre Guidelines, the proposal will also be evaluated against the City-Wide Tall Buildings Design Guidelines.

Growing Up: Planning for Children in New Vertical Communities

In July 2020, Toronto City Council adopted updated 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 greater than 20 residential units and future city-wide and area-based planning frameworks. 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).

Additionally, City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent.

Policy 3.4.1 (d) of the Official Plan 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 application is proposing to remove 7 protected private trees and 7 City-owned trees. An Arborist Report has been submitted and is under review by City staff. Staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

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 liveability 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 application proposes a community space of 464 m² in size as part of the development. The Community Services and Facilities Study that was submitted with the application will be reviewed to determine whether the proposed community space is appropriate and/or whether any capital improvements or opportunities for expansion of existing facilities are required.

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 the Section 37 provisions of the *Planning Act* should this application be recommended for approval.

Infrastructure/Service 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 and a Hydrogeological Report. 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 submitted in support of the application 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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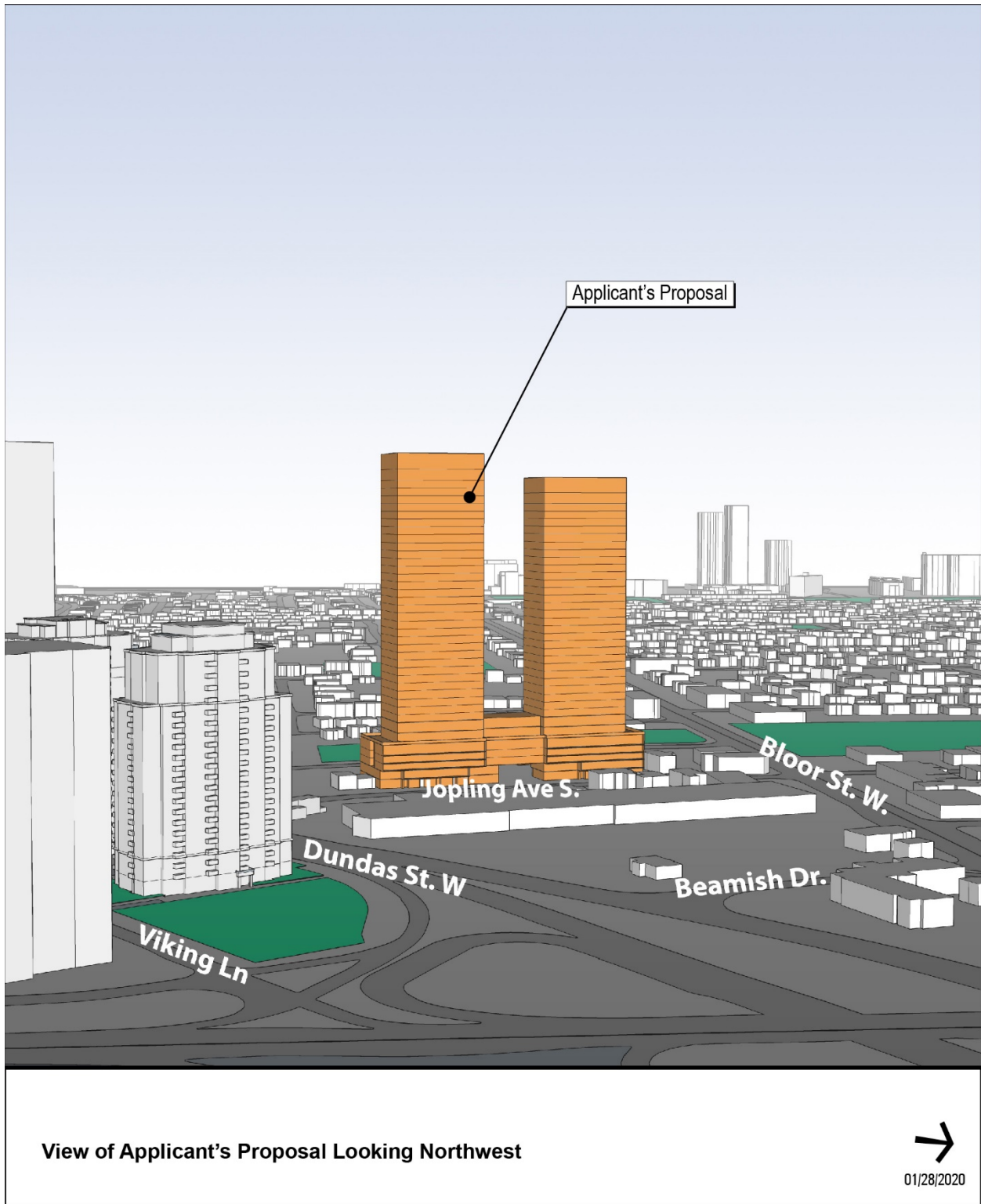
Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

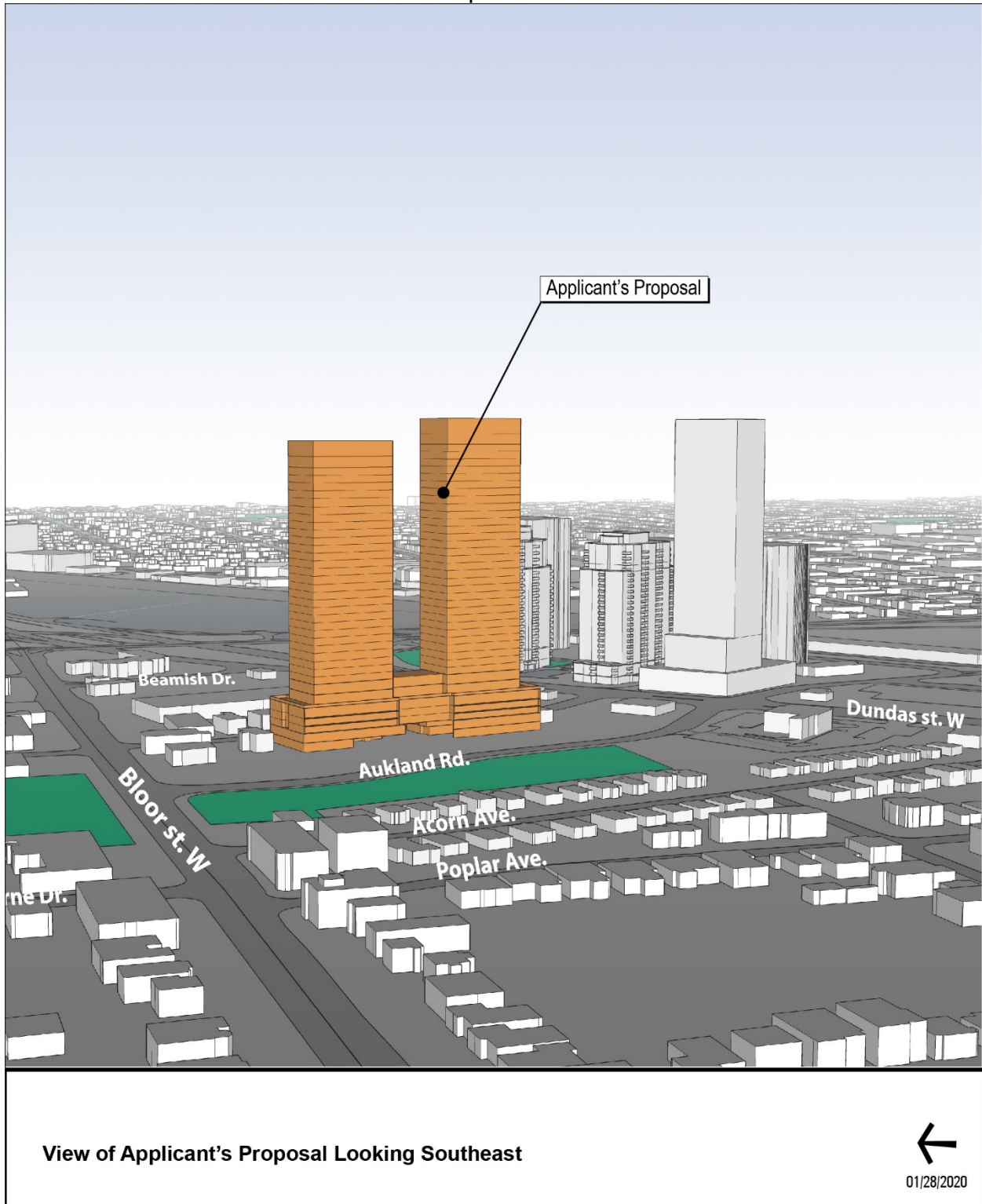
City of Toronto Drawings

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

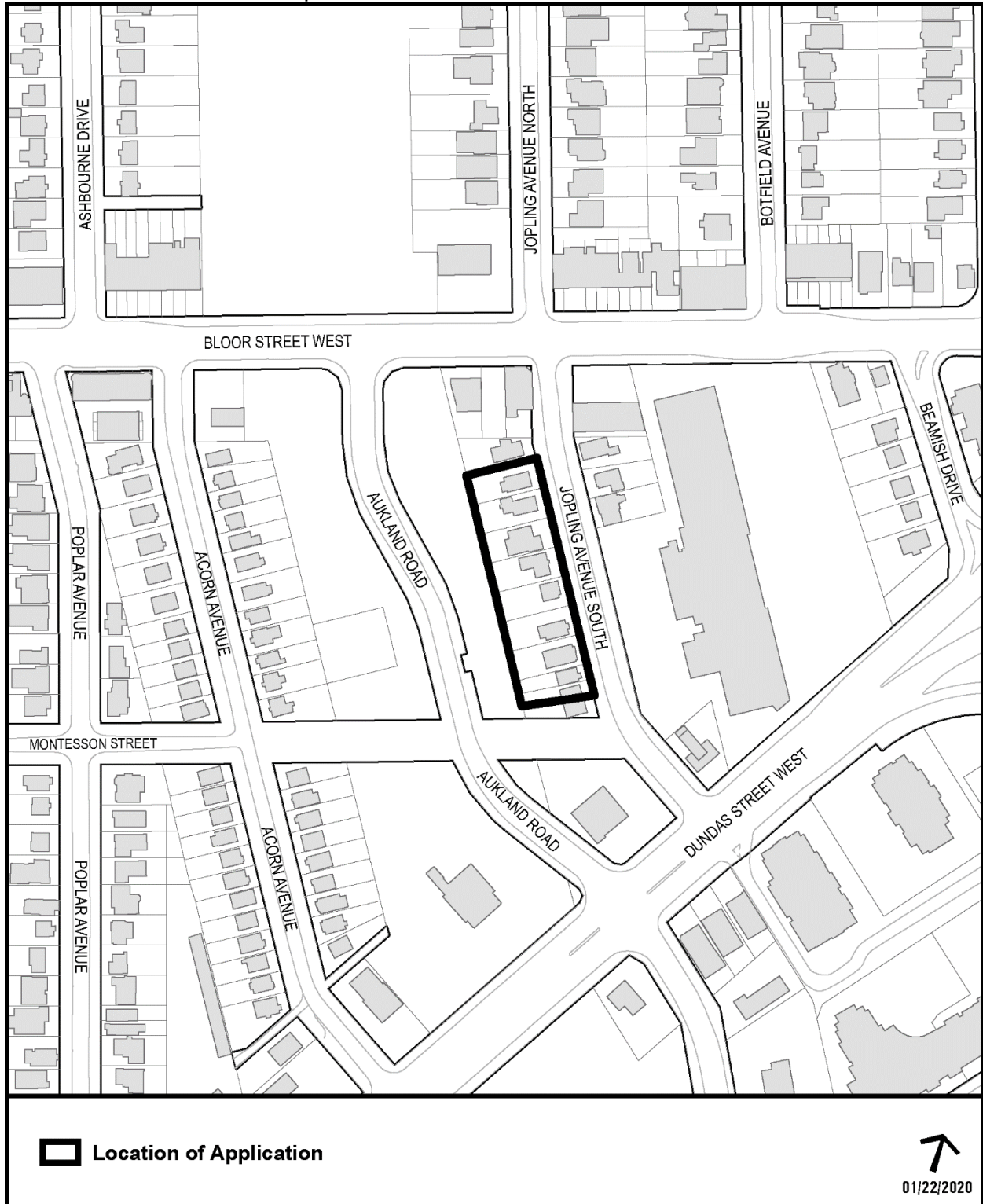
Attachment 1: Northwest 3D Model of Proposal in Context



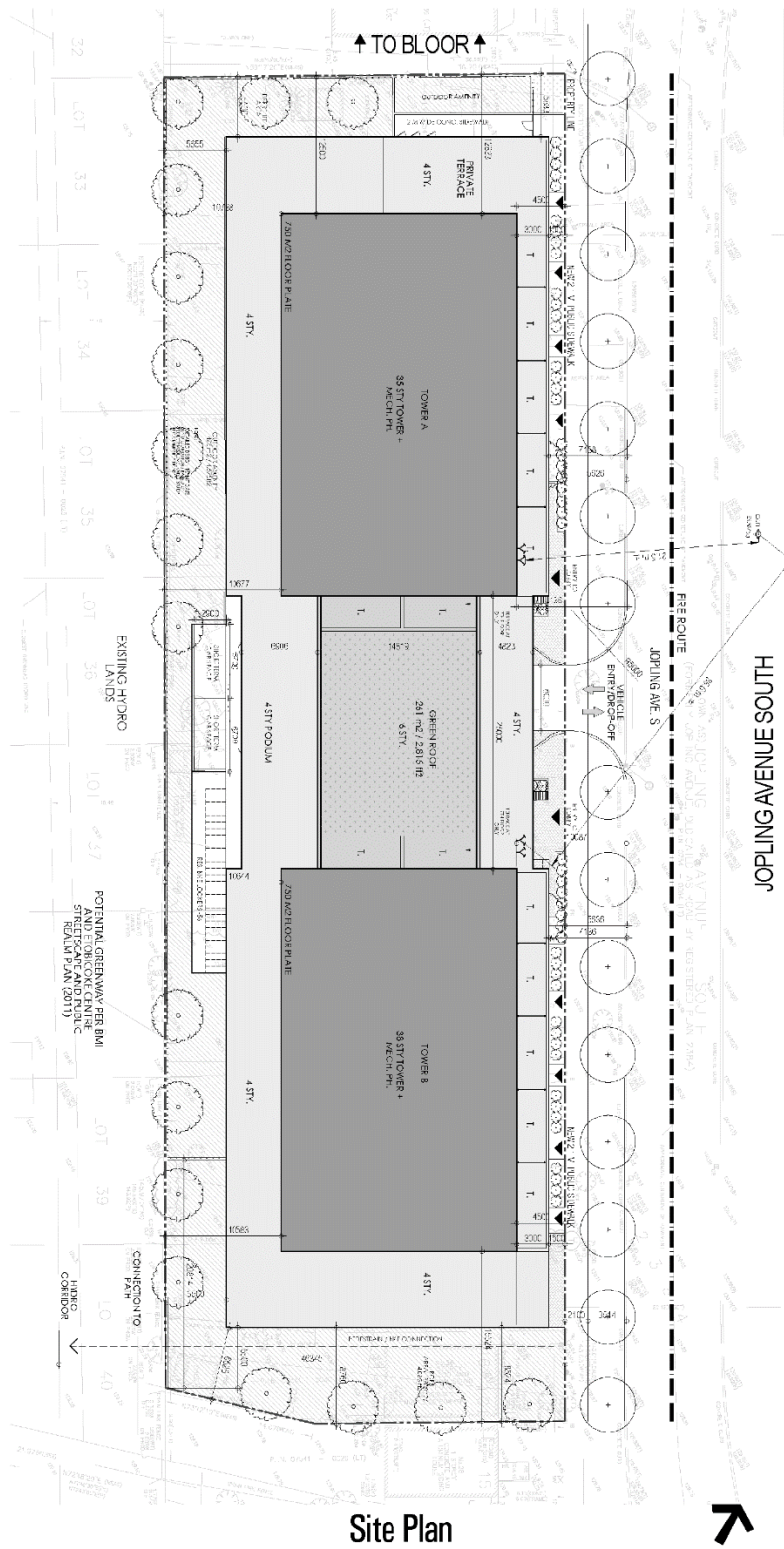
Attachment 2: Southeast 3D Model of Proposal in Context



Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #15

8-26 Jopling Avenue South

File # 19 252405 WET 03 0Z

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


Not to Scale
01/22/2020

Attachment 6: Zoning Map



Zoning By-law No. 569-2013

8-26 Jopling Avenue South

File # 19 252405 WET 03 0Z



Location of Application

RD Residential Detached UT Utility and Transportation



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

- R2 Second Density Residential Zone
- OS Public Open Space Zone
- CL Limited Commercial Zone
- EC1 Etobicoke Centre 1
- EC2 Etobicoke Centre 2
- U Utilities Zone



Not to Scale
Extracted: 01/22/2020