

## **3100-3200 Bloor Street West and 4-8 Montgomery Road – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report**

Date: September 18, 2020

To: Etobicoke York Community Council

From: Paul Zuliani, Director, Community Planning, Scarborough District

Ward: 03 - Etobicoke-Lakeshore

**Planning Application Number:** 20 151103 WET 03 OZ

**Notice of Complete Application Issued:** July 7, 2020

**Current Use(s) on Site:** The site is comprised of two commercial buildings with surface parking used for a car dealership and a car rental establishment along the Bloor Street West frontage; three detached residential homes along the Montgomery Road frontage; surface parking north of the TTC subway line for parking accessory to the car dealership.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan, the former City of Etobicoke Zoning Code and the City-wide Zoning By-law 569-2013 for the lands municipally known as 3100-3200 Bloor Street West and 4-8 Montgomery Road. The application proposes a 13-storey residential building comprised of 319 dwelling units including 443 square metres of commercial space at grade. A total of 449 parking spaces are proposed within 3 levels of underground parking. The application also proposes to naturalize and convey lands to the Toronto and Region Conservation Authority (TRCA) that are below the top-of-bank including the 10 metre buffer above the top-of-bank.

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 3100-3200 Bloor Street West and 4-8 Montgomery 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes to amend the Official Plan and Zoning By-law to permit a 13-storey mixed use building and 443 square metres of retail gross floor area at the northwest corner of Bloor Street West and Montgomery Road incorporating the lands located at 3100-3200 Bloor Street West and 4-8 Montgomery Road. The proposed height of the building would be 49 m including the mechanical penthouse. The proposal also includes the conveyance and naturalization of 48.88 m from the Mimico Creek property line to a proposed top-of-bank as well as conveyance and landscaping of a 10 m buffer from the proposed top-of-bank. The proposal also proposes to naturalize lands currently used as a parking area, north of the subway line belonging to this site.

The proposal would have a total gross floor area of approximately 43,740 square metres as measured by the former City of Etobicoke Zoning Code and 41,339 square metres as measured by the City-wide Zoning By-law including 443 square metres of commercial space at grade. The resulting Floor Space Index is 2.5 times the gross area of the lands and 4.8 times the net area of the lands under the former City of Etobicoke Zoning Code. Under the City-wide Zoning By-law, the proposal would represent a Floor Space Index of 2.6 times the gross area of the lands and 5.1 times the net area of the lands.

The proposed building would be in a 'U'-shape with the taller portions of the 13-storey building fronting onto Mimico Creek and Bloor Street. The height along Montgomery Road would range from 4-storeys at the north end of the site to 12-storeys at the corner of Montgomery Road and Bloor Street. The proposed retail component would be on the ground floor of the building and would be fronting onto Bloor Street.

The proposed building face at the ground floor along Bloor Street West would have a setback ranging from 6.07 metres to 9.28 metres from the curb (3 m to 4.5 m from the property line). The proposed building face at the ground floor along Montgomery Road would be setback approximately 9.08 m from the curb (3 m from the property line). The building's corners would be rounded and set back approximately 17.16 metres from the curb at the intersection of Bloor Street West and Montgomery Road.

The Building at the north end on Montgomery Road would have a streetwall height of 4-storeys (14.31 m) to the proposed access driveway. A continuous streetwall height of 6-storeys (20.21 metres) would be maintained from the access driveway on Montgomery Road to the intersection of Bloor Street West and Montgomery Road. The streetwall height steps from 6 storeys, to 1 storey and to 4 storeys along the Bloor Street frontage from east to west.

The building above the streetwall would be stepped back ranging from 1.5 m to 3 m and 4.5 and 5 m to the 8<sup>th</sup> storey, then stepped back again at varying intervals up to the 13<sup>th</sup> storey and Mechanical Penthouse. Along the Montgomery Road frontage, the 12<sup>th</sup> storey of the building (13<sup>th</sup> storey does not have frontage on Montgomery Road) would be setback approximately 20 m from the property line, while the 13<sup>th</sup> storey would be setback: 21.5 m from the property line along Bloor Street West; approximately 66 m from the west property line; and 27.27 m from property line with the TTC.

A total of 319 residential units are proposed which would include 89 one-bedroom units (28%); 214 two-bedroom units (67%); 16 three-bedroom units (5%). Two-bedroom units range in size from 67.7 to 153.5 m<sup>2</sup> and three-bedroom units range in size from 148.7 to 246.5 m<sup>2</sup>.

A total of approximately 638m<sup>2</sup> of indoor amenity space would be provided including approximately 598 m<sup>2</sup> on the ground floor and approximately 40 m<sup>2</sup> on the 5<sup>th</sup> floor. A total of approximately 644 m<sup>2</sup> of outdoor amenity space would be provided which includes approximately 375 m<sup>2</sup> on the ground level, and approximately 113 m<sup>2</sup> on a 4<sup>th</sup> floor rooftop accessed by the 5<sup>th</sup> level and 155 m<sup>2</sup> of a proposed green roof is included in the outdoor amenity area.

Vehicular ingress and egress access would be provided by a 9.61 m private driveway off of Montgomery Road leading into the site around an internal circular driveway providing access to the underground parking garage ramp, the loading space and an area for drop-off and pick-up. Loading and garbage collection facilities for residential and retail uses would be consolidated into a single shared Type 'G' loading space located on the ground floor and accessed from the internal circular driveway.

A total of 449 parking spaces would be proposed within 3 levels of underground parking. These would include 48 visitor spaces, 4 retail spaces and 397 residential parking spaces (133 spaces located on the P1 level and 157 on the P2 level and 159 located on P3). No parking spaces would be provided at grade. The proposed levels of underground parking would extend under most of the proposed building including the circular internal driveway except the lands to be conveyed and naturalized and some lands in the north side of the site fronting onto Montgomery Road.

A total of 251 bicycle parking spaces would be provided which would include 33 spaces at grade (24 residential and 9 retail spaces) and 218 spaces within a bicycle locker rooms on the P1 and Mezzanine and the P2 level for residents.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/3100BloorStW>

See Attachment 1 and 2 of this report, for three dimensional representation of the project in context and Attachment 4 for the site plan of the proposal.

## **Site and Surrounding Area**

The site is generally flat and rectangular in shape with the TTC, Line 2 (Bloor) subway bisecting the site above grade in an east west direction. The site is located on the east side of the Mimico Creek partially within the floodplain with frontage along Bloor Street West and Montgomery Road with a total site area of approximately 1.66 hectares (gross).

The 3200 Bloor Street West portion of the site is occupied by a one-and-a-half-storey car dealership, 3100 Bloor Street West is occupied by a one-storey car rental establishment, and both are surrounded by paved parking. The area north of the TTC Line 2 subway is also paved with parking for automobiles. Soft landscaping is limited to the perimeter along property lines to the north, east and west.

4-8 Montgomery Road are occupied by three detached two-storey residential dwellings, and are surrounded by soft landscaping including several mature trees.

The site is within 800 metres of the Islington subway station and within 500 metres of the Royal York subway Station. The residential area northeast of the site is characterized by one and two-storey detached homes while the mixed-use area immediately east along Bloor Street West is characterized by two-storey commercial buildings.

**North:** North of the proposed 13-storey building and bisecting the site is the TTC's Line 2 subway; Our Lady of Sorrows Catholic School is to the northwest; one-and two-storey detached residential buildings are located to the northeast.

**South:** On the south side of Bloor Street West are 2 to 4-storey commercial buildings; and a 7-storey mid-rise residential building at the south west corner of Bloor Street West and Thompson Avenue.

**East:** On the east side of Montgomery Road are 1 and 2-storey detached residential buildings; Birchview Boulevard Parkette is at the north east corner of Montgomery Road and Birchview Boulevard; Kingsway Baptist Church, a neo-gothic style church is at the southeast corner of Montgomery Road and Birchview Boulevard; and a 2-storey commercial building is located at the corner of Montgomery Road and Bloor Street West.

**West:** Tom Riley Park including Mimico Creek; further west, is the Bloor Islington Focus area, part of the Etobicoke Centre Secondary Plan.

## **Provincial Interests, Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of 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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the Growth Plan) 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 conservation and environmental stewardship may be applicable to any application. The Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

A portion of the subject site (3100 and 3200 Bloor Street West) is located within one of four *Centres* shown on Map 2, Urban Structure of the Official Plan, the Etobicoke Centre. 4-8 Montgomery Road lands are not included in this *Centre* and are located outside the Etobicoke Centre Secondary Plan boundary.

The subject site is located in the *Natural Heritage System* identified on Map 9 of the Official Plan.

The lands within the westerly portion of 3100 and 3200 Bloor Street West area are within an area identified as within *Special Policy Area No. 5 - Queensway-Dundas : Mimico Creek* on Maps 10 and 11 (1 of 2) of the Official Plan. The SPA related policies and mapping of the Official Plan were not approved by the Minister of Municipal Affairs and Housing when the Toronto Official Plan was approved in part. The City has appealed the Minister's decision and it is not in force. The SPA policies and maps of the Official Plan represent City Council's policy direction.

The 3100 and 3200 Bloor Street lands are designated *Mixed Use Areas* and *Natural Areas* on Maps 14 and 15 of the Official Plan and *Mixed Use Area B* and *Natural Areas* within the Etobicoke Centre Secondary Plan. Lands at 4-8 Montgomery Road are designated *Neighbourhoods* on Maps 14 and 15 of the Official Plan. See Attachment 5 of this report.

The Etobicoke Centre Secondary Plan may be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9a29-cp-official-plan-SP-12-EtobicokeCentre.pdf>.

## Zoning By-laws

The lands at 3100 and 3200 Bloor Street West are zoned Etobicoke Centre 1 (EC1) in the Etobicoke Centre Zoning By-law 1088-2002. The EC1 zone permits a wide range of commercial uses and residential dwelling units located above commercial uses. The zoning regulation includes a maximum building height of 15 metres and a minimum gross Floor Space Index (FSI) density of 2.0, but does not identify a maximum density for the lot, instead it identifies this property within the Open Space (OS) Zone. There are also a number of parking and transportation-related regulations.

City-wide Zoning By-law 569-2013 applies only to the lands at 4-8 Montgomery Road. These lands are zoned RD. This zone only permits detached residential dwellings with a maximum height of 9.5 metres.

The City's Zoning By-law 569-2013 may 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:

- Etobicoke Centre Urban Design Guidelines;
- Bloor-Kingsway Urban Design Guidelines;
- Etobicoke Centre Public Space and Streetscape Plan;
- Mid-Rise Building Performance Standards;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Streetscape Manual;
- Bicycle Parking Facilities;
- Percent for Public Art;
- Toronto Green Standard; and
- Bird-Friendly Guidelines.

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

## Site Plan Control

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

## COMMENTS

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### Reasons for the Application

An amendment to the Official Plan is being sought to redesignate three properties (4-8 Montgomery Road) to *Mixed Use Areas* and to bring them into the Etobicoke Secondary

Plan to consolidate the policy permissions for the site. An amendment to the former City of Etobicoke Zoning By-law No. 1088-2002 is required to increase the permitted height and density and to revise other development regulations as necessary to accommodate 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).

Relevant matters of provincial interest in Section 2 of the *Planning Act* for this application include: (a) the protection of ecological systems, including natural areas, features and functions; (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; (h) the orderly development of safe and healthy communities; (j) the adequate provision of a full range of housing, including affordable housing; (o) the protection of public health and safety; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support 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 PPS (2020) contains policies related to managing and directing development. Relevant policies of the PPS for this application include policies related to:

- managing and directing intensification and development;
- the protection of the natural heritage system including natural heritage features and ecological functions;
- the protection, improvement or restoration of the quality and quantity of water;
- development restrictions within areas with flooding hazards and the identification of Special Policy Areas; and
- the conservation of significant built heritage resources, cultural heritage landscapes and archaeological resources.

The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and comprehensive, integrated and long-term planning is best achieved

through official plans. Further policy 4.6 states that Official plans shall identify provincial interests and set out appropriate land use designations and policies.

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 contains policies pertaining to population and employment densities that should be planned for in 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 an existing or planned higher order transit station, representing about a 10-minute walk. As noted, above, the subject lands are also within Etobicoke Centre which is one of the Growth Centres identified within the Growth Plan, and is located within 800 metres of the Islington subway station and within 500 metres of the Royal York subway station.

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 are planned to achieve appropriate densities. On June 29, 2020, City Council approved a work plan ([Item PH14.4](#)) for the Growth Plan Conformity and MCR of the Toronto Official Plan and established August 4, 2020 as the commencement of the City's MCR. Regarding MTSAs, the MCR work plan includes a three-phased implementation approach to delineate and set density targets for the 180+ MTSAs in Toronto. The Islington Subway Station area is included in Phase 1 of the MTSAs implementation, and the Royal York Subway Station is included in Phase 2.

This application will be evaluated against the relevant matters of Provincial Interest in the *Planning Act*, and policies and objectives of the Provincial Policy Statement and Growth Plan, especially with regard to:

- the protection of natural heritage, health and safety;
- conservation of cultural heritage resources;



- the promotion of well-designed built form;
- the policy direction for intensification and growth; and,
- supporting a complete community including a range of housing options.

### **Official Plan Conformity**

Etobicoke Centre is one of four *Centres* identified in the Official Plan which is focused on two subway stations and as an interregional transit connection point can contribute to growth management objectives of the broader region. It is comprised of a range of urban conditions including commercial office buildings, high rise apartments, auto-oriented retailing and traditional main street shopping. It has development potential, particularly around its subway stations and the City's own Westwood Theatre lands.

Relevant policies of the Official Plan for this application include policies related to:

- *Centres* and lands designated *Mixed Use Areas and Neighbourhoods*;
- Secondary Plan policy requirements;
- conservation of heritage resources;
- development restrictions within areas with flooding hazards and the identification of Special Policy Areas;
- required setback of a minimum of 10 meters for development from top-of-bank of ravines, toe-of-slope of ravines and other locations where slope or proximity to shorelines may be hazardous;
- prohibition of slope alteration;
- the protection of the natural heritage system; and
- evaluation and assessment of impacts on the natural environment for development proposed in or near the natural heritage system and identification of mitigation and or improvements.

### **Etobicoke Centre Secondary Plan**

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 lands at 3100 and 3200 Bloor Street West as *Mixed Use Area B*. The proposal is requesting a redesignation of 2-4 Montgomery Road to *Mixed Use Area B*. The planned function for the *Mixed Use Area B* is to continue as the pedestrian focus of Etobicoke Centre and to develop with pedestrian-scale height buildings having retail and service uses at-grade to enhance and expand the main street shopping area.

The subject lands are located in and next to the Bloor/Islington Focus Area of the Etobicoke Centre Secondary Plan. Within this area are both the Islington Subway Station and a “main street” shopping district that extends westward from the Kingsway commercial area. The Secondary Plan directs that the westerly extension of the “main street” shopping area consist of lower scale mixed use buildings that add to the level of pedestrian activity and requires protection from impacts of development on the low density residential neighbourhood beyond the Plan’s southerly boundary.

Part of the site also contains lands that are below top-of-bank and within a 10- metre buffer along the east side of the Mimico Creek. The site adjoins the Tom Riley Park and Mimico Creek Focus Area of the Secondary Plan. The Secondary Plan states that this area provides a major open space resource for area residents as well as organized recreation opportunities for a broader constituency. The Mimico Creek Area will continue as a major open space and institutional area to serve the Etobicoke Centre. The area will be a vibrant, activity-filled open space area with excellent visibility and access. The area will form an open space destination connected to a broader system of pedestrian open space linkages throughout the Secondary Plan area as well as the *Neighbourhoods* to the north and south along Mimico Creek.

To maximize the number of housing opportunities within the City Centre, the Secondary Plan requires that new housing take the form of mid-rise and high-rise apartment dwellings. The general scale of buildings within Etobicoke Centre is to promote an urban character. The greatest heights and densities are to be around the Kipling and Islington subway stations. The scale of buildings in the area are to be varied in order to reflect and enhance the diverse physical contexts, mid-rise along the main streets in areas such as Islington Village, along the south side of Bloor Street east of Islington Avenue and along the north side of Bloor Street east of Mimico Creek and high rise character immediately on or adjacent to the Kipling and Islington subway stations consistent with their location and surroundings.

The Etobicoke Centre Secondary Plan also provides that development on lands within Mimico Creek Special Policy Area will be permitted subject to the approval of the Toronto Region Conservation Authority.

While an application to amend the Official Plan and Secondary Plan has been submitted to permit the proposal, staff will determine whether the proposed development in its current form is appropriate and the proposal will be reviewed for its conformity with the policy intent of both the Official Plan and the Etobicoke Centre Secondary Plan, especially with regard to:

- the protection of, and enhancement of, the adjoining natural heritage area (Mimico Creek);
- the promotion of health and safety and prevention of flood risk;
- the conservation of cultural heritage resources;
- appropriateness of assembling *Neighbourhoods* lands and redesignating them to *Mixed Use Areas*;

- the policy direction for character of buildings to be consistent with their location and surroundings (including consideration of the Bloor-Kingsway main street, the Mimico Creek valley and the surrounding *Neighbourhoods*);
- the policy direction for pedestrian scale height buildings with pedestrian focus that enhance and expand the main street shopping area; and
- whether the proposal conforms to the *Mixed Use Areas B* designation's planned function, including the provision of retail and service uses at grade and the expansion of the main street shopping area.

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

The proposal will be evaluated based on the planning framework for the area, including Section 2 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.

The Etobicoke Centre Urban Design Guidelines, the Bloor-Kingsway Urban Design Guidelines and the Etobicoke Centre Public Space & Streetscape Plan provide additional area-specific direction for the redevelopment of the subject lands:

- The Etobicoke Centre Urban Design Guidelines identify the subject lands as being within an extension of the Bloor-Kingsway “main street” area which extends into Etobicoke Centre along the south side of Bloor Street providing pedestrian scale development.
- The Bloor-Kingsway Urban Design Guidelines ensure a high quality of urban design and building treatment that is sensitive to significant features within the Bloor-Kingsway area and the existing adjoining residential neighbourhoods, including identifying and reinforcing the distinctive character of the area; encouraging the on-going provision of local shops, services and amenities; preserving and enhancing the pedestrian urban experience; encouraging an appropriate building type and design to be achieved in new development; accommodating intensification; and identifying appropriate parking and servicing arrangements.
- The Etobicoke Centre Public Space & Streetscape Plan recommends strategies and projects to improve the public realm in this emerging urban centre which aims to: unify the diverse parts of the Centre; encourage a pedestrian friendly environment; improve sidewalk details and lighting conditions; and identify new park space and public space improvements.

The following will be evaluated through the review of this application:

- Whether the application is contextually appropriate and whether it fits with the planned and surrounding built context;

- Appropriateness of the proposed building height, massing, setbacks, stepbacks, siting and scale and conformity to all applicable policies and guidelines;
- Assessing transition and impacts of the proposal on adjacent areas and the public realm, (including wind and shadow impacts in the immediate vicinity);
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Appropriateness of location and quantity of indoor and outdoor amenity areas;
- Whether the proposal provides a high-quality public realm, landscape design and appropriate sidewalk widths;
- Whether the proposal appropriately addresses natural heritage and the adjacent Mimico Creek;
- Whether the proposal appropriately incorporates the direction for Views and Gateways into Etobicoke Centre given its entry point location.

### **Ravine and Natural Heritage Protection**

The subject lands include lands that are shown within the *Natural Heritage System* on Map 9 of the Official Plan, include some lands that are below the top-of-bank, and below top-of-toe of the Mimico Creek, and are adjacent to the Tom Riley Park, a large municipal park. The subject property is also subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine & Natural Feature Protection and the Toronto and Region Conservation Authority's (TRCA's) review and permitting processes.

The development proposal is showing a proposed 10 meter buffer from a proposed top-of-bank. The applicant's Planning Rationale report identifies that all lands that are below top-of-bank and the lands within the 10 metre buffer would be naturalized and conveyed to the TRCA.

The TRCA have been circulated the proposal and will be evaluating the proposal for comment to the City. Urban Forestry Division have been circulated the proposal and will be evaluating the portion of the property, which is protected by the City's Ravine & Natural Feature Protection By-law. With input from TRCA and Urban Forestry Division, staff will determine if the applicant has demonstrated conformity and consistency with Official Plan and Provincial Policy Statement policies concerning the protection of Natural heritage and appropriate set back from the top-of-bank for the Mimico Creek.

### **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).

A Tree Inventory and Assessment Report submitted in support of this application identifies a total 80 trees on and within 12 metres of the subject property and recommends the removal 51 trees that are in conflict with the proposed development. The Tree Inventory and Preservation Plan prepared for the proposal is under review.

### **Archaeological Assessment**

The subject site is identified as having archaeological potential and an archaeological assessment prepared by Archaeological Consultants and Contractors (December 2019) was submitted in support of the application. This Archaeological Assessment will be reviewed and evaluated.

### **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

A Community Services and Facilities Study was submitted with the application. Staff will be reviewing this study along with the findings of the City's Etobicoke Centre Community Services and Facilities Study to determine whether any capital improvements or expansion of facilities opportunities are identified.

### **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. Discussions with the Ward Councillor, City staff, residents and the applicant will be undertaken to determine the extent and nature of the required Section 37 community benefits should the application be recommended for approval.

## **Infrastructure/Servicing Capacity**

City staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

The applicant has submitted a Site Servicing and Stage 1 Stormwater Management Report, a Geotechnical Study, and a Hydrogeological Report. Staff will be reviewing these reports to evaluate the effects of the development on the City's municipal servicing infrastructure, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to adequately service the proposal.

Staff will also be reviewing the Transportation Impact Study to evaluate the effects of the development on the local transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.

## **Toronto Green Standard**

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. Staff will continue to review the Toronto Green Standard Checklist submitted by the applicant for compliance with Tier 1 performance measures and will be encouraging the applicant to meet Tier 2 or higher performance measures.

## **Other Matters**

The following items also need to be resolved in order to inform the evaluation of this proposal:

- appropriate use of the portion of the subject site, north of the TTC tracks;
- whether there is any resource on the site considered to have sufficient heritage value to warrant conservation;
- whether there are any TRCA requirements and/or concerns; and
- whether the parkland dedication requirement will be financial or land contribution.

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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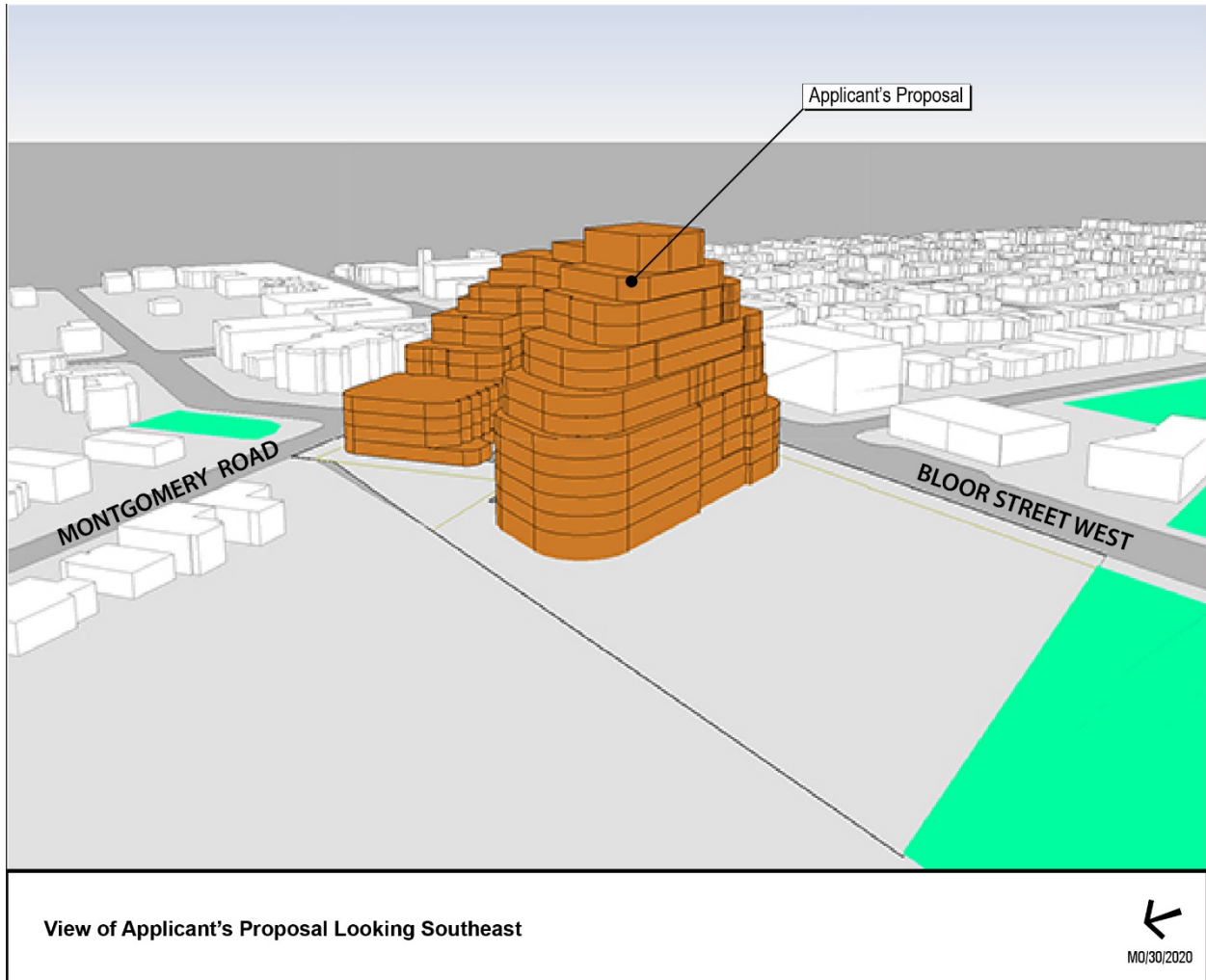
Paul Zuliani, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

### **City of Toronto Drawings**

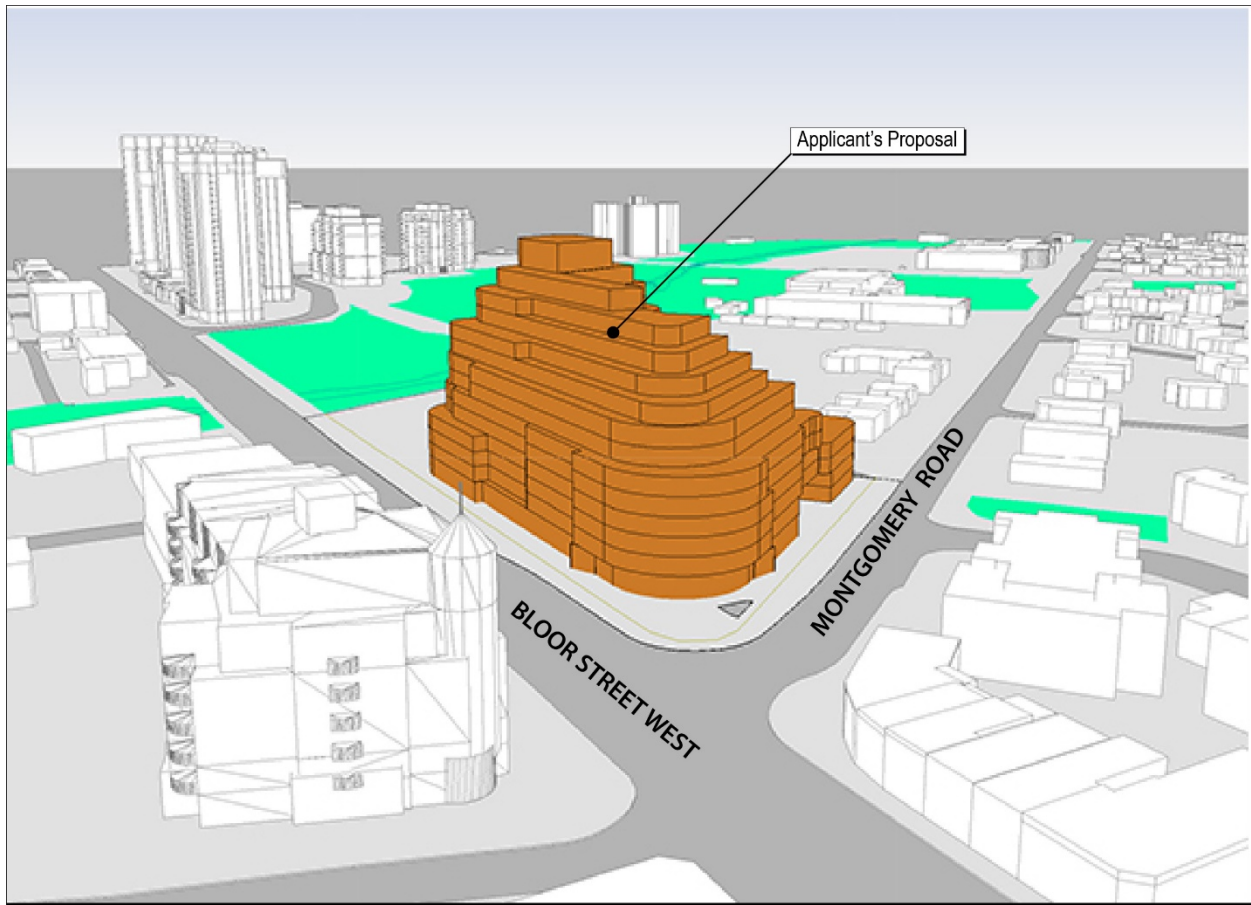
- Attachment 1: 3D Model of Proposal looking Southeast
- Attachment 2: 3D Model of Proposal looking Northwest
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning Map

Attachment 1: 3D Model of Proposal looking Southeast





Attachment 2: 3D Model of Proposal looking Northwest

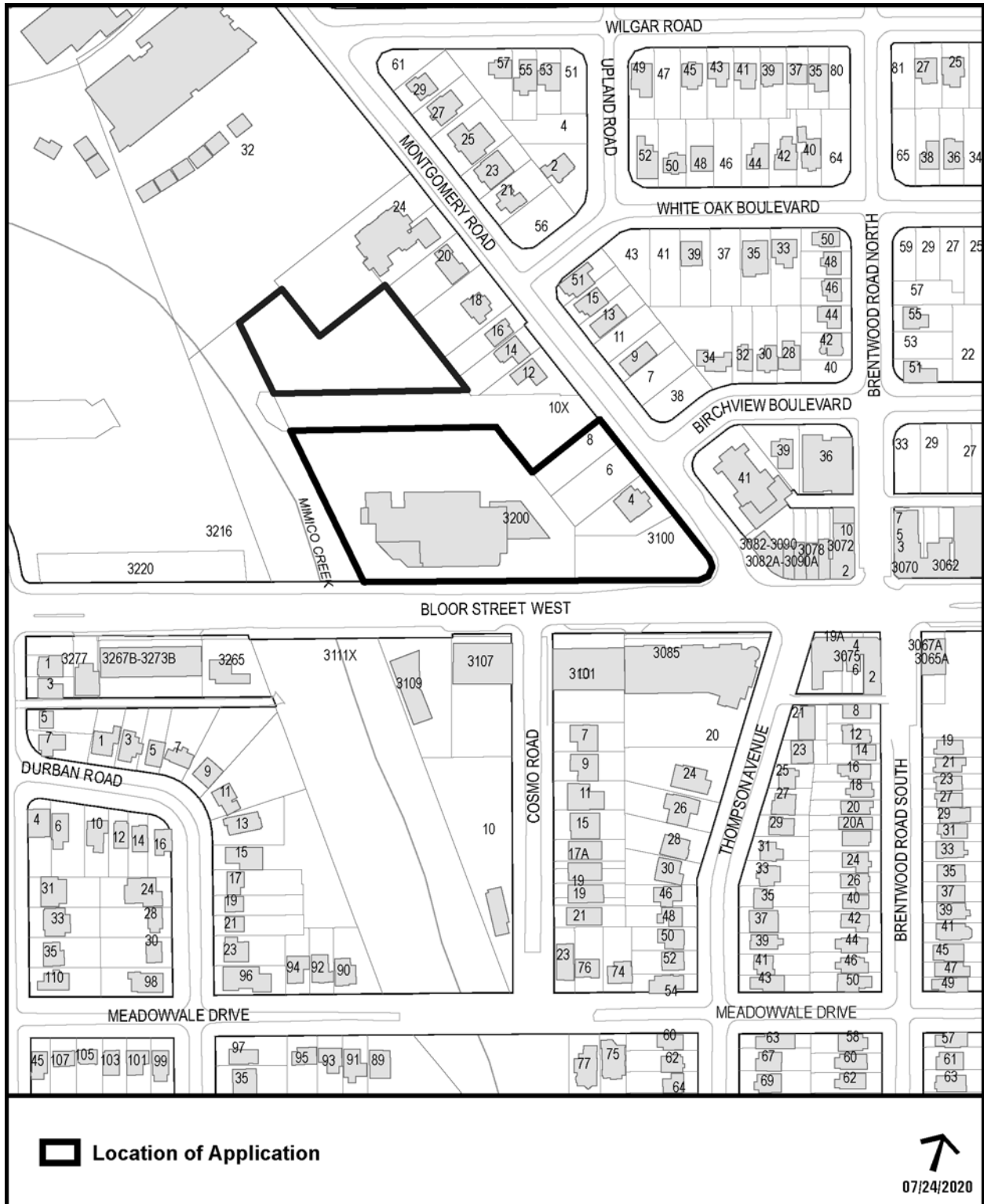


View of Applicant's Proposal Looking Northwest

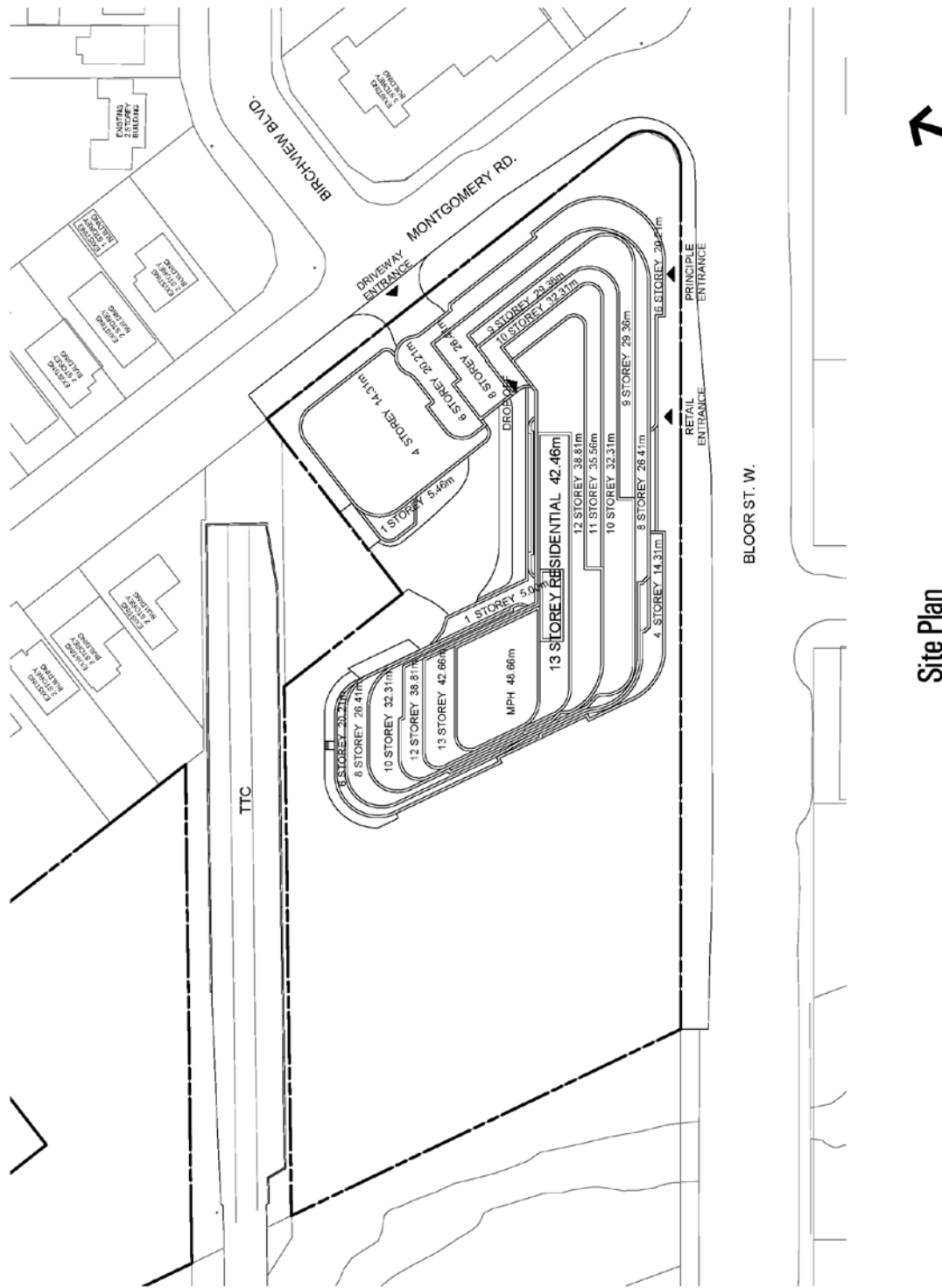


07/30/2020

Attachment 3: Location Map



Attachment 4: Site Plan









Site Plan

Attachment 5: Official Plan Map



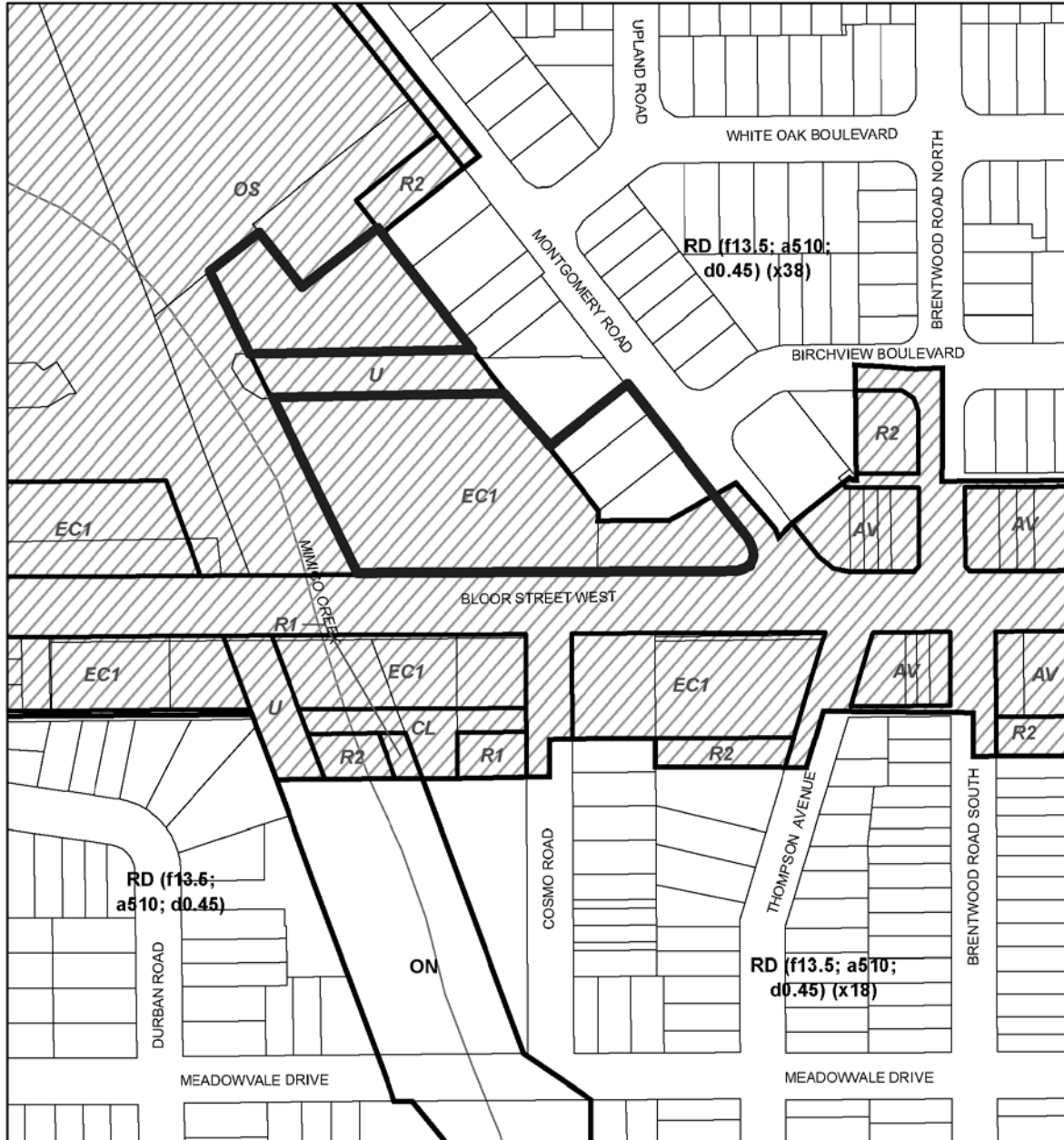
Official Plan Land Use Map #15

3100-23200 Bloor Street West  
and 4-8 Montgomery Road  
File # 20 151103 WET 03 0Z

 Location of Application	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Mixed Use Areas	 Parks

  
Not to Scale  
07/22/2020

Attachment 6: Zoning Map



Zoning By-law 569-2013

3100-3200 Bloor Street West  
and 4-8 Montgomery Road  
File # 20 151103 WET 03 0Z

Location of Application

RD Residential Detached    ON Open Space Natural

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

- R1 First Density Residential Zone
- R2 Second Density Residential Zone
- OS Public Open Space Zone
- AV Limited Commercial-Avenues Zone
- CL Limited Commercial Zone
- EC1 Etobicoke Centre 1
- U Utilities Zone

Not to Scale  
Extracted: 07/23/2020

