



REPORT FOR ACTION

2 and 10 East Mall Crescent – Zoning By-law Amendment Application – Preliminary Report

Date: November 12, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Etobicoke - Lakeshore

Planning Application Number: 20 169 076 WET 03 OZ

Current Uses on Site: The site at 2 East Mall Crescent currently contains a gas station and the site at 10 East Mall Crescent currently contains a 1-storey retail store with surface parking. The combined sites have an approximate area of 9 hectares (9,417 m²).

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 the former City of Etobicoke Zoning Code for the properties located at 2 and 10 East Mall Crescent. The application is associated with the Official Plan and Zoning By-law Amendment application for 250 The East Mall (20 169 050 WET 03 OZ). While the applications are separate, they will be reviewed together as both applications form the overall Cloverdale Mall redevelopment and Master Plan.

The application proposes a mixed-use development consisting of a 27-storey tower and a 6-storey mid-rise building connected by a one-storey base building and containing a total of 450 residential units. A total of 200 m² of retail space is proposed at grade level. The 27-storey tower would have an overall height of 92.5 metres and the 6-storey mid-rise building would have an overall height of 24 metres (without mechanical penthouses). The proposed development would have a total gross floor area (GFA) of 35,700 m², which would result in a Floor Space Index (FSI) of 3.8 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 applications located at 2 and 10 East Mall Crescent and 250 The East Mall together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application sites, 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.
3. Staff undertake the initial review of the applications at 2 and 10 East Mall Crescent and 250 The East Mall in tandem. Individual applications, or portions thereof, may be advanced for decision if deemed appropriate by staff.

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

The applicant met with staff on several occasions. In October and November of 2019, the applicant met with Planning staff, including Community Planning, Urban Design and Strategic Initiatives, Policy and Analysis. The proposal was also presented to the Design Review Panel on November 28, 2019. Additional pre-application meetings were held from December 2019 to February 2020. Staff provided a Planning Application Checklist to the applicant subsequent to the meetings.

The applicant had undertaken its own Master Planning process prior to the submission of this application and have been engaging with the community since 2018.

ISSUE BACKGROUND

Application Description

This application proposes a mixed-use development consisting of a 27-storey tower and 6-storey mid-rise building connected by a one-storey base building containing grade related retail space.

A total of 35,515 m² of residential gross floor area is proposed with 450 residential units. The 27-storey tower would contain 378 residential units and the 6-storey mid-rise building would contain 72 residential units. The unit mix is comprised of: 270 one-

bedroom units (60%); 135 two-bedroom units (30%); and 45 three bedroom-units (10%).

Vehicular access to the site is proposed via a driveway located mid-block along East Mall Crescent. The driveway leads to a circular driveway which provides access to the below grade parking at the northern portion of the site and to a loading space located at the southern portion of the site. A total of 455 vehicular parking spaces are proposed, of which 386 would be for resident parking, 67 for visitor parking and 2 allocated for commercial parking. The proposed parking spaces would be located in a two level underground parking garage. A total of 370 bicycle parking spaces are proposed to be located at grade.

Also proposed is one Type 'G' and one modified Type 'C' loading space at grade. The Type 'G' space would be internalized and integrated into the base of the 27-storey tower and located at the northern corner of the site, adjacent to the ramp to the underground parking. The modified Type 'C' loading space would be internalized and integrated into the base of the 6-storey mid-rise building and located south of the circular driveway.

A total of 900 m² of indoor amenity space and 281 m² of outdoor amenity space would be provided as part of this development. The indoor amenity space would be located at grade level in the base building. The outdoor amenity space would front East Mall Crescent, abutting the proposed driveway access.

Detailed project information can be found on the City's Application Information Centre at: <http://aic.to/2EastMallCres>.

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

This application is associated with the Official Plan and Zoning By-law Amendment application at 250 The East Mall. The application has been submitted as part of the overall Cloverdale Mall redevelopment and Master Plan. While the applications are separate, they will initially be reviewed together. Detailed project information for 250 The East Mall can be found at: <http://aic.to/250TheEastMall>.

Site and Surrounding Area

The subject properties are bounded by Dundas Street West to the south, East Mall Crescent to the east and The East Mall to the west (see Attachment 3: Location Map). The site consists of two lots, separated by an overpass providing access from East Mall Crescent to Cloverdale Mall. The site at 2 East Mall Crescent currently contains a gas station and the site at 10 East Mall Crescent currently contains a one-storey retail store with surface parking. The combined sites have an approximate area of 9 hectares (9,417 m²).

Surrounding land uses include:

North: To the north is a low-rise residential neighbourhood and a 1-storey commercial plaza fronting The East Mall.

West: Directly west is Cloverdale Mall, a 1-storey shopping centre containing approximately 35,000 m² of retail space.

East: To the east are two 3-storey commercial buildings and a low-rise residential neighbourhood.

South: On the south side of Dundas Street West is a 1-storey Food Basics grocery store and a 1-storey Metro grocery warehouse located in an *Employment Area*.

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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) 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 (2020) 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 Dundas Street West portion of the site is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities. Reurbanization of the *Avenues* is to be achieved through the preparation of an Avenue Study that sets out contextually appropriate as-of-right zoning and other regulations to achieve high quality development.

The subject site is designated *Mixed Use Areas* on Land Use Map 15 (see Attachment 5: Official Plan Land Use Map).

Zoning By-laws

The site is subject to City-wide Zoning By-law No. 569-2013, which zones the site Commercial Residential (CR), with no residential permissions. A maximum height of 11

metres, a maximum lot coverage of 25% and a maximum floor space index of 0.5 for commercial uses is permitted.

The site is also subject to the former City of Etobicoke Zoning Code, which zones the site Planned Commercial Regional (CPR) and is also subject to site specific Zoning By-laws 1978-63, 1292 and 1454. This zone does not permit residential uses. It permits large-format commercial and retail uses and also permits institutional uses, community centres and parks.

City-wide Zoning By-law No. 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

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

- City-Wide Tall Buildings Design Guidelines;
- Avenues and Mid-Rise Buildings Study and Performance Standards;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Guidelines for High Density Communities;
- Percent for Public Art Program;
- 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 City-wide Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code are required as the proposal does not comply with the existing performance standards with respect to: use, building heights and density. An amendment is also required to establish appropriate development standards for the proposal as the residential use is not currently permitted.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2020).

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 PPS (2020) contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock and surrounding area.

While the PPS (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 (2020) indicates that the Official Plan is the most important vehicle for implementing the PPS (2020) 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 (2020) and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS (2020).

Section 1.2.6 of the PPS (2020) provides compatibility direction between major facilities and sensitive land uses. The PPS (2020) defines transportation infrastructure and corridors, rail facilities and industries as major facilities. Policy 1.2.6.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance between major facilities and sensitive land uses is not possible, Policy 1.2.6.2 states that planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- There is an identified need for the proposed use;
- Alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

- Adverse effects to the proposed sensitive land use are minimized and mitigated; and
- Potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) 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 (2020) 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 (2020).

The application will be evaluated against the policies and objectives of the *Planning Act*, PPS (2020) and Growth Plan (2020), especially with regard to determining the compatibility of the proposed use and the southwest adjacent employment uses, 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.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on these lands given their 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 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.

In order to address land use compatibility, the Official Plan provides direction for locating sensitive land uses adjacent to or near *Employment Areas* or within the influence area of major facilities. Policy 2.2.4.5 states that sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and/or major facilities as necessary to:

- Prevent or mitigate adverse effects from noise, vibration and emissions, including dust and odour;

- Minimize risk to public health and safety;
- Prevent or mitigate negative impacts and minimize the risk of complaints;
- Ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and
- Permit *Employment Areas* to be developed for their intended purpose.

Policy 2.2.3(e) of the City's Official Plan states that the City's transportation network will be maintained and developed to support the growth management objectives of the Plan by supporting the implementation of measures for the long-term protection of 400-series highways and those major roads that play a vital role in the City's freight distribution system.

Chapter 3 - Building a Successful City contains principles to guide growth by integrating social, economic and environmental perspectives in decision making to create complete communities. The Official Plan contains policies which promote quality architecture, landscape and urban design and construction that ensures new development enhances the quality of the public realm. The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

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, including affordable housing, will be provided and maintained to meet the needs of current and future residents.

Land Use Designations are provided in Chapter 4 and are among the Official Plan's key implementation tools for achieving the growth strategy set out in Chapter 2 - to direct major growth to some parts of the city and away from others. Policy 4.5.2 of the Official Plan contains a number of criteria for development in *Mixed Use Areas*. 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.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on these lands given their land use designation, the level of intensification of these lands must reflect the existing and planned context as established by the implementing Zoning By-law and Official Plan policies. Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of City policies of the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, massing and other built form issues will be assessed based on Sections 2 (p), (q) and (r) of the *Planning Act*, the PPS (2020) and the Growth Plan (2020). The built form will also be assessed based on the City's Official Plan policies, the Zoning By-law and the City's Design Guidelines, including, but not limited to, Mid-Rise Buildings Design Guidelines, City-Wide Tall Buildings Design Guidelines and Growing Up: Planning for Children in New Vertical Communities.

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 increase in density and the impact to existing services in the area, including infrastructure, public transit, roads, and community facilities and services;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Appropriateness of the proposed transition, setbacks, step-backs, angular plane and shadow impacts as well as the relationship to adjacent properties and potential future development;
- Appropriateness of the proposed driveway access, site circulation, loading and garbage;
- Appropriateness of the public realm components, including the location, size and configuration of these spaces and the use of these spaces;
- Appropriateness of the location and quantity of indoor and outdoor amenity space;
- Appropriateness of the building and pedestrian relationship to Dundas Street West given the grading and car oriented nature of this thoroughfare;
- Appropriateness of the proposed vehicular, pedestrian and cycling connections to the redevelopment at 250 The East Mall;
- Landscaped open space and streetscaping and impact on the public realm, including pedestrian level comfort to ensure the quality of life for the future residents within the subject site; and

- Appropriateness of the transition to neighboring sensitive land uses including major transportation infrastructure (Highway 427), *Neighbourhoods* and *Employment Areas*.

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 tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Growing Up: Planning for Children in New Vertical Communities

In July 2020, Toronto City Council adopted the updated Growing Up 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 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.

Avenues and Mid-Rise Buildings Study and Performance Standards

The Avenues and Mid-Rise Buildings Study provides design guidelines for new mid-rise buildings, particularly on the *Avenues* as identified on Map 2 of the Official Plan. The main objective of this study is to encourage future intensification along the *Avenues* that is compatible with the adjacent *Neighbourhoods* through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study provides a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards are intended to provide for a pleasant pedestrian experience and an appropriate transition between new mid-rise buildings in *Mixed Use Areas* and low-rise houses in adjacent *Neighbourhoods* through measures such as setbacks, building step-backs and angular planes.

In June 2016, City Council approved a Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as City Council considers and adopts updated

Mid-Rise Building Design Guidelines. The City Council Decision and Mid-Rise Building Performance Standards Addendum may be accessed online using the following links: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

The application will be reviewed against the performance standards contained within the Avenues and Mid-Rise Buildings Study and the Mid-Rise Building Performance Standards Addendum.

Tree Preservation

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

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report by Kuntz Forestry Consulting Inc. The Arborist Report indicates there are 32 trees to be removed, 6 of which are private trees and 26 of which are street trees located within the right-of-way. The Arborist Report is currently under review by City staff and 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 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.

In 2019, City staff completed a CS&F study for the Etobicoke Centre area to understand existing conditions for facilities that serve the area, update on Facility Master Plans and

planned capital investments and identify active development applications. As such, the applicant was not required to submit its own CS&F study for the related application at 250 The East Mall. The City will review the application in relation to the City-initiated Etobicoke Centre CS&F study and to determine whether any capital improvements or expansion of facilities opportunities are identified by City staff for the redevelopment of the subject site and the associated site at 250 The East Mall.

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/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 submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, a Geotechnical Report, and a Transportation Impact Study in support of the application.

Staff will be reviewing the 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.

Compatibility and Mitigation

The applicant submitted an Air Quality Assessment prepared by RWDI and dated May 6, 2020, a Noise & Vibration Feasibility Study prepared by Aercoustics Engineering and dated May 8, 2020, and a Compatibility/Mitigation Study prepared by Urban Strategies and dated July 2020, to determine potential air quality, noise and vibration impacts on the proposed development and compliance with provincial regulations and guidelines. City staff will retain a third party consultant to undertake a peer review of these studies, at the cost of the applicant, upon receiving a revised resubmission that addresses staff's concerns based on a full review of the application.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant submitted a TGS Checklist with this application along with a Planning Rationale that gives information related to Tier 4 level requirements and this information is currently being reviewed by staff. The applicant will be strongly encouraged to achieve a Tier 2 or higher level of performance.

Community Consultation

Prior to the redevelopment application being submitted, the applicant retained an independent third party consultant with expertise in public engagement to undertake a public consultation process. Since December 2018, three open houses have been held to update the community on the progress of the planning application. The applicant has also provided a dedicated space at Cloverdale Mall since February 2019 to provide information and engage in one-on-one and small-group discussions with the public.

While pre-application and Master Plan level preliminary discussions have occurred with the applicant, City-led community consultation has not yet commenced. Based on the significant scale and size of this application, the size of the development site and the amount of Master Planning required to create a policy framework for this new neighbourhood, City staff have determined that an enhanced public consultation strategy is required.

The consultant is intended to support City staff leading the public consultation strategy for this application and the application at 250 The East Mall. The enhanced public consultation strategy, as outlined in the submitted Public Consultation Strategy Report, will provide a planning and design framework intended to inform City staff's recommendations on both applications.

Design Review Panel

On November 28, 2019 a draft of the proposed development at 2 and 10 East Mall Crescent and 250 The East Mall was presented to the Design Review Panel for discussion purposes only. The plan was generally well received by the Panel. The Panel noted further development of the site plan and built form typologies were necessary, particularly with regards to mitigating the negative impacts from the adjacent infrastructure, and focusing more on the animation/humanization of Dundas Street West.

The Design Review Panel minutes are available at: <https://www.toronto.ca/wp-content/uploads/2020/02/8d00-UrbanDesign-DesignReviewPanel-MtgMinutes-28November2019.pdf>

Other Matters

Staff have identified the additional following issues:

- The proposed development must coordinate with the planned context and future opportunities on adjacent properties. As such, it is recommended that staff be directed to undertake the community consultation for this application together with the application at 250 The East Mall. It is also recommended that staff undertake the initial review of both applications in tandem, but that individual applications, or portions thereof, may be advanced for decision if deemed appropriate by staff.
- Compliance with the Greater Toronto Airport Authority requirements as the site is located within an active flight path of Lester B. Pearson International Airport.
- The provision of public art in the proposed development and the applicant's participation in the Percent for Public Art Program and its Guidelines.
- Given the current increase in dog-owning populations, the applicant will be strongly encouraged to provide dog amenities on-site with appropriate disposal facilities such as dog relief stations.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

Attachment 2: 3D Model of Proposal in Context, Looking Southwest

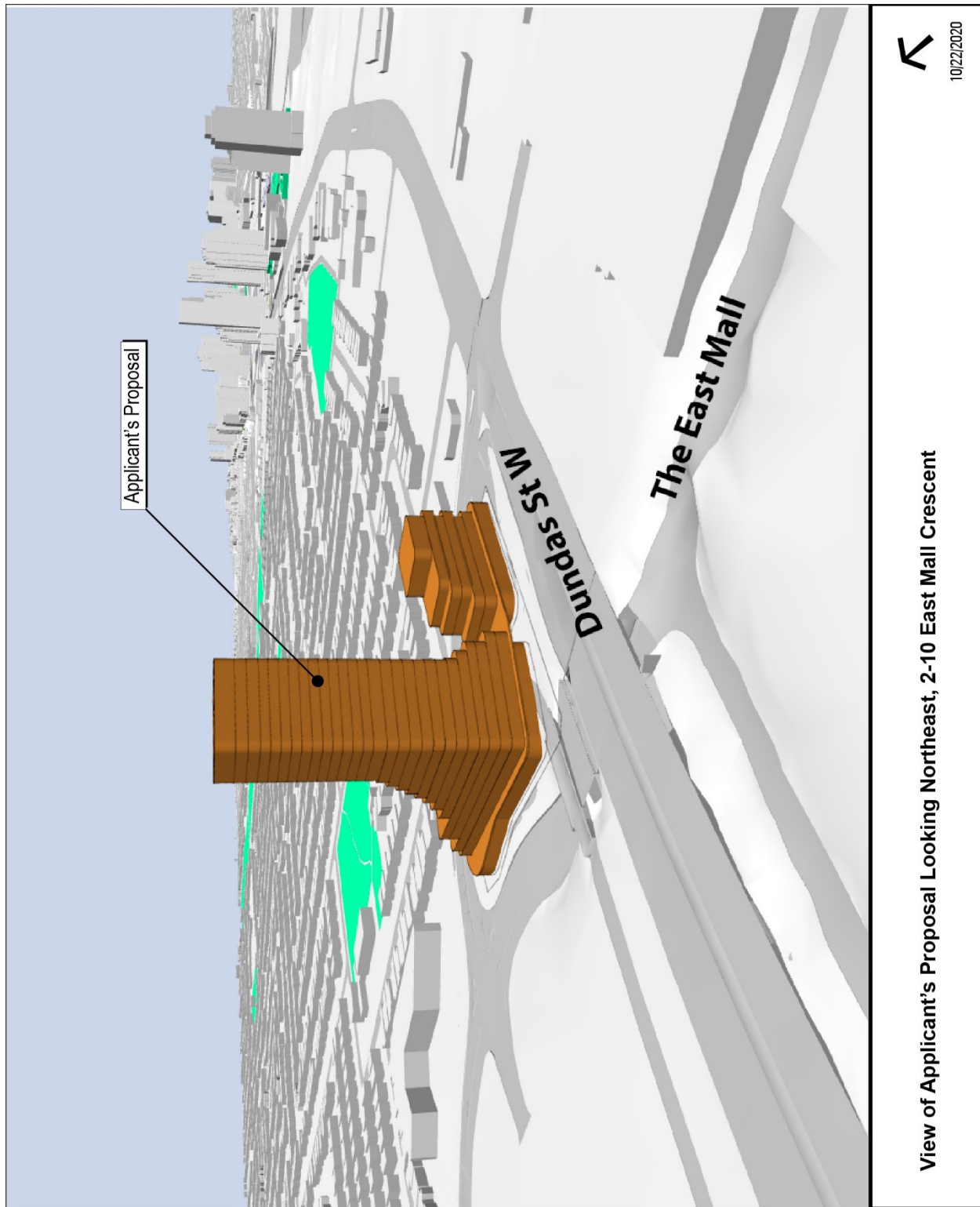
Attachment 3: Location Map

Attachment 4: Site Plan

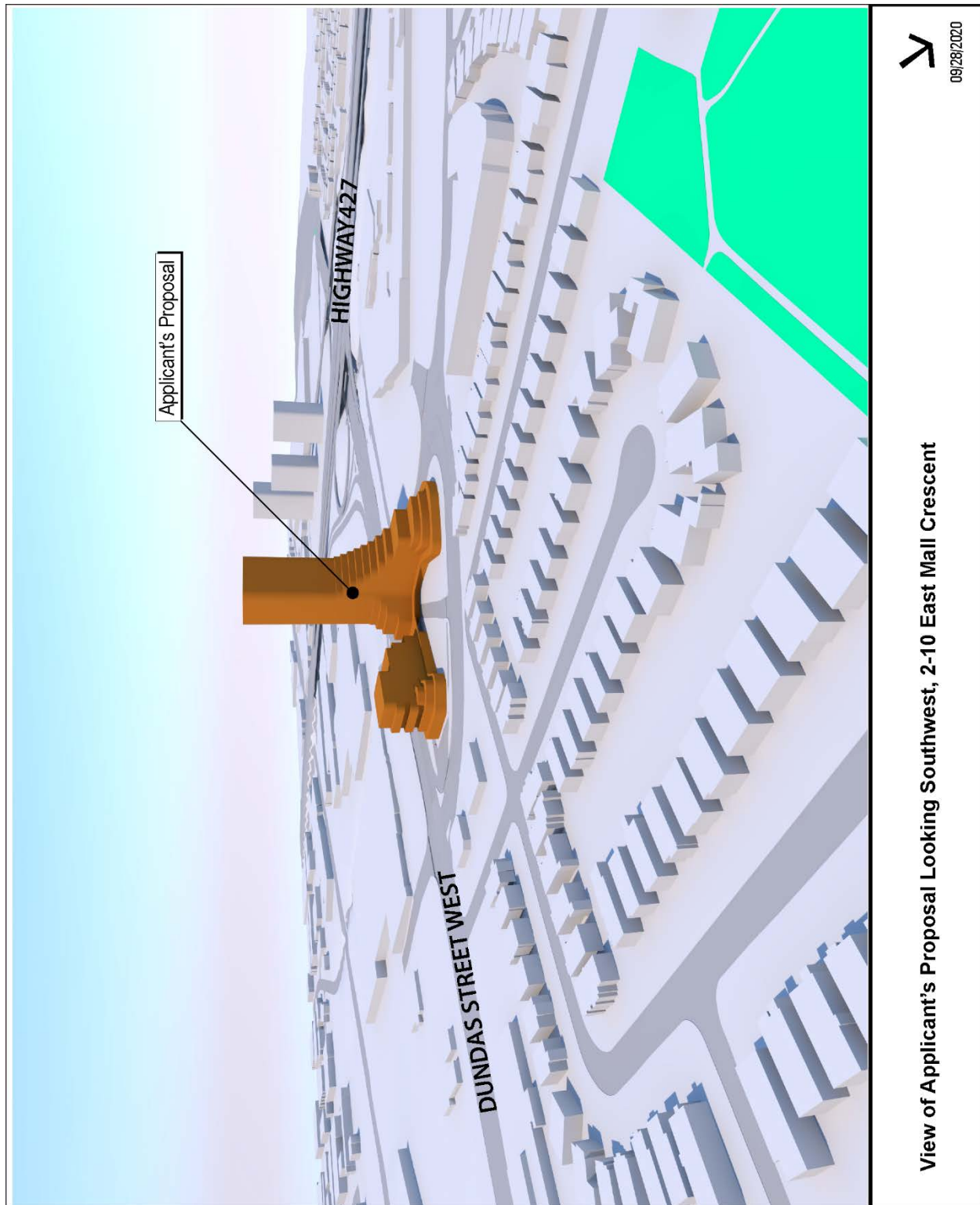
Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

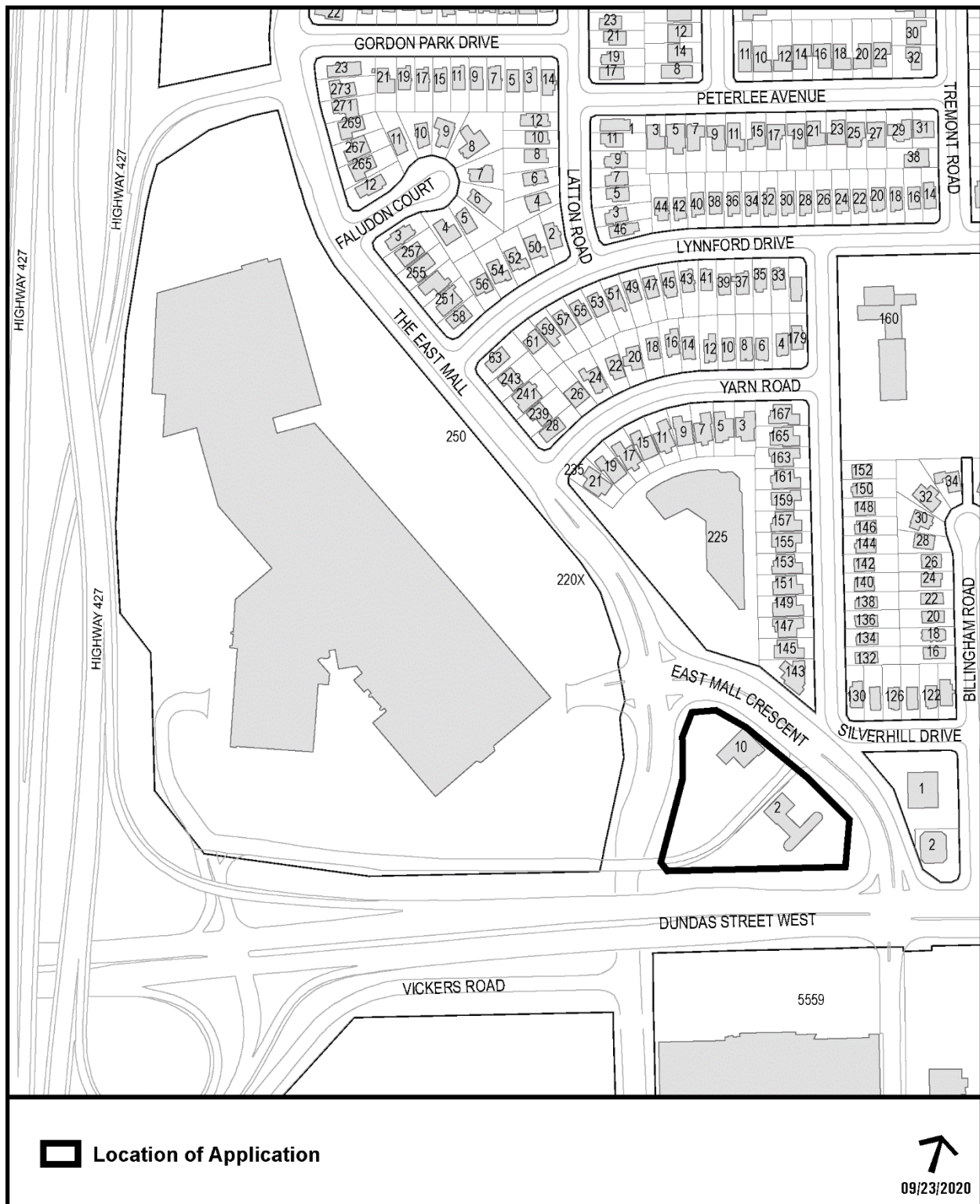
Attachment 1: 3D Model of Proposal in Context, Looking Northeast



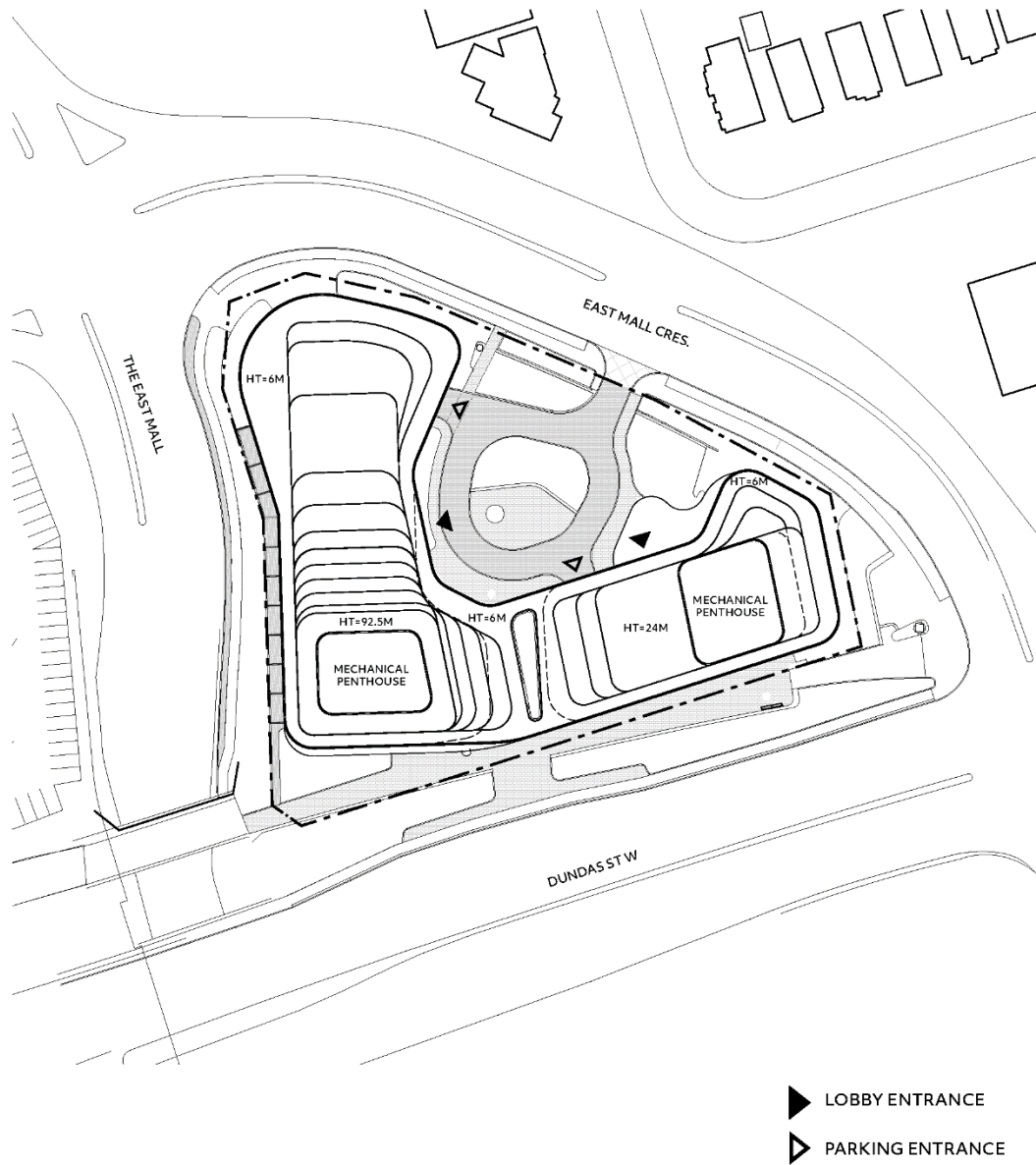
Attachment 2: 3D Model of Proposal in Context, Looking Southwest



Attachment 3: Location Map



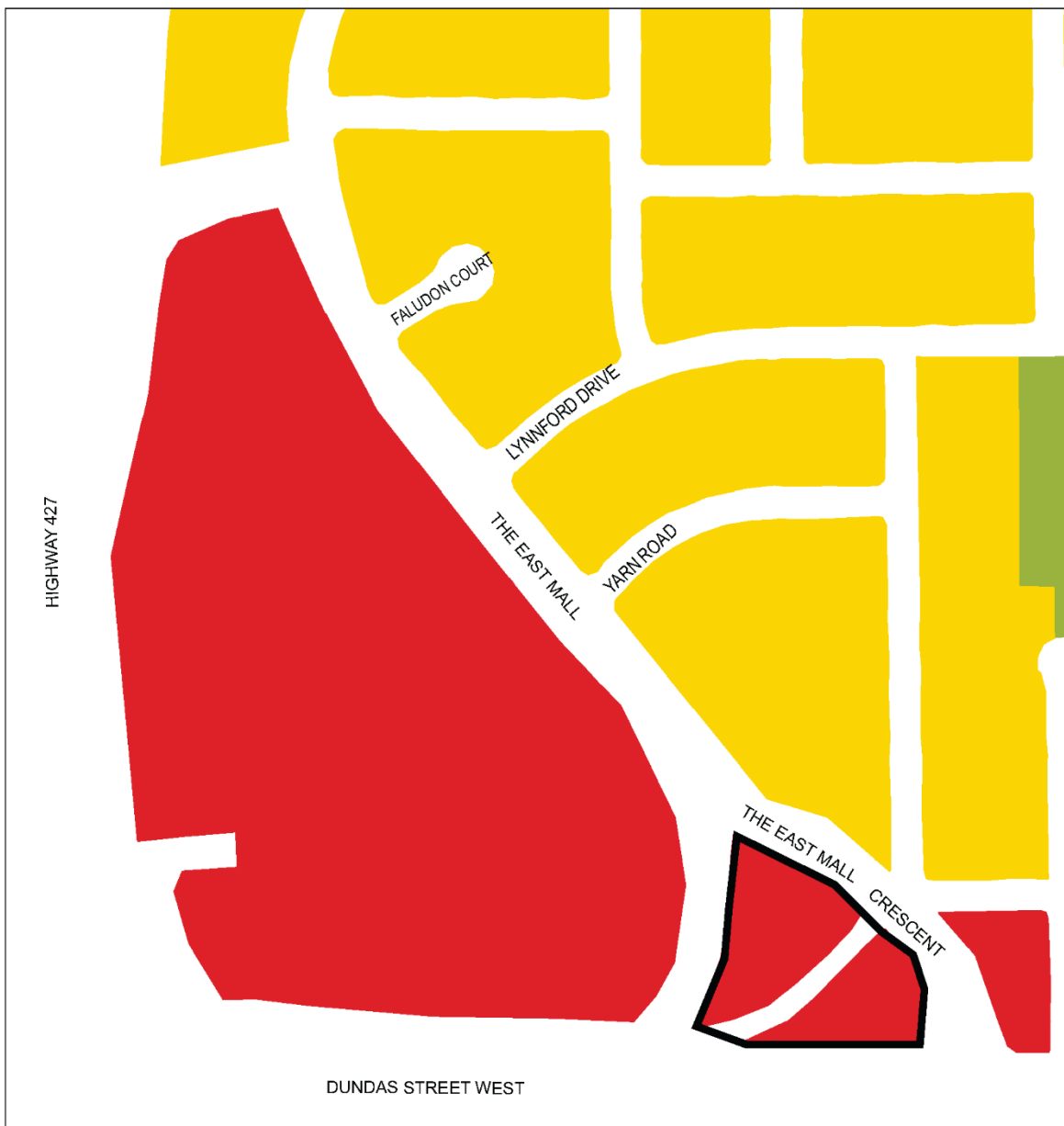
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Land Use Map



2-10 East Mall Crescent

Official Plan Land Use Map #14

File # 20 169076 WET 03 02

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

↑
Not to Scale
09/10/2020

Attachment 6: Zoning Map



Zoning By-law 569-2013

2-10 The East Mall Crescent

File # 20 169076 Wet 03 02



Location of Application

RD Residential Detached

CR Commercial Residential
UT Utility and Transportation



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

R2 Second Density Residential Zone

I.C1 Class 1 Industrial Zone

CL Limited Commercial Zone



Not to Scale
Extracted: 10/28/2020