



REPORT FOR ACTION

1 Herons Hill Way – Official Plan Amendment and Zoning By-law Amendment Application – Preliminary Report

Date: October 5, 2020

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 17 - Don Valley North

Current Use on Site: There is a 2-storey office building with surface parking on the westerly portion of the subject site. The total gross floor area of the existing office building is 2,227 square metres. The easterly portion of the site is currently vacant.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1 Herons Hill Way. The proposal is to redevelop the easterly portion of the site for a 39-storey mixed-use building while retaining the existing 2-storey office building on the westerly portion of the subject site. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. Staff schedule a community consultation meeting for the application located at 1 Herons Hill Way 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.
3. Staff be directed to review the application, which includes the conversion of the subject lands from Employment Areas to Mixed Use Areas for the purpose of permitting residential development, concurrently and in the context of the statutory Review of the Official Plan, which includes a Municipal Comprehensive Review that has been commenced by the City Planning Division.

FINANCIAL IMPACT

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

DECISION HISTORY

Toronto's Municipal Comprehensive and Statutory 5-year Review

On December 18, 2013, City Council approved Official Plan Amendment No. 231 (OPA 231), which was the result of the City's 5-Year Official Plan Review and the Municipal Comprehensive Review conducted under the Growth Plan for the Greater Golden Horseshoe (2006). In what is known as the Consumers Business Park, OPA 231 re-designated the lands fronting on the south side of Sheppard Avenue East and the west side of Victoria Park Avenue, from Employment Areas to Mixed Use Areas. The business park lands located in the interior, including the subject site, were retained as Employment Areas and re-designated as General Employment Areas. These re-designations were brought into force by an LPAT/OMB Order issued in 2016.

OPA 231 also introduced Site and Area Specific Policy No. 386 (SASP 386) for the Consumers Business Park. Among other matters, SASP 386 requires that development that includes residential units (where permitted) is required to increase the non-residential gross floor area. SASP 386 also requires that an implementation plan be established as Official Plan policy to address matters including: an incentive program for Council adoption to encourage office development; the provision of amenities throughout the area to create an attractive environment for existing and new offices; development densities; and the creation of new streets and blocks. SASP 386 of OPA 231 is subject to two site specific appeals and is not in effect. There is no appeal of OPA 231 regarding the subject site and the General Employment Areas designation is in effect.

ConsumersNext: Planning for People and Business at Sheppard and Victoria Park

In June 2015, the City of Toronto launched ConsumersNext, a multi-disciplinary study examining ways to manage anticipated growth while improving the Consumers Road Business Park and area around Sheppard Avenue East and Victoria Park Avenue, as required by SASP 386. In July 2017, City Council adopted a Proposals Report for the ConsumersNext Secondary Plan area directing staff to prepare and consult with the public on a draft Secondary Plan based on the policy directions that emerged from the completion of three component studies: a Planning Study which included Transportation and Servicing Master Plans, an Economic Potential Study and a Community Services and Facilities Study. At the same meeting City Council also directed that any Official Plan amendment and rezoning applications in the future Secondary Plan Area for ConsumersNext be considered and reviewed in the context of the Public Realm, Built Form, Transportation and Community Services and Facilities recommendations outlined in the Proposals Report. The Council decision can be found [here](#):

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG21.11>

The ConsumersNext Secondary Plan (OPA 393) went before the Planning and Growth Management Committee on February 22, 2018 and was approved by City Council on March 26, 2018. At that same City Council meeting, City Council directed staff to use the ConsumersNext Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries. The vision for this area, as stated in the ConsumersNext Secondary Plan, is for a contemporary, vibrant business park that is a transit oriented location for employment investment and well connected to a complete, walkable, mixed use community along Sheppard Avenue East and Victoria Park Avenue.

The ConsumersNext Secondary Plan was appealed to the LPAT by a number of appellants (Case No. PL180544). The appeal of the ConsumersNext Secondary Plan is under the LPAT system. The first Case Management Conference was held on December 11, 2018 and a second Case Management Conference was held on May 7, 2019. The next Case Management Conference is scheduled for September 29, 2020. The Council decision approving the Secondary Plan can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.2> and a link to the LPAT case status site can be found here:

<http://elto.gov.on.ca/tribunals/lpat/e-status/>

There is no appeal of the Secondary Plan with respect to the subject site.

ISSUE BACKGROUND

Application Description

This application proposes to amend the City of Toronto Official Plan, Site and Area Specific Policy 386, the ConsumersNext Secondary Plan, and the Zoning By-law for the property at 1 Herons Hill Way to permit a 39-storey, mixed-use building that primarily contains residential uses while retaining the existing 2-storey office building on the westerly portion of the subject site. In its submitted Planning Rationale, the applicant describes the proposal as an employment conversion proposal.

The subject site is located on the south side of Herons Hill Way, east of Yorkland Road. There is an existing 2,227 square metre, 2-storey office building with surface parking on the westerly portion of the subject site. The subject site has an area of 6,491 square metres (0.64 hectares) with a frontage of 158 metres along Herons Hill Way and 34 metres along Yorkland Road. The site includes a 477 square metre parcel of land in between Herons Hill Way and Sheppard Avenue East with a frontage of approximately 7 metres along Sheppard Avenue East. The property is located approximately 745 metres from the Don Mills subway station and 340 metres from the planned High Order Transit station at Consumers Road and Sheppard Avenue East.

The development proposes a 39-storey (126 metres high) tower on a base building on the easterly portion of the site while retaining the existing two-storey office building. Access to the site would be from a proposed public street with a right-of-way width of 20.5 metres that connects to Herons Hill Way. Parking for the existing 2-storey office building would be consolidated in the new building. A 550 square metre privately owned, publicly accessible open space (POPS) would be located between the existing 2-storey office building and the base building of the mixed-use building. The following is a summary of the proposed building's physical attributes:

North setback to the property line	0.0 metres
East setback to the property line	0.0 metres
South setback to the property line	0.0 metres
West setback to the property line	0.0 metres
North tower stepback to podium	4.2 metres
East tower stepback to podium	29.7 metres
South tower stepback to podium	12.5 metres
West tower stepback to podium	9.0 metres
Floorplate	750 square metres
Ground Floor Height	7.5 metres

The ground floor for the new building would include indoor amenity space of 565 square metres for residential use and 292 square metres of new office space. A total of 823 square metres of outdoor amenity space is proposed. Parking for both the existing and new buildings would be consolidated in one-storey of below grade parking and three-storeys of above grade parking on floors two to four of the new building. Floors five to 39 are proposed for residential use. The development proposes to contain 350 residential units consisting of 210 1-bedroom units, 105 2-bedroom units, and 35 3-bedroom units. The total gross floor area proposed (including the existing commercial building) is 28,470 square metres resulting in a floor space index of 4.38. The proposed tenure for the residential units is rental.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1a and 1b of this report, for a three dimensional representation of the project in context.

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 (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

The PPS provides policy direction on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- Managing and directing land use to achieve efficient and resilient development and land use patterns;
- Providing for an appropriate range and mix of housing options and densities required to meet projected requirements;
- The protection of natural features and areas for the long term; and
- Encouraging compact, mixed use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region (the "GGH region"), of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act, that comprehensively applies the policies and schedules of the Growth Plan (2020), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The majority of the subject site is located within an employment area. Employment areas are "areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities." The site is not identified as a Provincially Significant Employment Zone (PSEZ). PSEZ are areas defined by the Minister in consultation with affected municipalities for the purpose of long-term planning for job creation and economic development. The fundamental policy requirement to protect employment lands for lands which have or have not been identified as PSEZ remains the same. The intent is to provide for a variety of types of businesses to locate and grow in the GGH region, which is fundamental to ensuring a more prosperous economic future.

With respect to the conversion of lands within employment areas to non-employment uses, Policy 2.2.5.9 states that the conversions of lands may be permitted only through a municipal comprehensive review where it is demonstrated that:

- a) there is a need for the conversion;
- b) the lands are not required over the horizon of the Growth Plan for the employment purposes for which they are designated;
- c) the municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan;

- d) the proposed uses would not adversely affect the overall viability of the employment area or the achievement of the minimum intensification and density targets in the Growth Plan, as well as the other policies of the Growth Plan; and
- e) there are existing or planned infrastructure and public service facilities to accommodate the proposed uses.

Policy 2.2.5.10 of the Growth Plan states:

"Notwithstanding policy 2.2.5.9, until the next municipal comprehensive review, lands within existing employment areas may be converted to a designation that permits non-employment uses, provided the conversion would:

- a) satisfy the requirements of policy 2.2.5.9 a), d) and e);
- b) maintain a significant number of jobs on those lands through the establishment of development criteria; and
- c) not include any part of an employment area identified as a provincially significant employment zone, unless the part of the employment area is located within a major transit station area as delineated in accordance with the policies in subsection 2.2.4.

The Growth Plan 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 or an existing or planned higher order 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 are planned to achieve appropriate densities. The subject lands are located within the draft boundaries Council endorsed on March 26, 2018 for the MTSA associated with the planned LRT station at Sheppard Avenue East and Consumers Road. The draft boundaries Council endorsed are to be considered in the context of the Growth Plan conformity exercise and municipal comprehensive review.

On June 29, 2020, City Council approved a work plan for the Growth Plan (2019) Conformity and Municipal Comprehensive Review of the Toronto Official Plan and established August 4, 2020 as the commencement date of the City's current Municipal Comprehensive Review (MCR). Council also authorized City Planning staff to review requests to convert Employment Area lands received by the City by applying the Conversion and Removal Policies for Employment Areas in the Official Plan. The decision history can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.4>

Toronto Official Plan Policies

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. 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/>

Map 2 in the Official Plan sets out the urban structure for the City. The majority of the subject site is located on lands shown as Employment Areas where job intensification is a primary objective. Map 2 in the Official Plan identifies the 477 square metre parcel of land that fronts onto Sheppard Avenue East as an Avenue. Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The majority of the subject site is designated as General Employment Areas and the 477 square metre parcel of land as Mixed Use Areas on Map 19, Land Use Plan in the Official Plan - see Attachment 4. The General Employment Areas designation permits a wide range of uses including manufacturing, warehousing, wholesaling, distribution, storage, offices, banks, restaurants, fitness centres, and all types of retail and service uses. The use permissions for General Employment Areas policies noted above are in force with the exception of retail uses, which remains subject to the appeal of OPA 231. As such, the retail policies of the Employment Areas designation of the in force Official Plan are applicable. Policy 4.6.1 of the in force Official Plan permits retail outlets ancillary to offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks and hotels; as well as small scale stores that serve area businesses and workers.

The 477 square metre parcel of land located between Herons Hill Way and Sheppard Avenue East is designated Mixed Use Areas. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

The site is subject to Site and Area Specific Policy 386 (SASP 386). SASP 386 was introduced into the Official Plan through OPA 231, and requires that an implementation plan be established as Official Plan policy to address matters including: an incentive program for Council adoption to encourage office development; the provision of amenities throughout the area to create an attractive environment for existing and new offices; development densities; and the creation of new streets and blocks. SASP 386 identifies the majority of the subject lands to be in Area "C" which has policies intended for employment uses. As indicated above, SASP 386 of OPA 231 is currently under appeal and not in full force and effect, but was adopted by City Council and approved by the Minister of Municipal Affairs and Housing. As such it does represent City Council's vision for the site and the area.

More information about OPA 231 can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

The City's Official Plan contains conversion and removal policies for *Employment Areas* which were approved by the LPAT in January, 2020. The redesignation of land from an *Employment Areas* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*, and may only be permitted by way of a MCR. The conversion of land within an *Employment Area* is only permitted through a City-initiated MCR that comprehensively applies the policies and schedules of the Provincial Growth Plan. Applications to convert lands within an *Employment Area* will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the *Planning Act* and a concurrent MCR under the Growth Plan. Applications to convert lands within an *Employment Area* received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a MCR be initiated.

The application is also located in the ConsumersNext Secondary Plan. The ConsumersNext Secondary Plan was approved by City Council (OPA 393) at its meeting on March 26th - 28th, 2018. The Secondary Plan has been appealed to the LPAT by a number of appellants and is not in force. Nonetheless OPA 393 represent City Council's vision for the site and the area.

The ConsumersNext Secondary Plan identifies the subject site as being in the Business Park Interior District and General Employment Areas on Maps 38-5 and 38-6, respectively. The maximum permitted density on the lands designated General Employment Areas is 1.5 times the area of the site, as indicated on Map 38-4. The 477 square metre parcel of land is identified as being in the Sheppard and Victoria Park Corridor and Mixed Use Areas on Maps 38-5 and 38-6, respectively. The maximum permitted density on the lands designated Mixed Use Areas is 3.5 times the area of the site.

Zoning By-laws

The development site is presently not in the City-wide Zoning By-law 569-2013, as amended.

Under former City of North York Zoning By-law 7625, the subject lands are zoned Commercial C1(127). The C1(127) zone permits a variety of commercial uses including banks, banquet halls, business and professional offices, and take-out restaurants. The maximum building height for all buildings is 6-storeys and 25 metres. The maximum gross floor area for all uses on the lands is 10,000 square metres.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Design Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;

- Best Practices for Bird-Friendly Glass; and
- Accessible Design.

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.

Draft Plan of Subdivision

An application for draft plan of subdivision will be required in order to create the proposed new public street. A draft plan of subdivision has not been submitted.

COMMENTS

Reasons for the Application

The application proposes a mixed-use development which is largely residential at a location identified for employment purposes. An Official Plan amendment is required because the proposed development does not comply with Map 2, Urban Structure and Map 19, Land Use Plan of the Official Plan both of which identify the majority of the subject lands as *Employment Areas* and *General Employment Areas*, respectively. Residential uses are not permitted on lands designated as *General Employment Areas*. The designation of the lands as *General Employment Areas* is in full force and effect, and is not subject to appeals. An Official Plan amendment is also required to amend OPA 231, SASP 386, and the ConsumersNext Secondary Plan all of which are under appeal and identify the subject site for *Employment Area* uses.

A Zoning By-law amendment is required because the proposed development does not comply with the provisions of the Commercial C1(127) in the former City of North York Zoning By-law 7625, as amended. A Zoning By-law amendment is required to permit the proposed residential land use. A Zoning By-law amendment is also required to permit a 25,951 square metre building, 126 metres high with a density of 4.38 times the lot area, as well as other zoning standards.

A Zoning By-law amendment is required to bring the subject site into the new City-wide Zoning by-law 569-2013 with corresponding development standards.

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:

Land Use

Staff will review the proposed development for its conformity with the applicable provincial legislation, particularly as it relates to employment areas and their conversion, and for conformity with Official Plan policies, including the Conversion and Removal Policies for Employment Areas, OPA 231 and Site and Area Specific Policy 386 and the ConsumersNext Secondary Plan.

Provincial Policies and Plans Consistency/Conformity

Staff are reviewing this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan. Staff will assess the suitability of the proposed site organization, building placement and setbacks, height, massing, and transition based on Sections 2(q) and (r) of the Planning Act.

Official Plan Conformity

Should the proposed residential use be determined to be appropriate for this site, staff will assess more completely the appropriateness of introducing a high density residential use in an established Employment Area that is currently designated General Employment Areas and its effects on the surrounding employment uses. Additionally, these matters will be assessed based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, Mixed Use Areas Section 4.5, and Employment Areas Section 4.6.

Notwithstanding the appeal status, City Council has given direction to evaluate new applications against OPA 386 and the ConsumersNext Secondary Plan (OPA 393). Staff will evaluate the significance and the rationale of a conversion in the context of the Secondary Plan. Both OPA 386 and the ConsumersNext Secondary Plan provides guidance with respect to use, built form, mobility, the public realm, and community services and facilities which are to be considered in the evaluation of this application.

Built Form, Massing, Density

Should the proposed residential use be determined to be appropriate for this site, staff will be assessing the proposal in relation to the public realm and built form policies of the Official Plan, as well as the approved but not yet in force ConsumersNext Secondary Plan as well as the Tall Building Design Guidelines. Staff will assess the proposed building as it relates to existing and planned context. The proposed building setbacks to streets and new streets and from neighbouring properties and uses, will be reviewed to ensure appropriate setbacks are provided, and grade related uses are provided to activate the public realm. The proposed building height, streetwall height, setbacks, and transitions will be reviewed in the context of the ConsumersNext Secondary Plan and the Official Plan. Staff will also review potential shadow and wind impacts from this proposal to determine if massing alterations and/or site organization changes could improve conditions on the public realm and amenity. Staff are assessing the appropriateness of a 126 metre high building and a floor space index of 4.38 times the area of the lot.

Parking and Traffic

The applicant submitted a Transportation Impact Study (TIS) by BA Group Transportation Consultants in support of the proposed development. The purpose of the TIS is to evaluate the effects of the proposed development on the existing transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the TIS.

The proposed development will remove all of the surface parking for the existing office building to a unified parking structure in the new development that includes one-storey of below grade parking and three-storeys of above grade parking on floors two to four. Staff will review the appropriateness of an above grade parking structure as part of a residential development. The proposed development will have 276 parking spaces for residents, 47 spaces for visitors, and 4 spaces for the office use. The proposed development will have 281 bicycle parking spaces, consisting of 53 spaces for visitors and 210 spaces for residents. One loading space will service the entire development. Staff are reviewing the proposed parking scheme to determine if it is appropriate.

Access

Access to the site is proposed via a private driveway connection to a planned 20.5 metre public right-of-way. The proposed public right-of-way is an extension of a road to connect to Heron's Hill Way. Staff will evaluate the appropriateness of the proposed public road extension, connection to Heron's Hill Way, and the driveway access from the proposed public road.

Amenity Space

Should the proposed residential use be determined to be appropriate for this site, staff will review the appropriateness of the amount of indoor and outdoor amenity areas, as well as the suitability and configuration of amenity spaces for families with children and for pets.

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 Policy 2.3.1.6 identifies that community and neighbourhood amenities will be enhanced where needed by improving and expanding facilities, creating new facilities and adapting existing services to changes in the needs of the neighbourhood. Section 3.2.2 of the Official Plan calls for adequate and equitable

access to community services and local institutions, and sets out a policy framework that, among other things, encourages the inclusion of community service facilities as part of private development.

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).

The applicant has submitted an existing tree inventory and preservation plan by Strybos Barron King Landscape Architecture that shows a total of 45 public and private trees that may be impacted by the proposed development. The plans show that 27 trees are to be preserved and 18 trees are to be removed. Staff are evaluating the appropriateness of the proposed landscape plan and proposed tree removal.

Parks, Open Space, Public Realm and Streetscaping

City Planning staff will review the appropriateness of the proposed streetscape on Yorkland Road and Herons Hill Way, and the design of the new public road and other features of the public realm including the potential for an onsite parkland dedication, the location and size of the POPS, landscaping, driveway locations, access, weather protection, and pedestrian connections. Staff will also assess pedestrian connections through the site and to the POPS.

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

The applicant submitted a number of technical reports including a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report for review by City Divisions. The Functional Servicing Report is intended to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing for the proposed development. Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application.

Toronto Green Standard

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, Zoning By-laws, and through a Site Plan Agreement.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

Derrick Wong, Senior Planner, Community Planning, City Planning Division, (416) 392-0776, derrick.wong@toronto.ca

SIGNATURE

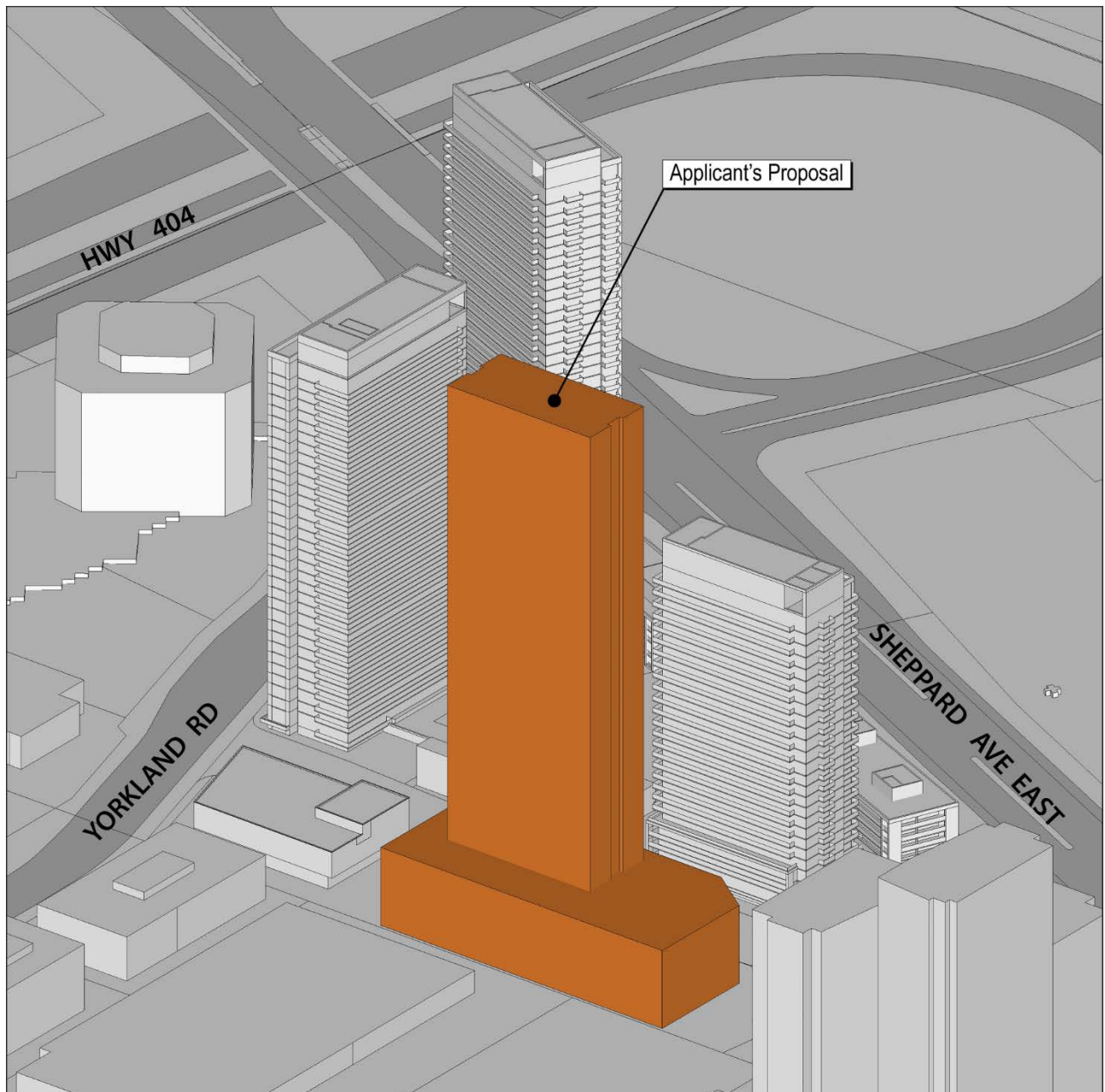
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context (Northwest view)
Attachment 1b: 3D Model of Proposal in Context (Southeast view)
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet

Attachment 1a: 3D Model of Proposal in Context (Northwest view)

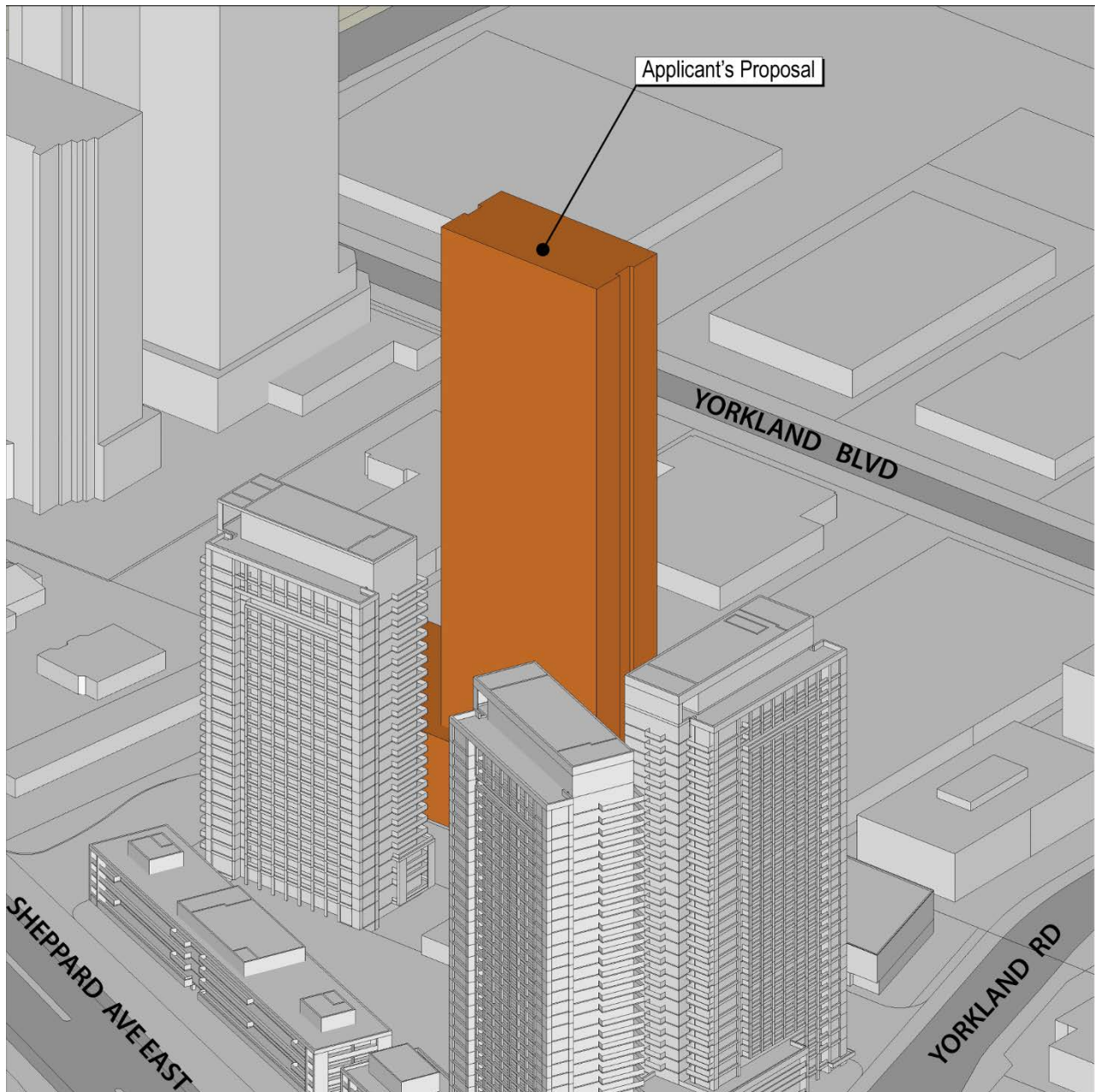


View of Applicant's Proposal Looking Northwest



MO/DA/2019

Attachment 1b: 3D Model of Proposal in Context (Southeast view)

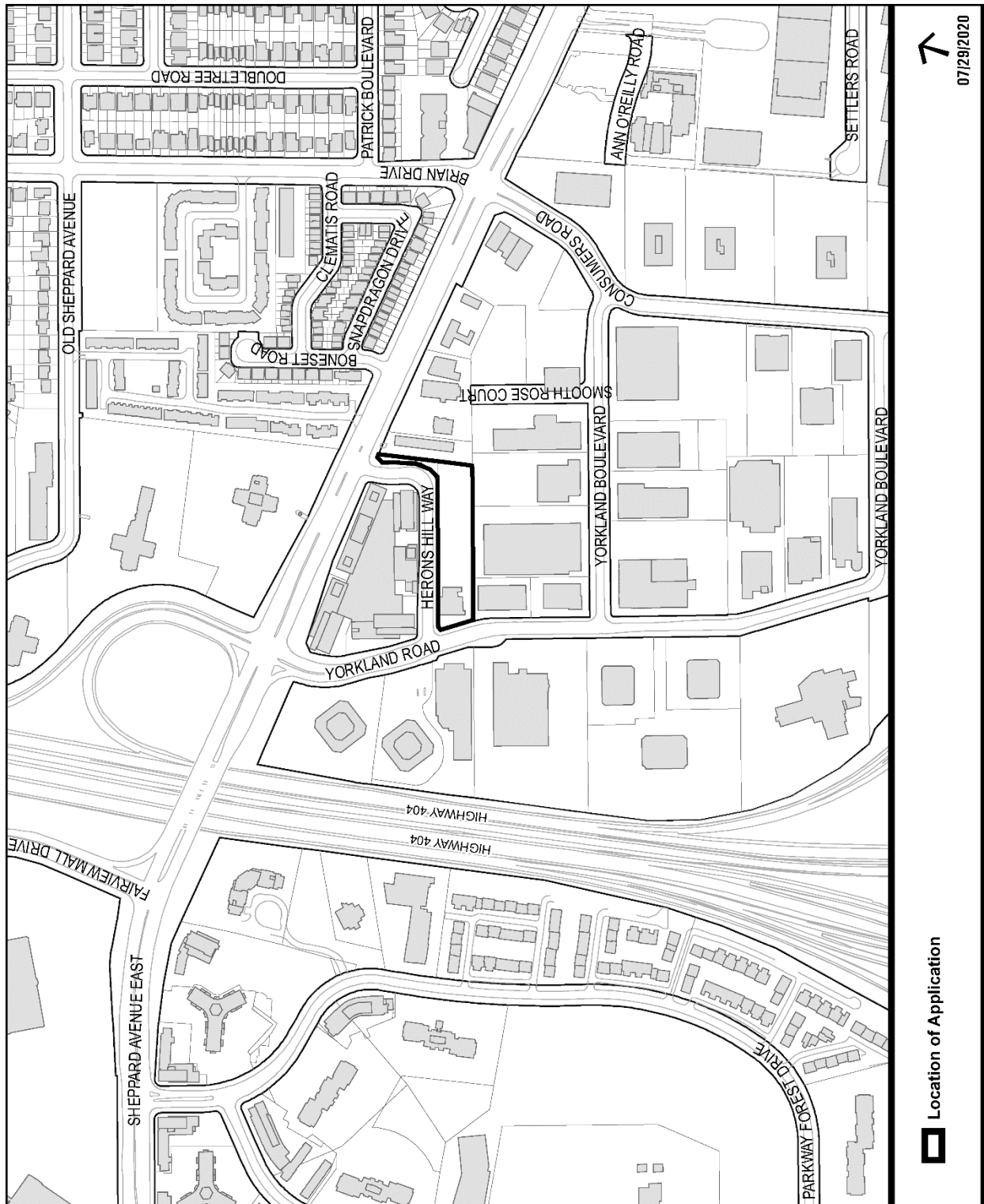


View of Applicant's Proposal Looking Southeast

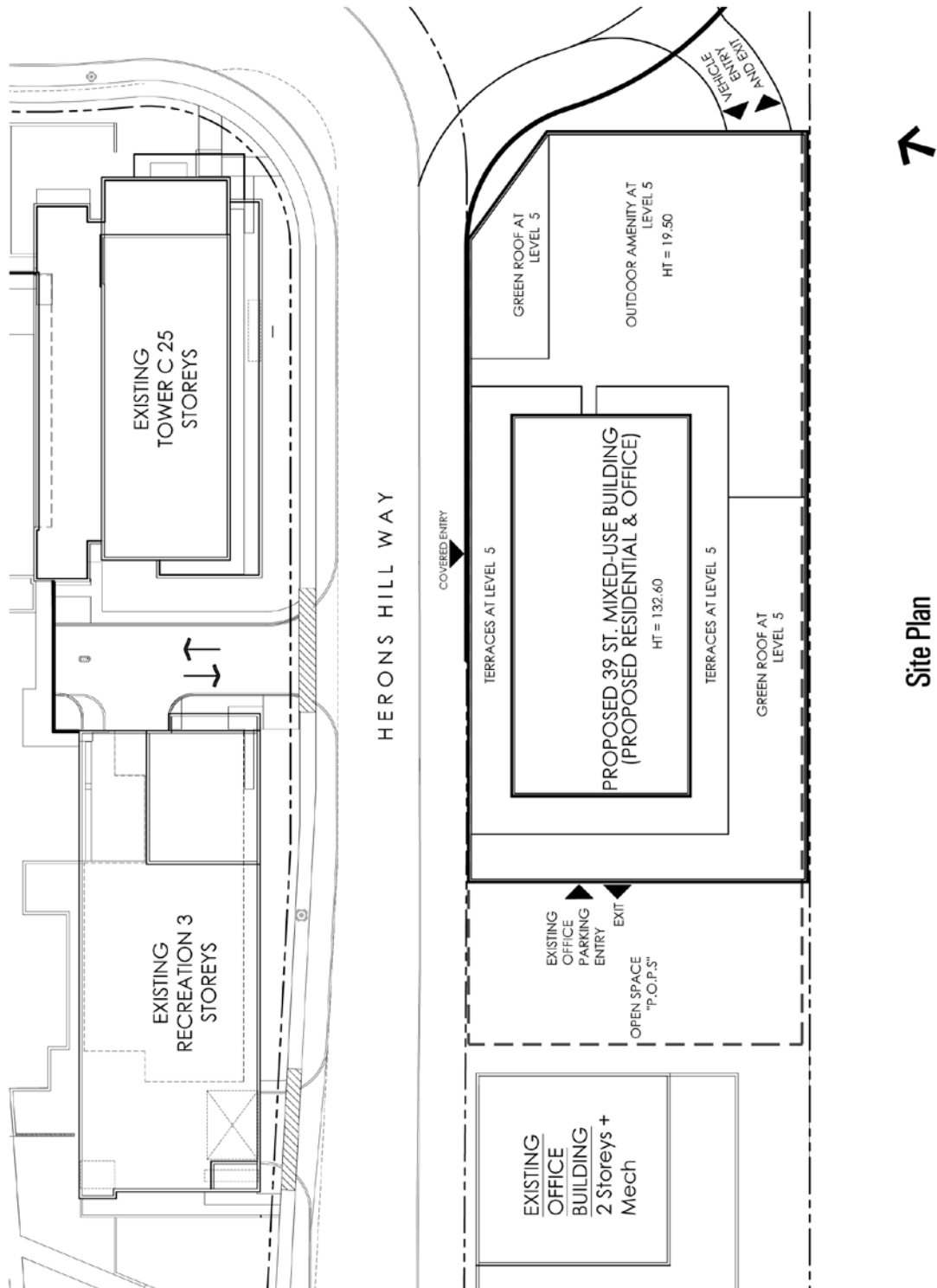


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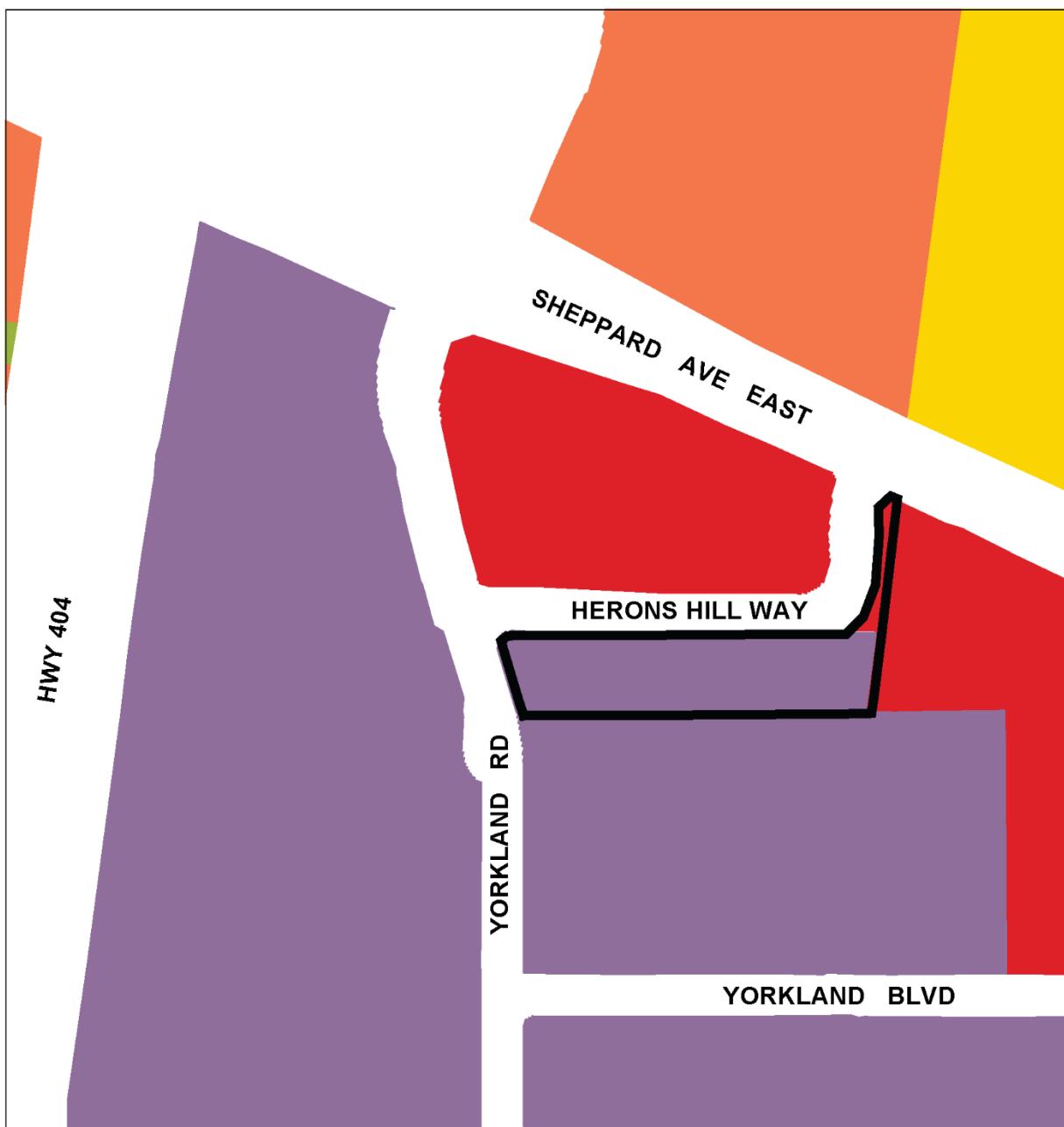
Attachment 2: Location Map



Attachment 3: Site Plan



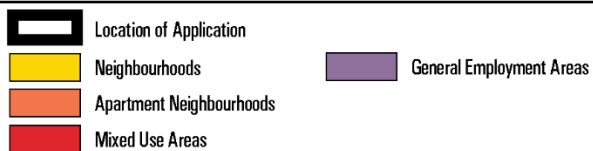
Attachment 4: Official Plan Map



1 Herons Hill Way

Official Plan Land Use Map #19

File # 20 150974 NNY 17 0Z



Not to Scale
07/30/2020

Attachment 5: Application Data Sheet

Municipal Address: 1 HERONS HILL WAY Date Received: June 1, 2020

Application Number: 20 150974 NNY 17 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Zoning By Law and Official Plan Amendment application to permit the redevelopment of the vacant east portion of the subject site with a 39-storey mixed-use building while retaining the existing 2-storey office building on the west portion of the subject site. The proposed mixed-use building would contain 292 square metres of office space on the ground level, and 25,951 square metres of residential gross floor area above. A total of 350 rental residential units are proposed. The overall gross floor area on the subject site will be 28,470 square metres, including the existing 2-storey office building (2,227 square metres) and the proposed mixed-use building (26,243 square metres), that will result in a density of 4.38 FSI.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC 3 Church street, Suite 200, Toronto, Ontario M5E 1M2			PARADISE DEVELOPMENTS HERONS HILL INC 1 Heron's Hill Way, Toronto, Ontario M2J OG2

EXISTING PLANNING CONTROLS

Official Plan Designation:	General Employment Area and Mixed Use Area	Site Specific Provision:	N
Zoning:	C1(127)	Heritage Designation:	N
Height Limit (m):	25	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	6,491	Frontage (m):	158	Depth (m):	36
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,114	1,114	1,296	2,410
Residential GFA (sq m):			25,951	25,951

Non-Residential GFA (sq m):	2,227	2,227	292	2,519
Total GFA (sq m):	2,227	2,227	26,243	28,470
Height - Storeys:	2	2	39	39
Height - Metres:	14	14	127	127

Lot Coverage Ratio (%) : 37.12 Floor Space Index: 4.38

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	25,951	
Retail GFA:		
Office GFA:	2,519	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			350	350
Freehold:				
Condominium:				
Other:				
Total Units:			350	350

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			210	105	35
Total Units:			210	105	35

Parking and Loading

Parking Spaces:	327	Bicycle Parking Spaces:	281	Loading Docks:	1
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CONTACT:

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