



REPORT FOR ACTION

Preliminary Report - 65-99 Silver Springs Boulevard - Zoning By-law Amendment and Rental Housing Demolition Applications

Date: November 16, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

Zoning By-law Amendment Application No.: 20 164697 ECS 22 OZ

Rental Housing Demolition Application No.: 20 164711 ECS 22 RH

Subdivision Approval Application No.: 20 164705 ECS 22 SB

Current Uses on Site: Nine rental apartment buildings containing 430 residential rental units.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding applications for Zoning By-law Amendment and Rental Housing Demolition to permit the redevelopment of the lands at 65-99 Silver Springs Boulevard. The applications propose to demolish seven 2-storey apartment blocks, the retention of two 9-storey apartment buildings and construction of three new apartment buildings ranging in heights of 6, 16 and 22 storeys and three new blocks of stacked back-to-back townhouses. Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting on the applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting on the Zoning By-law Amendment and Rental Housing Demolition applications for 65-99 Silver Springs Blvd together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting 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

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.

CONSULTATION WITH THE APPLICANT

A pre-application meeting was held on June 26, 2018. The focus of discussion at the meeting was the proposal's conformity with the Official Plan, proposed built form related to height, massing, scale, and public realm, the requirement of a context block plan, and opportunities for new public road.

Zoning Amendment and Rental Housing Demolition applications were submitted on July 8, 2020 and deemed complete on September 25, 2020.

ISSUE BACKGROUND

Site Description

The rectangular-shaped site is 40,414 square metres in size, has a frontage of 196 metres along Finch Avenue and a depth of 204 metres. The topography of the subject lands is generally flat. Please see Attachment 4 for a Location Map.

The site currently contains 9 rental buildings comprised of seven 2-storey walk up buildings containing 56 three-bedroom units on the eastern portion of the site, one 9-storey building containing 88 one-bedroom units at the northwest portion of the site, and one 9-storey building containing 286 units of various sizes on the southwest portion of the site.

There are 145 surface parking spaces and an additional 433 spaces contained in a below-grade structure. Vehicular access is provide by two driveways located on Silver Springs Boulevard.

The subject lands currently contain a large open space area which include a junior sports court and a small children's playground. A network of pathways provide pedestrian access to the existing buildings.

Application Description

The Zoning By-Law Amendment application proposes an infill intensification of the site, including the demolition of 56 units located within the seven 2-storey walk up apartment buildings, the retention of the two existing 9-storey rental buildings and the construction of four purpose-built rental buildings. The proposal would result in 604 additional

purpose-built rental units and 374 retained units. The proposed total gross floor area is 46,903 square metres which represents a density of 2.15 times the lot area.

The proposed redevelopment, represented in Attachments 2 and 3 (3D Proposal in Context) and Attachment 5 (Site Plan), consists of:

- Building A: 22-storey residential tower containing 226 units, including 24 rental replacement units;
- Building B: 16-storey residential building containing 192 units, including 32 rental replacement units;
- Building C : 4-storey back-to-back townhouses located in three separate blocks containing 54 units;
- Building D: 6-storey midrise building containing 132 units; and
- A new 18.5 metre wide public road that runs north-south from Silver Springs Boulevard to Finch Avenue.

The proposal provides for 604 new rental units, having a unit breakdown of 316 one-bedroom units (52%), 177 two-bedroom units (29%), and 111 three-bedroom units (18%). Of the total number of units, 47 (17%) are rental replacement units. The applicant is proposing to retain 374 units, having a breakdown of 115 one-bedroom units, 223 two-bedroom units and 36 three-bedroom units.

A total of 2,272 square metres of outdoor amenity space and 1,151 square metres of indoor amenity space has been provided.

The proposal includes 500 bicycle parking spaces, as well as 868 vehicle parking spaces. 146 vehicular parking spaces are provided on a surface lot with the remaining 722 spaces contained within an underground parking structure. Access to parking is provided from the new public street. The proposal includes two Type-G loading spaces and one Type-C loading spaces to service the proposed development.

The Rental Housing Demolition application proposes to demolish the existing 56 occupied rental dwelling units on the site.

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 2 and 3 of this report, for a three dimensional representation of the project in context.

Application Submission Requirements

The following reports/studies were submitted in support of the applications:

- Topographic Plan of Survey
- Architectural Plans, Elevations and Sections
- Landscape Plans

- Tree Preservation Report and Plan
- Civil Plans
- Sun/Shadow Study
- Planning Rationale Report
- Public Consultation Strategy Report
- Community Facilities & Services Study
- Housing Issues Report
- Pedestrian Issues Report
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Hydrogeological Review Summary and Report
- Energy Modelling Report
- Draft Zoning By-law Amendments
- Toronto Green Standards Checklist
- Digital copy of the Building Mass Model

All submission materials can be found at the following link:

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

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) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from *The Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The current application is located on lands designated as *Apartment Neighbourhoods* on Map 19.

Zoning By-laws

The site is zoned Multiple Family Residential under the former L'Amoreaux Zoning By-law and (Residential Apartment Commercial) RAC (u430) (x76) under Toronto By-law 569-2013.

Similar to the Multiple Family Residential in the L'Amoreaux Zoning By-law, the RAC zone permits a range of uses including apartment buildings, parks and emergency service facilities. Additional uses are permitted in the RAC zone with conditions. The zoning designation under Zoning By-law 569-2013 permits a maximum of 430 dwelling units on the site. Exception RAC 76 specifies that the maximum number of dwelling units is the lesser of 30 or 40 for each hectare of lot area.

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:

- Mid-Rise Building Performance Standards;
- Tall Building Design Guidelines;
- Townhouse and Low-Rise Apartment Buildings Guidelines;
- Bird Friendly Development Guidelines;
- Design Guidelines for "Greening" Surface Parking Lots;
- Toronto Complete Streets Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet 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.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on July 8, 2020 for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

COMMENTS

Reasons for the Application

The application to amend the Zoning By-law is required to vary performance standards including: building height; density; and building setbacks. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-laws.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* is required to demolish the 56 existing rental housing units.

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

Staff will continue to evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan, including the development criteria found in the *Apartment Neighbourhoods* land use designation.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing, and other built form issues based on Provincial policies, the City's Official Plan, and appropriate City Design Guidelines.

Staff will continue to assess:

- The appropriateness of the proposed buildings' siting, heights, massing, densities, setbacks and stepbacks;
- The proposed street alignment and how it impacts the block plan and open space organization;
- Both existing and planned context for larger area, regarding the layout and design of new public streets and other pedestrian and cycling connections, open spaces and built form issues such as building type, location, organization and massing;
- The relationship to the existing buildings on site and transition to the adjacent *Neighbourhoods*;
- Impacts of the development on the existing and proposed public realm;

- The appropriateness of the size, location, design, and function of the proposed indoor and outdoor amenity space;
- The provision and design of pedestrian and cycling infrastructure, including cycling infrastructure connecting to existing and proposed active transportation connections;
- The mix and size of dwelling units; and
- Improvements to the existing site, including vehicular/pedestrian circulation and shared outdoor amenity spaces.

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). They also will require a composite utility plan that includes the locations of existing and proposed underground and above-ground utilities and their design to avoid conflicts with existing and proposed trees.

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

An Arborist Report has been filed and is currently under review by staff and commenting partners.

Rental Housing

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings and would result in the loss of six or more rental units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size and type of rental units are replaced and maintained with rents similar to those in effect at the time of application.

The policy also requires an acceptable tenant relocation and assistance plan, addressing the right to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that 45 of the 56 existing rental units on the lands have affordable rents, while the remaining 11 rental units have high-end rents. Consequently, Policy 3.2.1.6 applies

to this application. The applicant is proposing to replace 56 3- bedroom units with the same unit type. The applicant has confirmed that tenants will have the right to return to a replacement rental unit and that the replacement rental units will be provided and maintained at rents similar to those in effect at the time the application was made. The location of the 56 replacement rental units within the proposed development has yet to be determined.

Staff will continue to:

- Assess the Housing Issues Report submitted as part of the application.
- Assess the proposal against the requirements of the *Planning Act*, the *City of Toronto Act*, Official Plan policies relating to rental housing, and Chapter 667 of the Toronto Municipal Code.
- Work with the applicant and to develop a more detailed rental replacement proposal and an acceptable tenant relocation and assistance plan to mitigate hardship for tenants.

Affordable Housing

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 rental housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies 2.2.1.4, 2.2.4.9 and 2.2.6.1 to support the development of affordable housing and the provision of a range of housing to accommodate the needs of all household sizes and incomes.

Staff will continue:

- discussions with the applicant and the Ward Councillor to determine potential opportunities for securing existing affordable housing units and providing additional affordable housing contributions through the redevelopment of the site.

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 CS&F 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 CS&F supports healthy, safe, liveable, and accessible communities. Providing for a full range of CS&F in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff will continue to assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

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. The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Infrastructure/Servicing Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro) to accommodate the proposed development.

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Hydrogeological Review Summary and Report; and Transportation Impact Study.

Staff will continue to assess:

- the Servicing Report provided by the applicant, 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 provide adequate servicing to the proposed development; and
- the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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 and through a Site Plan Agreement or Registered Plan of Subdivision. Through the Site Plan approval process, staff will work with the applicant to achieve Tier 2 or higher.

Staff will continue to assess:

- The TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

Kelly Jones, Senior Planner, Scarborough District, Community Planning, Tel. No. (416) 392-4293, E-mail: Kelly.Jones@toronto.ca

SIGNATURE

Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Application Data Sheet

Attachment 2: 3D Model of Proposal in Context Looking Northwest

Attachment 3: 3D Model of Proposal in Context Looking Southeast

Attachment 4: Location Map

Attachment 5: Site Plan

Attachment 6: Official Plan Map

Attachment 7: Zoning Map

Attachment 1: Application Data Sheet

Municipal Address: 65-99 SILVER SPRINGS BLVD Date Received: July 8, 2020

Application Number: 20 164697 ESC 22 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Zoning By-law Amendment application to permit new residential development on two blocks of land currently under draft plan of subdivision approval. Block 1 includes 3 new apartment buildings (6, 16 and 22 storeys). Block 2 includes stacked back-to-back townhouse units. Total 604 residential rental units proposed.

Applicant
CAITLIN
ALLAN

Agent

Architect

Owner

IMH 65-99 SILVER
SPRINGS LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhood

Site Specific Provision:

RAC (u430)
(x76)

Zoning:

Heritage Designation:

Height Limit (m):

Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m): 40,414 Frontage (m): 196 Depth (m): 204

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	7,430	4,259	6,391	10,650
Residential GFA (sq. m):	47,368	40,159	46,903	87,062
Non-Residential GFA (sq. m):				
Total GFA (sq. m):	47,368	40,159	46,903	87,062
Height - Storeys:	9		22	22
Height - Metres:			61	61

Lot Coverage Ratio (%)
26.35

Floor Space Index: 2.15

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	87,062	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	430	374	604	978
Freehold:				
Condominium:				
Other:				
Total Units:	430	374	604	978

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			115	223	36
Proposed:			316	177	111
Total Units:			431	400	147

Parking and Loading

Parking Spaces:	868	Bicycle Parking Spaces:	500	Loading Docks:	3
--------------------	-----	-------------------------	-----	----------------	---

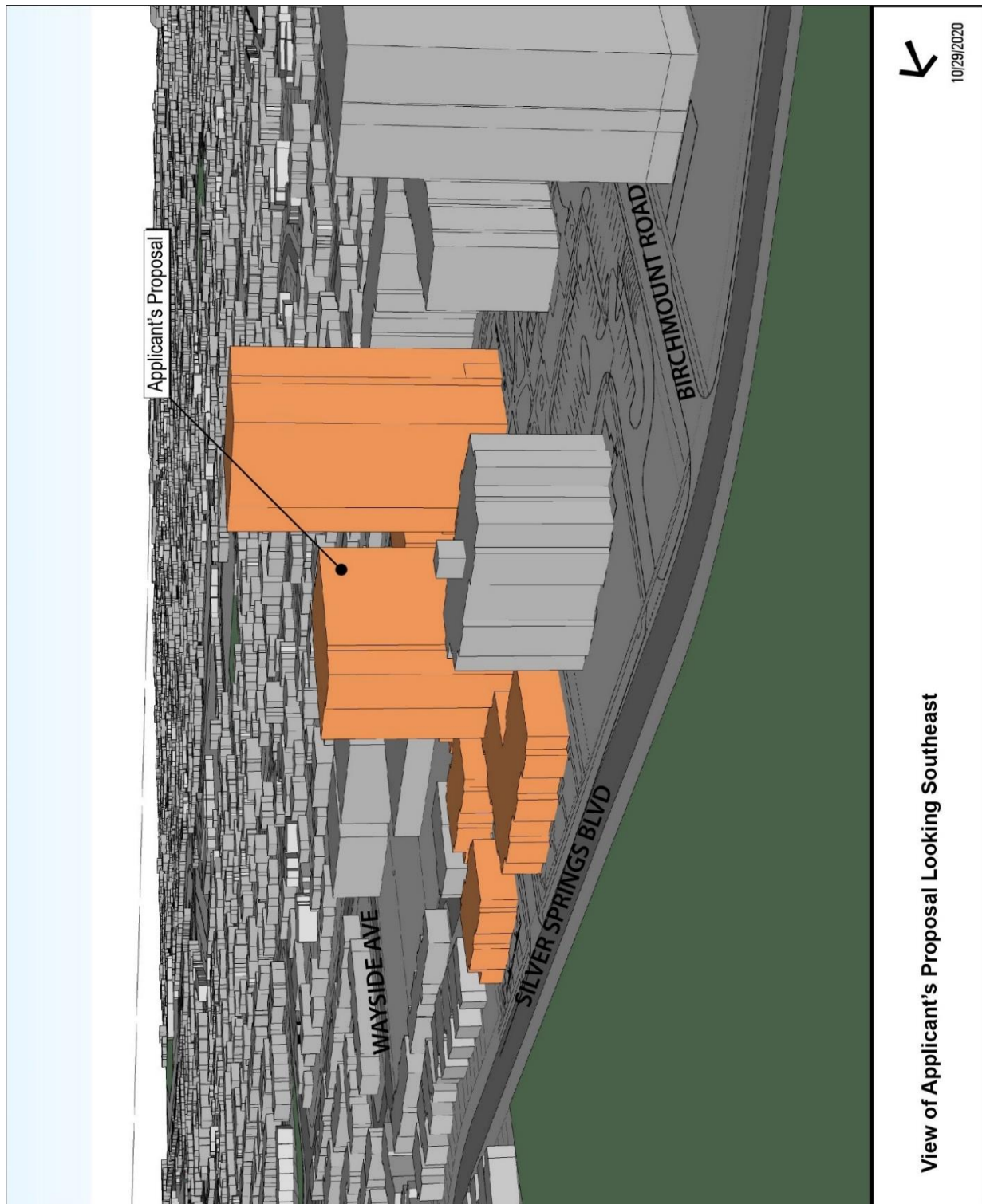
CONTACT:

Kelly Jones, Senior Planner
(416) 392-4293
Kelly.Jones@toronto.ca

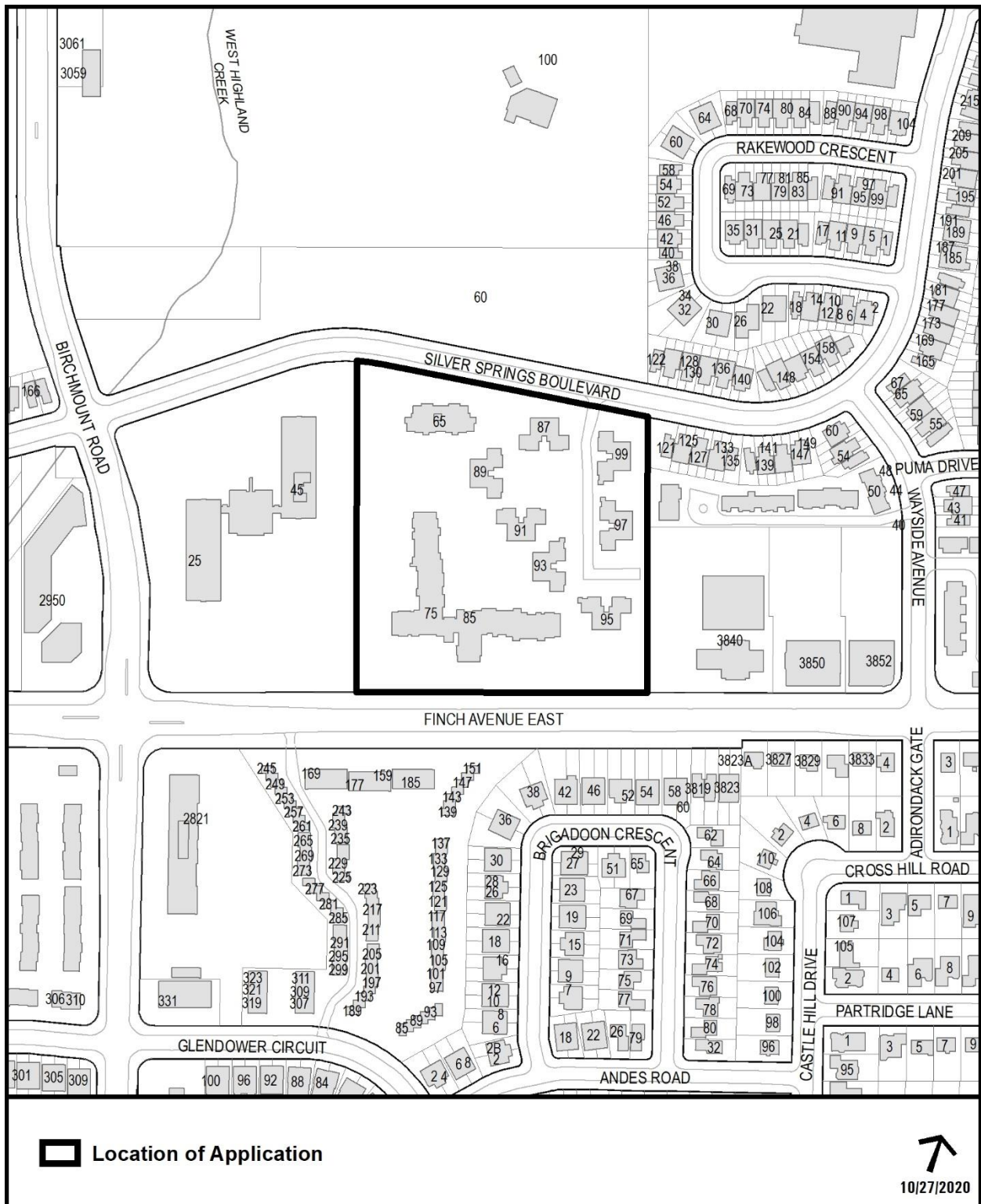
Attachment 2: 3D Model of Proposal in Context Looking Northwest



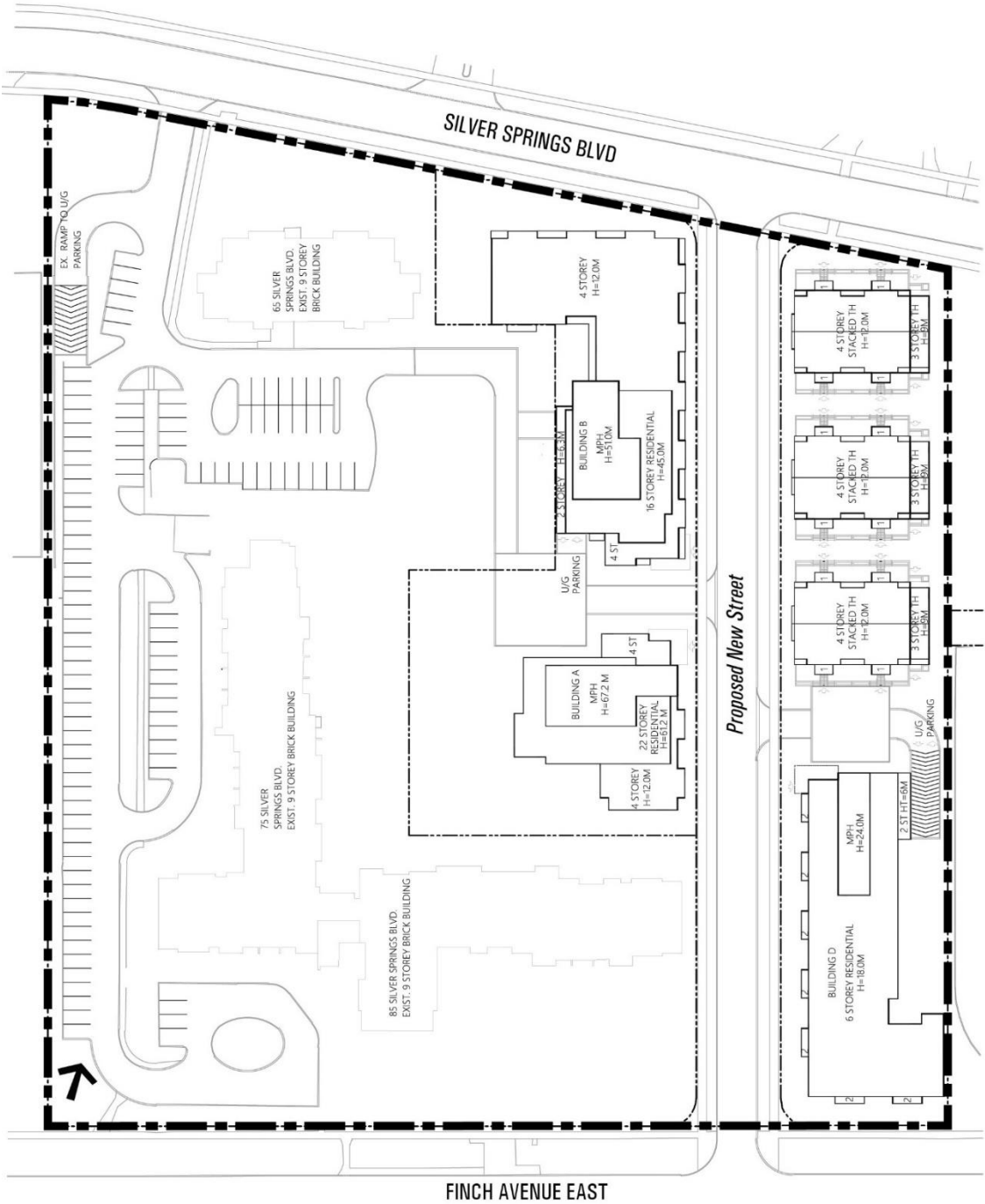
Attachment 3: 3D Model of Proposal in Context Looking Southeast



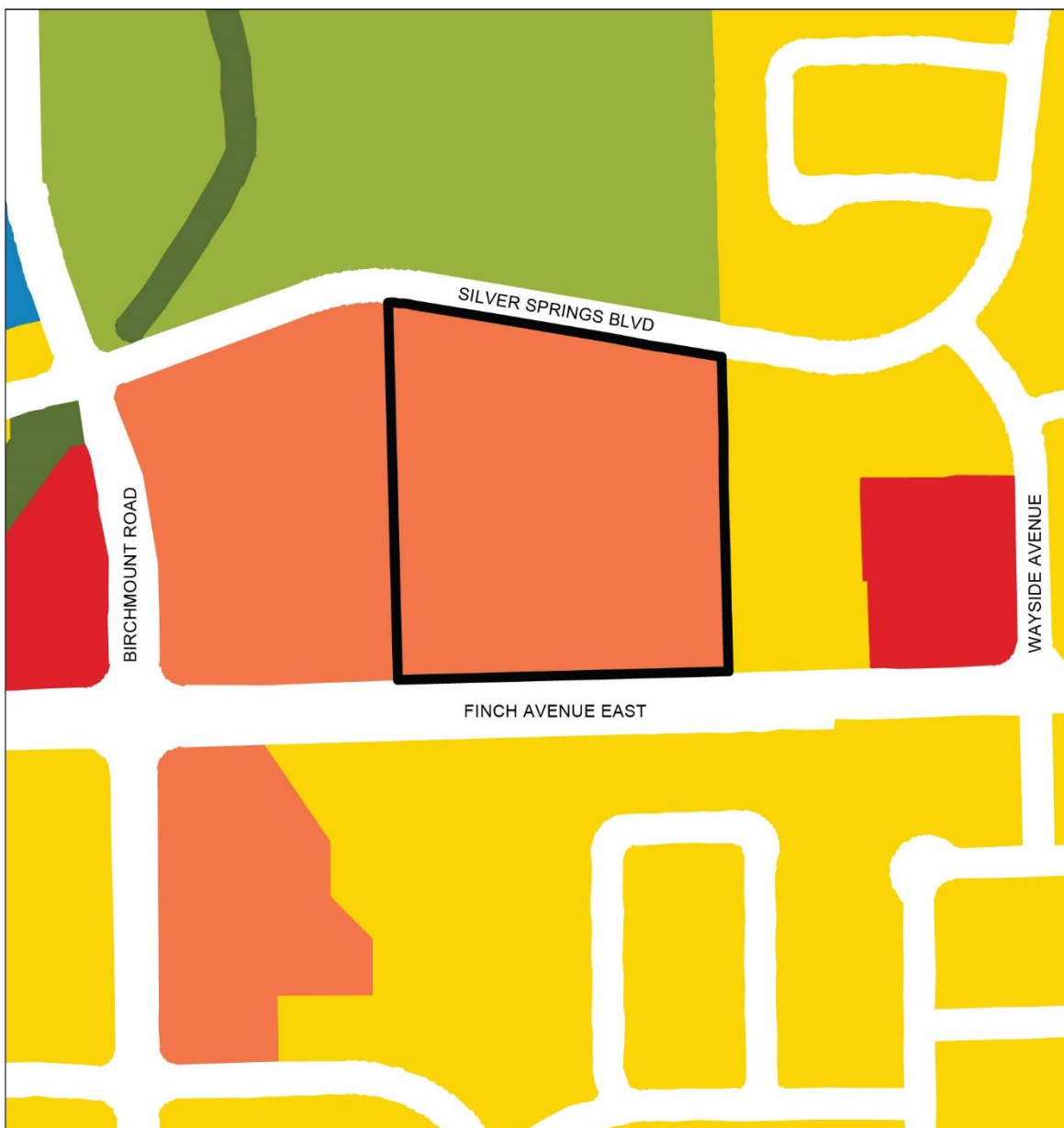
Attachment 4: Location Plan



Attachment 5: Site Plan



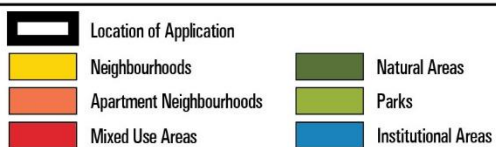
Attachment 6: Official Plan Map



Official Plan Land Use Map #19

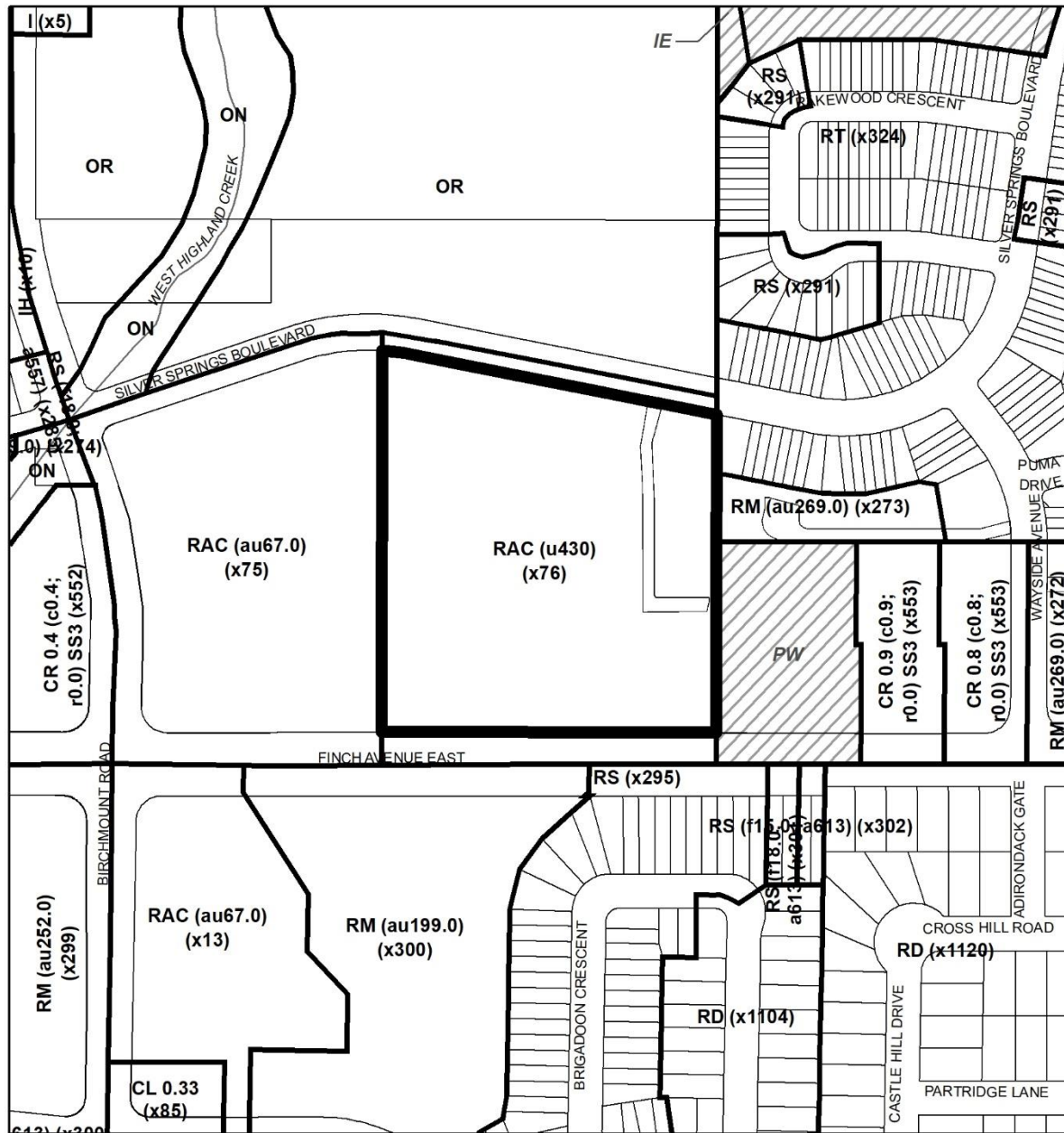
65-99 Silver Springs Blvd

File # 20 164697 ESC 22 0Z



↑
Not to Scale
11/30/2020

Attachment 7: Zoning Map



Zoning By-law 569-2013

65-99 Silver Springs Blvd

File # 20 164697 ESC 22 07



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RAC Residential Apartment Commercial

CL Commercial Local
CR Commercial Residential
I Institutional
IH Institutional Hospital
ON Open Space Natural
OR Open Space Recreation



See Former City of Scarborough L'Amoreaux Community By-law No. 12466

IE Institutional-Educational
SC School
PW Place(s) of Worship



Not to Scale
Extracted: 11/30/2020