

Supplementary Report – 1625 Military Trail and 6000 Kingston Road - Official Plan Amendment and Zoning By-law Amendment Applications

Date: November 4, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 25 - Scarborough-Rouge Park

Planning Application Number: 19 237544 ESC 25 OZ

SUMMARY

This supplementary report responds to a request from Scarborough Community Council to report directly to City Council to provide further information related to the review of the development application at 1625 Military Trail and 6000 Kingston Road. The subject lands are under application for Official Plan Amendment and Zoning By-law Amendment to permit the construction of two eight storey apartment buildings above a shared underground parking structure.

Scarborough Community Council considered a Final Report on the subject applications and adopted staff recommendations to amend the Official Plan and Zoning By-law to permit the construction of the proposed apartment buildings. Community Council also adopted amendments to increase the financial contribution to be secured pursuant to Section 37 of the *Planning Act* and adjust the unit mix secured in the draft zoning by-law. In addition, Community Council requested a report directly to City Council on how hydrologic/hydrogeologic characterization, stormwater management, and erosion management has been reviewed as part of the development proposal on the lands, and what geotechnical issues are being reviewed in the context of the site plan application.

This report provides information on how these issues have been reviewed as part of the Official Plan Amendment and Zoning By-law Amendment Applications and what will be reviewed and secured through the submitted application for Site Plan Control to the satisfaction of the Toronto and Region Conservation Authority (TRCA). The TRCA was consulted in the preparation of this report.

RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

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

DECISION HISTORY

This supplementary report was requested by Scarborough Community Council as part of its consideration of a Final Report for 1625 Military Trail and 6000 Kingston Road. Scarborough Community Council adopted staff recommendations to amend the Official Plan and Zoning By-law while securing community benefits in Section 37 Agreement along with a number of matters as a legal convenience.

The full decision history at the subject property can be found in the "Decision History" section of the Final Report. Scarborough Community Council's decision on the Final Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.SC27.2>

COMMENTS

The subject applications were submitted on October 17, 2019 and supplemented with materials in late 2019 which included the following studies that dealt with hydrogeologic, stormwater management and erosion management:

- Civil and Utilities Plans;
- Functional Servicing and Stormwater Management Report;
- Slope Stability Assessment;
- Geotechnical Study;
- Natural Heritage Impact Study;
- Ongoing Feature-Based Water Balance (FBWB) Study;
- Wetland Water Balance Risk Evaluation;
- Ravine Stewardship Plan; and
- Ravine Stewardship Planting Plan

The subject lands are partially located within a TRCA Regulated Area of the Highland Creek Watershed and as such was circulated to TRCA for review. The application was evaluated against the Natural Heritage policies of the City's Official Plan, as well the TRCA's policy document, The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (the "Living Cities Policies"). This document guides TRCA's role as an approval authority under Ontario Regulation 166/06, and as an advisor to municipalities under the *Planning Act* with respect to natural heritage and natural hazards. For the latter role, TRCA has a provincially delegated responsibility to uphold the provincial interest in protecting life and property from natural hazards such as flooding and erosion. Because the subject property is adjacent to the Highland Creek valley corridor, the Living City Policies apply to the subject application.

In response to the first circulation of materials, the TRCA was able to confirm its support of the Long Term Stable Slope as determined within the submitted slope stability analysis. A number of matters identified within the Natural Heritage Impact Study and associated materials were to the TRCA's satisfaction including the identification of a wetland observed to the south of the subject property that falls into a medium category of sensitivity. Comments were also made on the Stormwater Management Report, indicating any potential impacts of long-term groundwater discharge would need to be considered in the Feature-Based Water Balance Study.

The materials were subsequently updated and circulated two further times to TRCA. Through the development review process, the appropriate development feature setbacks and buffer from the long term stable slope were secured to the satisfaction of the TRCA, including the conveyance of buffer lands into public ownership. The Feature-Based Water Balance Study was completed and reviewed, recommending an infiltration gallery be constructed to ensure the water quality, quantity and flow are mitigated per TRCA stormwater management criteria. This outcome was also integrated with other stormwater management features for the development site, and is meant to address water balance during construction and over the long term after the project is completed. A full discussion of these issues and the relevant City policies can be found in the Comments section of the Final Report for the subject applications.

The latest memo from TRCA to City Planning, dated August 18, 2021, found the majority of issues were addressed and requested that only the final details of the Water Balance Assessment be completed before the Official Plan and Zoning By-law was enacted. The remainder of TRCA comments on required easements and shoring requirements can be addressed through Site Plan Control. As such, and with TRCA concurrence, in the Final Report City Planning recommended that the Bills implementing the recommended Official Plan Amendment and Zoning By-law Amendment not proceed prior to TRCA sign off on the Feature-Based Water Balanced Assessment details. Scarborough Community Council adopted this recommendation.

In the time period since the issuance of the August 2021 memo, the applicant has engaged TRCA on the necessary revisions and on October 20, 2021 submitted the updated materials to the City Planning Division for circulation to TRCA. The material is under review. Should City Council adopt the recommendations of Scarborough Community Council, the enacting Bills would be held until such time as TRCA advises the City the material is satisfactory to address its concerns.

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SIGNATURE

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