

5 Capri Road Zoning By-law Amendment and Draft Plan of Subdivision– Preliminary Report

Date: August 18, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 21 125098 WET 02 OZ and 21 124798 WET 02 SB

Notice of Complete Application Issued: May 25, 2021

Current Use(s) on Site: A 24-storey, 327-unit rental apartment building is located on the northern portion of this site. The southern portion of this site is currently occupied by a large surface parking lot as well as landscaped open space which is fenced and includes a play area, a grass field, and trees. Additional parking is provided within a two-level underground parking garage.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Zoning By-law for the site municipally known as 5 Capri Road. The applicant proposes to permit the redevelopment of the southern portion of this site with three apartment buildings, connected by a 6-storey (20.75 m) podium, having heights of: 27-storeys (85.7 metres - Building A); 39-storeys (121.4 metres - Building B); and 31-storeys (97.5 metres - Building C). The proposed buildings would include approximately 67,444 m² of residential gross floor area and 924 new dwelling units. A total of 1,214 parking spaces are proposed for both the existing and new buildings, of which 1,089 spaces would be for the residents and 125 spaces would be for the visitors. The proposal also includes a southerly extension of Capri Road (along the eastern limit of the site) and a new public park (1,555 m²) to be located on the west side of the new public street. The existing 24-storey apartment building, on the northern portion of this site, would be retained and secured as rental housing (327 units).

In addition, the proposed Draft Plan of Subdivision has been submitted to establish 2 residential blocks (Block 1 for the proposed buildings (Building A, B and C) and Block 2 for the existing apartment building (Building E)), a new public park (Block 3) and a new public road (Street 'A'). This new public road would have a right-of-way width of 16.5 m and would extend from the current terminus of Capri Road southward along the entire eastern property limits of the 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 City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 5 Capri Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 m 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 this report in the current budget year or in future years.

DECISION HISTORY

The existing development was approved as a three apartment building complex by the former City of Etobicoke City Council on February 24, 1969 by way of a Site Specific Zoning By-law No. 1079 that amended the former City of Etobicoke Zoning Code.

Zoning By-law No.1079 rezoned the entire site, municipally known as 5 Capri Road, 7 Capri Road and 580 The East Mall, to R4 (Residential Fourth Density Zone), permitting the construction of three apartment buildings with heights of 24, 19 and 16-storeys and a total of 704 dwelling units. The three apartment building sites have since been severed into separate parcels. On May 9, 1977, Zoning By-law No. 4100 amended Zoning By-law No. 1079 to permit a non-profit nursery school within the building municipally known as 7 Capri Road.

ISSUE BACKGROUND

Proceedings of the Subject Application

A pre-application meeting was held with the applicant on June 10, 2020, to discuss complete application submission requirements and to identify issues with the proposal (in particular, the proposed building heights and massing and its relationship to the existing building on the lands).

The applications were submitted on March 9 and 10, 2021. The application fees were received on April 16, 2021. The application was deemed completed on May 25, 2021.

Application Description

This application proposes to amend the relevant Zoning By-laws (former City of Etobicoke Zoning Code, as amended by Site Specific Zoning By-law No. 1079, as well as City-wide Zoning By-law No. 569-2013) for the site municipally known as 5 Capri Road to permit an infill development on the southern portion of this site which would include three apartment buildings (Building A, B and C) connected by a 6-storey (20.75 m) "L"-shaped podium. Building A would have a height of 27-storeys (85.7 m), Building B would have a height of 39-storeys (121.4 m) and Building C would have a height of 31-storeys (97.5 m). Each of the buildings would have a 6 m mechanical penthouse. In addition, the proposal also includes a southerly extension of Capri Road (Street 'A') along the eastern limit of the site. This new street would have a right-of-way width of 16.5 m.

The proposal includes the creation of three blocks:

- Block 1: Residential block with a lot area of 10,780 m² to be occupied by the new infill development. The proposal includes a total gross floor area of approximately 67,444 m², which equates to a total Floor Space Index of 6.25 times the area of the lot (final net area of Block 1 (10,780 m²)). A total of 924 dwelling units are proposed, of which: 20 (2%) would be studio units; 528 (57%) would be one-bedroom units; 281 (31%) would be two-bedroom units; and 95 (10%) would be three-bedroom units. The proposal would contain 3,697 m² of amenity space (4 m² per unit), of which 1,862 m² would be for indoor amenity space and 1,835 m² would be for outdoor amenity space.
- Block 2: Residential block with a lot area of 7,480 m² to be occupied by the existing 24-storey apartment building. The existing units would be secured as rental housing. There are a total of 327 existing rental units with: 92 (28.1%) one-bedroom units; 187 (57.2%) two-bedroom units; and 48 (14.7%) three-bedroom units). The proposal would expand the existing amenity space to contain a total of 693 m² of amenity space (2.12 m² per unit), of which 191 m² would be for indoor amenity space and 502 m² would be for outdoor amenity space.
- Block 3 - new public park (1,555 m² - 15% net site area) with a lot area of 1,560 m². This new park would be located on the west side of Street 'A'.

A total of 1,214 parking spaces would be provided, of which 1,089 parking spaces would be for residents and 125 parking spaces would be for visitors. These parking spaces would be provided within a 3-level underground parking garage as well as on levels 2 to 6 of the proposed 6-storey podium. The existing surface parking spaces would be removed.

A total of 630 bicycle parking spaces would be provided for residents of the new buildings as well as 65 bicycle parking spaces for visitors. A total of 23 bicycle parking spaces would be provided for visitors of the existing building.

A total of one Type 'C' and two Type 'G' loading spaces would be located within the podium of the proposed development. One new Type 'G' loading space would be constructed on the west side of the existing building, adjacent to the existing garbage compactor room.

The proposal also includes three new driveways from Street 'A'. One driveway would be for the existing building to reconfigure the roundabout and pick-up/drop-off in front of the building and provide access to the existing underground parking ramp to the south to the building. The second driveway would be a crescent shaped two-way driveway to encircle the new park for pick-up/drop-off spaces in front of each of the lobby entrances as well as to provide access to the ramps to the proposed above and below grade parking garages. An additional driveway would be located at the south limit of the site on a 9.14 m easement to provide access to the southern loading space for Building C.

Further, the proposal includes a 14 m setback from Highway 427, as required by the Ministry of Transportation, Ontario. This area is proposed to provide additional landscaped area for the use of the existing and new residents and their visitors.

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 Attachment 1 to 4 of this report, for three dimensional representations of the project in context, Attachment 6 for the proposed Site Plan drawing, and Attachment 7 for the Draft Plan of Subdivision drawing.

Site and Surrounding Area

The site is located immediately east of Highway 427 at the western limits of Capri Road and has a total area of approximately 23,528 m² (2.35 ha). The site is rectangular in shape and has a frontage of approximately 24.5 m on Capri Road. The site is occupied by a 24-storey rental apartment building, which was constructed in 1973, known as Capri Towers. This building is oriented north-south with a "V" shape and has a floor plate of approximately 1,336 m², resulting in a lot coverage of 5.7%.

Surrounding land uses include:

North: Adjacent to the site is a 19-storey apartment building owned by Toronto Community Housing (municipally known as 7 Capri Road). Further north, is a 16-storey apartment building (Park Edge Place municipally known as 580 The East Mall) as well as Capri Park (1.01 ha) bounded by The East Mall to the east, Rathburn Road to the north and the off-ramp from Highway 427 to the west.

South: Adjacent to the site is a large sports field for the two-storey institutional building (Burnhamthorpe Collegiate Institute and Adult Learning Centre), municipally known as

500 The East Mall. Further south is a 5-storey long-term care facility (Eatonville Care Centre), municipally known as 420 The East Mall as well as office buildings and a townhouse project at 400 The East Mall.

East: Adjacent to the site on the west side of The East Mall is a 7-storey apartment building (Chelsea Gardens), municipally known as 530 The East Mall. Directly across The East Mall is a 4 to 7-storey apartment building, municipally known as 535 The East Mall.

West: Adjacent to the site is Highway 427. Directly across the highway are 13 blocks of stacked back-to-back townhouses (Dwell City Towns), municipally known as 3-35 Applewood Lane.

Provincial Policy Statement and Provincial Plans

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.

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, 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*.

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).

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.

The application is located on lands designated *Apartment Neighbourhoods* on Map 14 - Land Use of the Official Plan (see Attachment 8 of this report). Highway 427 is identified as a Higher Order Transit Corridor as well as a Transit Priority Segment on Map 4 and Map 5 of the Official Plan.

Toronto Official Plan policies may be found here:

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

Zoning By-laws

The site is zoned R4 (Residential Fourth Density Zone) under the former City of Etobicoke Zoning Code and is subject to Site Specific Zoning By-law No. 1079, which was enacted on February 24, 1969. This By-law rezoned the lands municipally known as 5 Capri Road, 7 Capri Road and 580 The East Mall to the R4 zone category to permit the development of three apartment buildings (with heights of 24, 19 and 16-storeys and a total of 704 dwelling units). The provisions of this site specific by-law apply collectively to all three properties and permits among other matters:

- a minimum of 70% of the lot area for landscaped open space;
- a total lot coverage of 15% for all three buildings;

- parking is to be provided at a rate of 125% of the number of dwelling units, of which a minimum of 100% are to be located underground or in structures and minimum 15% is required to be visitor parking; and
- service shops (including a tuck shop) are permitted, but may not exceed 3,200 ft² (297 m²).

It should be noted that, on May 9, 1977, Zoning By-law No. 4100 amended Zoning By-law No. 1079 to permit a non-profit nursery school within the building municipally known as 7 Capri Road.

The site is also zoned RAC (f24.0; au116.0) (x107) under City-wide Zoning By-law No. 569-2013(See Attachment 9: Zoning Map). The Residential Apartment Commercial Zone permits dwelling units in an apartment building. Buildings within the RAC zone would be limited to a maximum building height of 14 m and a maximum lot coverage of 40%. The site is subject to By-law Exception RAC 107 whereby it is governed by the prevailing Site Specific Zoning By-law No.1079, excluding subsection 1(e) which includes the permission for service shops.

The City-wide Zoning By-law No. 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:

- City-wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Streetscape Manual;
- Bicycle Parking Facilities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Bird Friendly Development Guidelines; and
- Toronto Green Standard.

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

Site Plan Control

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

COMMENTS

Reasons for the Application

The proposal requires an amendment to City-wide Zoning By-law No. 569-2013, as amended, and the former City of Etobicoke Zoning Code (as amended by Site Specific

Zoning By-law No. 1079), in order to increase the permitted height and number of dwelling units, and to revise other development standards as necessary to reflect the development proposal.

In addition, a Draft Plan of Subdivision application has been submitted concurrently with the Zoning By-law Amendment application in order to establish the boundaries of the future extension of Capri Road, the new public park and the residential blocks.

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 noted below 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 and conformity to 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 include: (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; (h) the orderly development of safe and healthy communities; (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; (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 contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, 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 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.

Policy 4.6 states that the Official Plan is the most important vehicle for implementing the PPS and Policy 1.1.3.3 states planning authorities shall identify appropriate locations for intensification and redevelopment.

The Growth Plan (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 with 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 and the Growth Plan (2020). In particular, the proposal will be evaluated in regards to the promotion of well-designed built form, the range of housing options and whether it complies with the municipal direction for growth.

Official Plan Conformity

Chapter 2 - Shaping the City contains principles for steering growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. It sets out the City's "big picture" or "vision" for growth management. In addition, it 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.

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 ensure that 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. The Official Plan states that current and future residents must be able to access and maintain adequate, affordable and appropriate housing as well as have adequate and equitable access to community services and local institutions and encourages the inclusion of community service facilities as part of private development. Further, Toronto's system of parks and open spaces will continue to be a necessary element of city-building as the City grows and changes.

Chapter 4 - Land Use Designations contains development criteria for each of the land uses. The Official Plan designates the site as *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are areas which are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Although significant growth is not intended within developed *Apartment Neighbourhoods* on a city-wide basis, compatible infill development may be permitted on a site within a developed *Apartment Neighbourhood* with one or more existing apartment buildings which improves the existing site conditions.

Staff are reviewing the applications to determine its conformity to the Official Plan.

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 and current 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.

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. Capri Road is a local street with an existing right-of-way width of approximately 26.2 m. The East Mall is a minor arterial street with a planned right-of-way width of 27 m. The proposed building heights are 27-storeys (91.7 m), 31-storeys (103.5 m) and 39-storeys (127.4 m), all of which include 6.0 m mechanical penthouses.

The Tall Buildings Design Guidelines identify separation distances, setbacks and floor plate size as key factors affecting sky view, privacy, wind and the amount of sunlight and shadows that reach the public realm and neighbouring properties. Towers must be built to minimize impact on surrounding streets, parks, public and private open space, as well as existing or future buildings on adjacent sites.

The Guidelines direct tower floor plates to be limited to 750 m² or less, and provides flexibility for non-residential or very tall buildings, where greater tower separation, setbacks and stepbacks are achieved. The Guidelines direct towers to be setback a minimum of 12.5 m from side and rear property lines and to provide separation distances between towers on the same site of 25 m or greater to reflect the context. One of the goals of these requirements is to ensure that a contextually appropriate minimum separation distance is established between tall buildings both on and between different properties.

The current proposal is for towers with a floor plate sizes of 750 m² and separation distances that are 25 m or greater (minimum 28 m between Building B and C). In addition, the proposed towers would meet the 12.5 m setback from the south lot line. Building A and B would be setback 17 m from the west lot line and Building C would be setback 20.5 m from the east lot line.

The City-wide Tall Buildings Design Guidelines may be found here: <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Built Form, Planned and Built Context

The suitability of the proposed height and massing and other built form issues will be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of the Growth Plan (2020). The built form will also be assessed based on the City's Official Plan policies and other City Urban Design Guidelines. An evaluation will be made to confirm whether the proposal fits within its existing built and planned context. In particular, staff will be evaluating:

- Proposed Public Park and Public Street in relation to the proposed built form;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Appropriateness of the proposed transition, separation distances, setbacks, stepbacks, angular plane and shadow impacts as well as the relationship to adjacent properties and potential future development;

- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Appropriateness of the location and quantity of indoor and outdoor amenity space for both existing and new buildings;
- Appropriateness of the proposed open space, including location, access, size, soil volumes, pedestrian level comfort and functionality;
- Appropriateness of the proposed driveway access, site circulation, quantity of vehicular and bicycle parking spaces, loading and garbage;
- 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; and
- Appropriateness of the transition to neighbouring sensitive land uses including major transportation infrastructure (Highway 427) and *Neighbourhoods*.

The applicant submitted a Shadow Impact Study prepared by Quadrangle Architects Limited and dated February 8, 2021. The applicant also submitted a Pedestrian Level Wind Study prepared by Gradient Wind Engineers and Scientists and dated February 8, 2021. The Shadow Impact Study and Pedestrian Level Wind Study are currently under review by City staff.

Additional built form issues may be identified through the review of the applications. Staff will continue to work with the applicant to achieve a redevelopment proposal for the site that meets the intent of City policies and the existing built and planned character of the area.

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 submitted an Arborist Report and Tree Protection Plan prepared by Cletus Gavin, B.Sc Earth Science & Biology and dated February 8, 2021. The Arborist Report and Tree Preservation Plan are currently under review by City staff.

Parkland/Open Space

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The proposal is subject to a cap of 15% parkland dedication of the development site. The applicant is required to satisfy this parkland dedication requirement through an on-site dedication. The proposal includes an on-site parkland dedication (a new public park) of 1,555 m² to be located centrally on the site, fronting the new public road (Street 'A'). Parks staff are currently reviewing the proposal to determine if the size, shape and

location of the proposed park is acceptable, however, further discussion would be required regarding the programming of this new park (opportunity for above base park improvements).

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. This site has archaeological resource potential and as such, a Stage 1 & 2 Archaeological Assessment prepared by Irvin Heritage Inc. and dated August 30, 2020 has been submitted with the development applications. This Stage 1 & 2 Archaeological Assessment is currently under review by City staff.

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.

City staff will determine whether any capital improvements or expansion of existing facilities are required.

Growing Up: Planning for Children in New Vertical Communities

The City Council adopted Growing Up Urban Design Guidelines (2020) provide guidance on the proportion and size of larger units recommended in new multi-unit residential development proposals. The objective of these Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

Housing

A Housing Issues Report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.

The applicant submitted a Housing Issues Report (included in the appendix of the Planning and Urban Design Rationale) prepared by Bousfields Inc. and dated March

2021. This Housing Issues Report details proposed improvements to the existing rental housing on the site, including:

- the expansion of the indoor amenity space to be 191 m² (equivalent to 0.58 m² of indoor amenity space per unit);
- two new outdoor amenity terraces at the front and rear of the building;
- a new child's play area (1.54 m² of outdoor amenity space per unit);
- a new loading enclosure to screen garbage pick-up activities; and
- visitor bicycle parking spaces will be provided at the main building entrance.

Housing Policy staff has reviewed this Housing Issues Report and request additional information regarding matters related to the proposed rental intensification, including but not limited to: securing existing rental units by a legal agreement; determining whether or not the proposed improvements to the existing rental building meets the intent of the Official Plan; further details on the proposed programming of the expanded indoor amenity space and the new outdoor amenity spaces; an explanation on how parking of the existing residential rental building will be impacted; and the undertaking of a tenant survey.

In addition, the applicant is requested to increase the unit sizes of the new two-bedroom and three-bedroom units. It should be noted that the proposed unit mix of 31% two-bedroom units and 10% three-bedroom units meets the objectives of the Growing Up Guidelines to accommodate a broad range of households, including families with children, within new development however, the proposed unit sizes do not meet the average unit sizes as specified in the Guidelines.

Further, the applicant is strongly encouraged to provide affordable and/or mid-range purpose-built rental units to support the City's and Growth Plan's housing policy objectives to provide a full range of housing by tenure and affordability within new developments.

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Lithos Group Inc. and dated February 2021. In addition, the applicant submitted a Geotechnical Engineering Report and a Hydrogeological Review Report both prepared by Grounded Engineering Inc. and dated February 8, 2021.

The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff have reviewed the submitted reports and plans and have requested further information and analysis.

The applicant submitted a Transportation Study prepared by R.J. Burnside & Associates Ltd. and dated February 2021 in order to evaluate the effects of the proposal on the transportation system and recommend any transportation improvements that are

necessary to accommodate the travel demands and impacts generated by the proposed development. Transportation Services staff have reviewed the submitted report and plans and have requested further information and analysis. It should be noted the proposed new public road (Street 'A') would require a right-of-way (ROW) dedication of 16.5 m and a turning circle at the southerly limits of this new public road. This 16.5 m ROW would contain the full eastern and western boulevard of the road, along with 8.0 m of paved surface in accordance with the City of Toronto Development Infrastructure Policy & Standards (DIPS) for public local streets and private streets.

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 the TGS Checklist indicating they are pursuing Tier 1 performance measures. Planning staff will encourage the applicant to pursue higher tiers of performance measures through the application review process.

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*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

In the event that Section 37 contributions are considered for this Zoning By-law Amendment application, the following community services and facilities should be considered:

- The provision of affordable non-profit child care;
- The provision of a Human Agency Space no less than 5,000 ft² (at-grade and with a separate entrance);
- Contribution towards the revitalization of either the Richview District Branch or the Elmbrook Park Neighbourhood Library;

- Contribution towards the new Community Recreational Centre in Central Etobicoke; and/or
- Contribution towards outdoor recreation facilities such as basketball/multi-sport courts, new sport field, an artificial ice rink, community level skateboard park, cricket pitch, skate spots and BMX friendly features in local area parks, within the Ward.

Other Matters

Staff have identified the additional following issues:

- A peer review of the studies listed below will be commissioned by the City, at the cost of the applicant:
 - Roadway Traffic Noise Feasibility Assessment prepared by Gradient Wind Engineers and Scientists and dated February 8, 2021;
 - Compatibility and Mitigation Study prepared by Gradient Wind Engineers and Scientists and dated February 8, 2021; and
 - Air Quality Assessment prepared by Gradient Wind Engineers and Scientists and dated February 8, 2021.
- The applicant is encouraged to coordinate with Environment and Energy Division staff as they progress through design development with any further analysis of the measures identified in the Energy Strategy Report prepared by EQ Building Performance Inc. and dated February 8, 2021, including: compliance with the Toronto Green Standard Version 3; district energy-ready design; integration of low-carbon energy solutions; and back-up power for resilience during grid disruptions.
- At this time, the local Catholic elementary and secondary schools (particularly St. Gregory Catholic School, Michael Power/St. Joseph High School, and Bishop Allen Academy) are operating at capacity and cannot accommodate additional students from this development as proposed. The Toronto District School Board has yet to provide comments on the application
- 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

Sabrina Salatino, Senior Planner
Tel. No. (416) 394-8025
E-mail: Sabrina.Salatino@toronto.ca

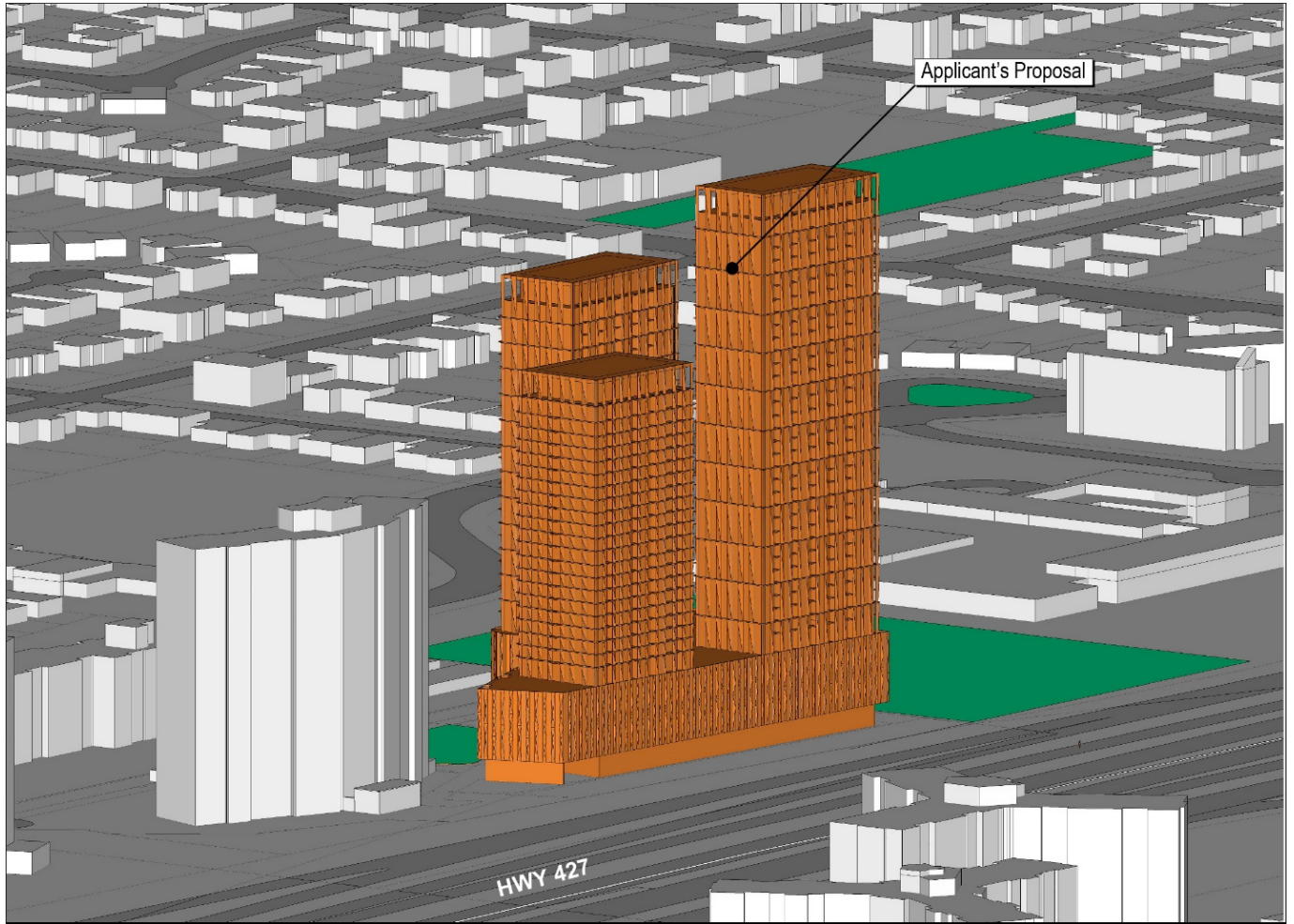
SIGNATURE

Sarah Henstock, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context (Looking Southeast)
Attachment 2: 3D Model of Proposal in Context (Looking Southwest)
Attachment 3: 3D Model of Proposal in Context (Looking Northeast)
Attachment 4: 3D Model of Proposal in Context (Looking Northwest)
Attachment 5: Location Map
Attachment 6: Site Plan
Attachment 7: Draft Plan of Subdivision
Attachment 8: Official Plan Land Use Map
Attachment 9: Zoning Map

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

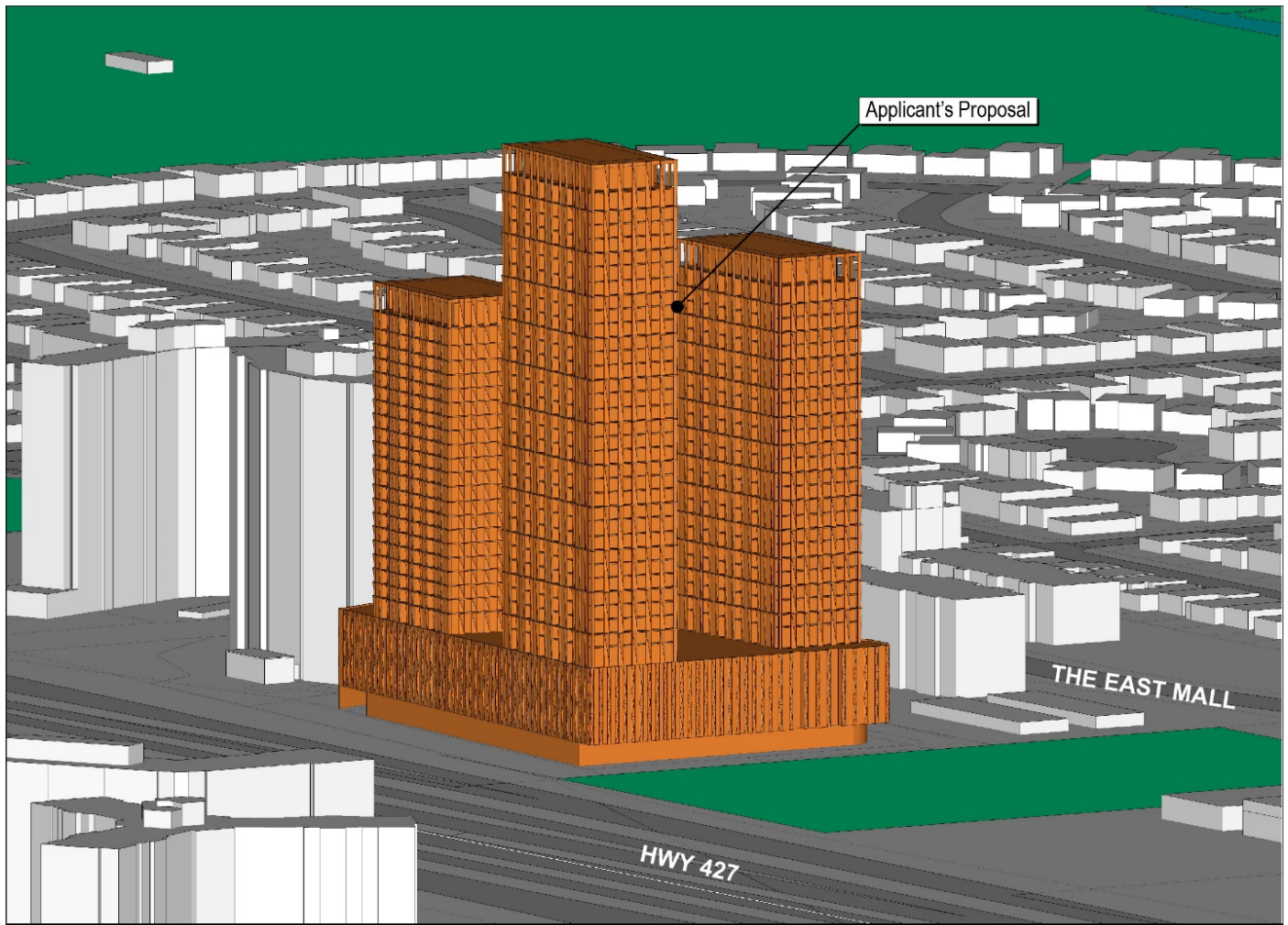


View of Applicant's Proposal Looking Southeast



07/14/2021

Attachment 2: 3D Model of Proposal in Context (Looking Northeast)

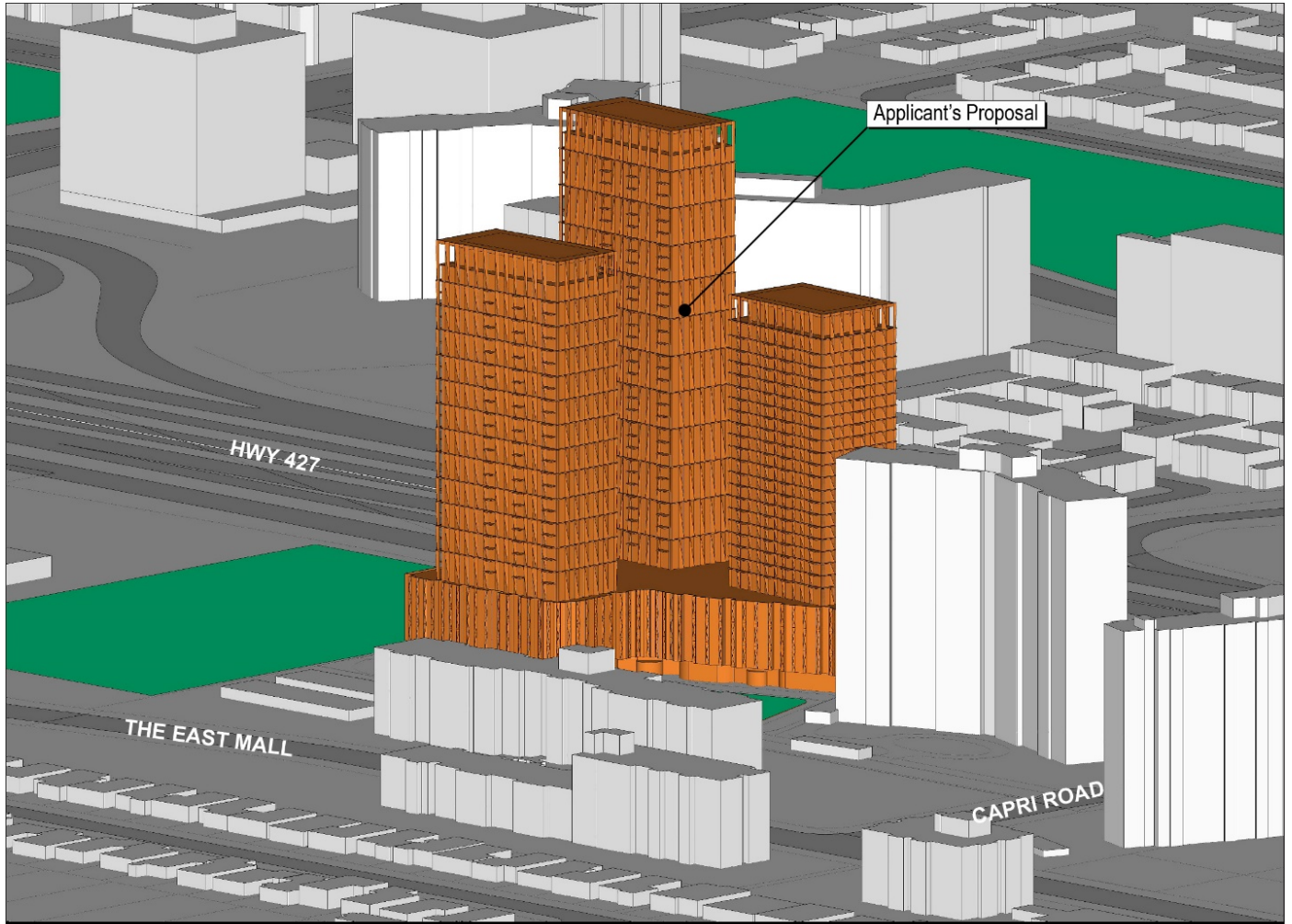


View of Applicant's Proposal Looking Northeast



07/14/2021

Attachment 3: 3D Model of Proposal in Context (Looking Southwest)

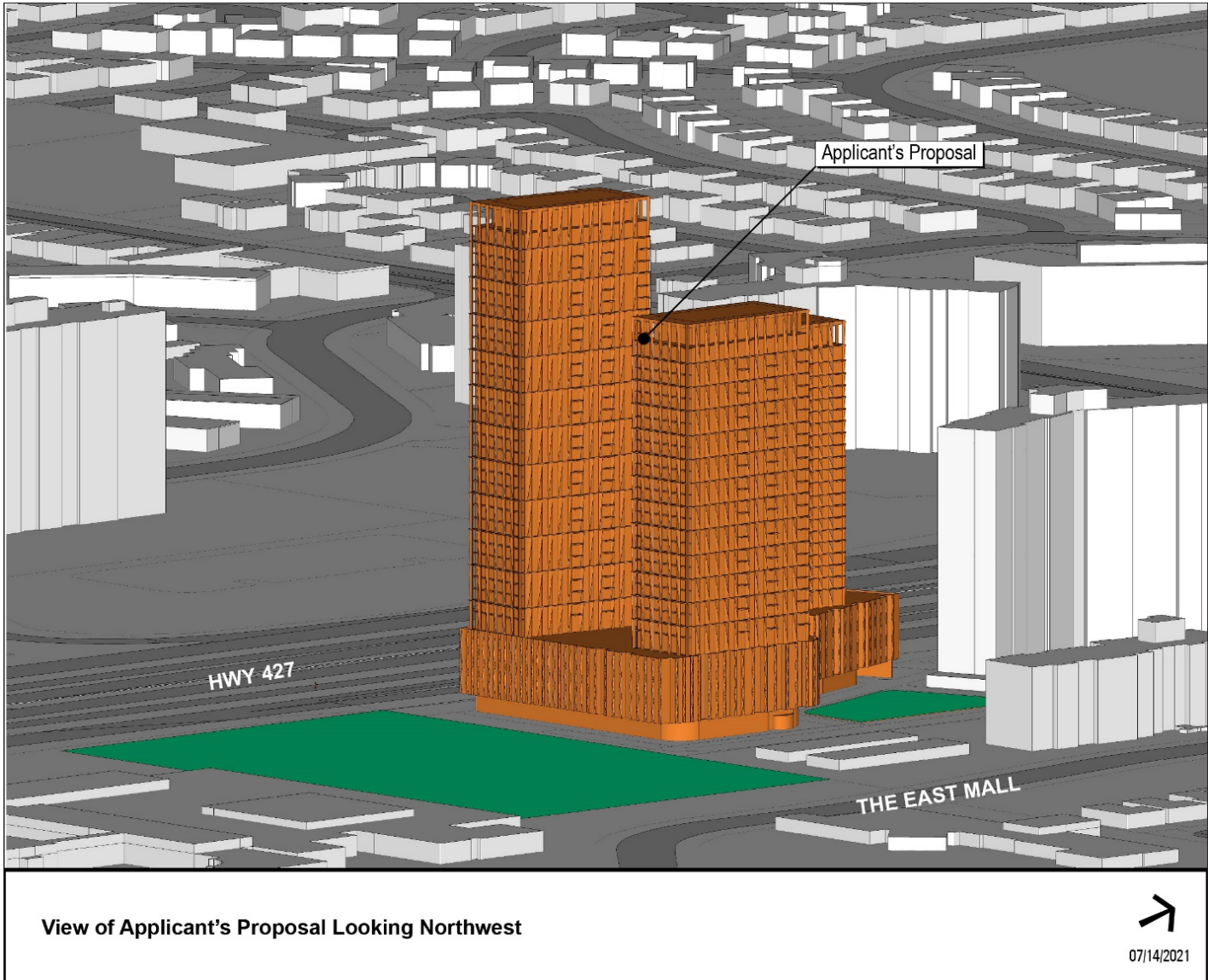


View of Applicant's Proposal Looking Southwest

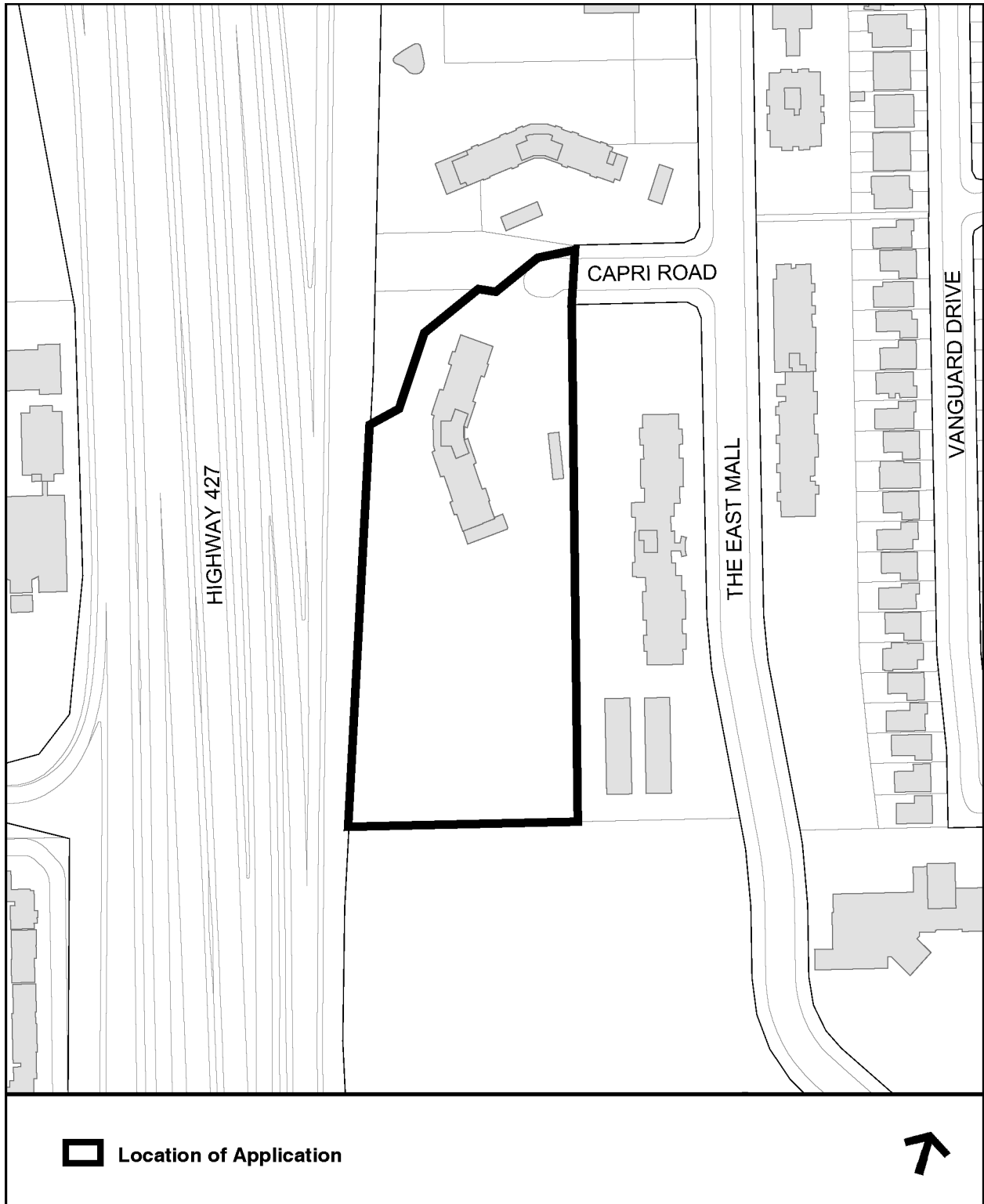


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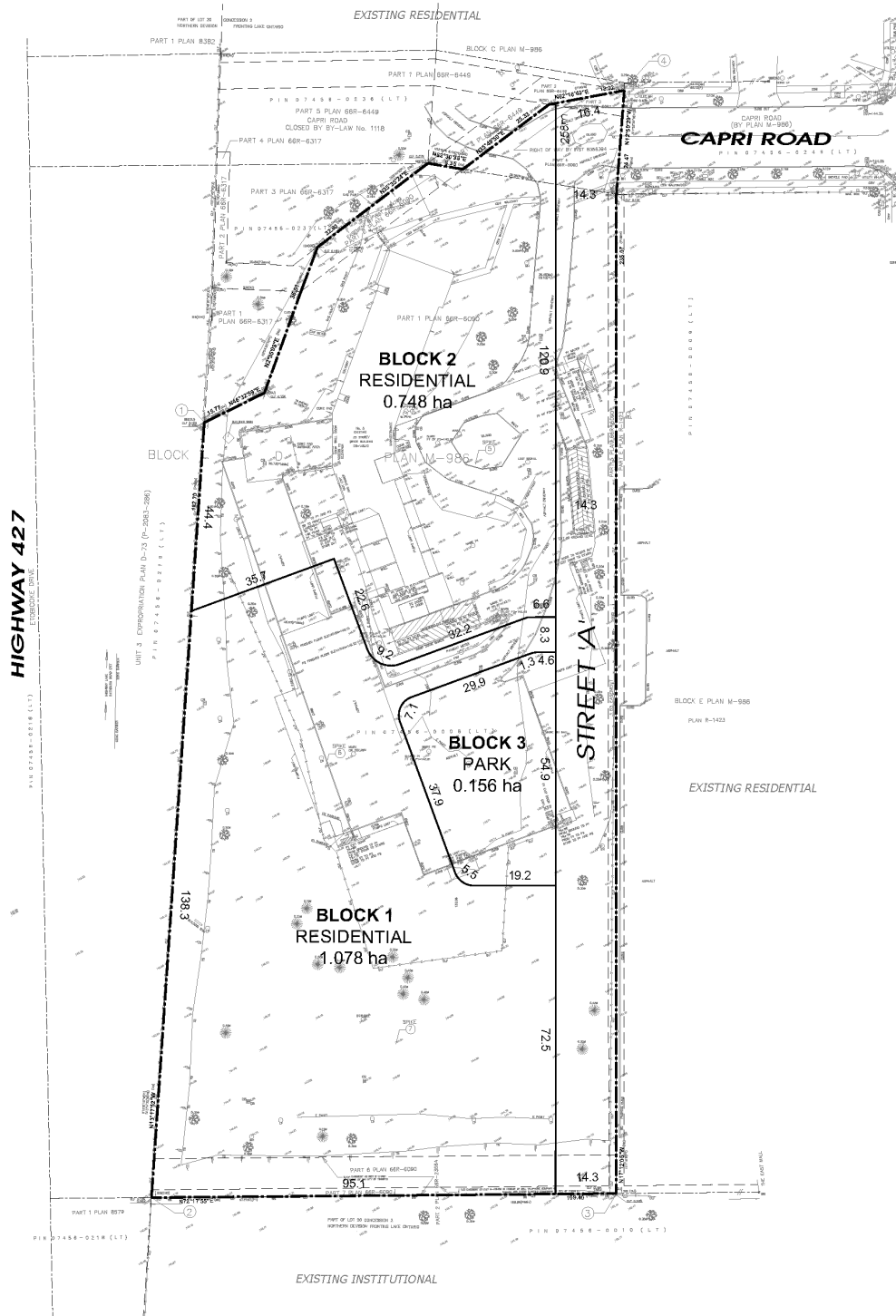
Attachment 4: 3D Model of Proposal in Context (Looking Northwest)



Attachment 5: Location Map



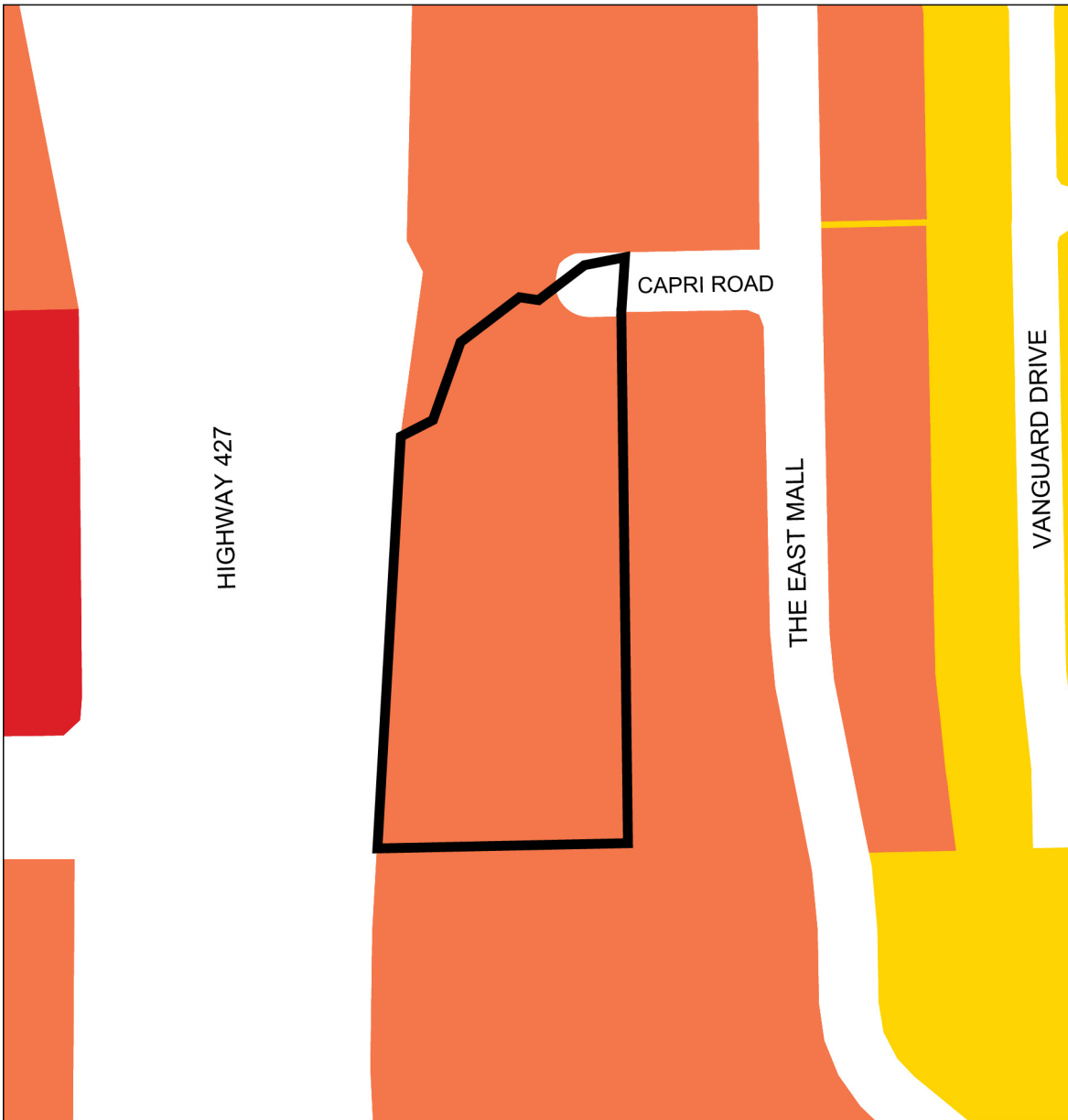
Attachment 7: Draft Plan of Subdivision



Plan of Subdivision







Attachment 8: Official Plan Land Use Map




Official Plan Land Use Map #14

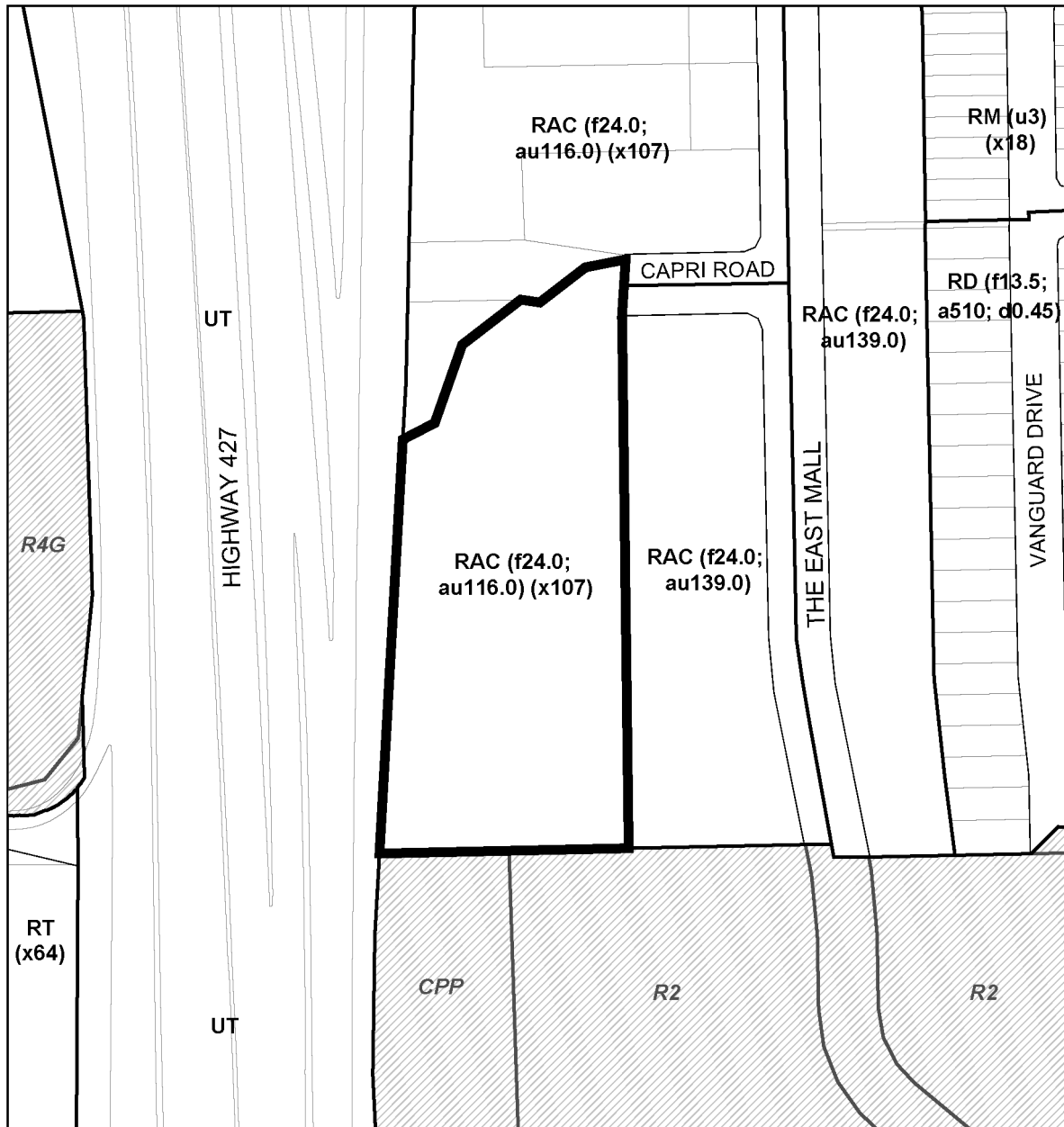
5 Capri Road

File # 21 125098 WET 02 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas


Not to Scale
Extracted: 03/15/2021

Attachment 9: Zoning Map





Zoning By-law 569-2013

5 Capri Road

File # 21 125098 WET 02 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RAC** Residential Apartment Commercial
- UT** Utility and Transportation

-  See Former City of Etobicoke By-Law No. 11,737
- R2** Second Density Residential Zone
- R4G** Fourth Density Group Residential Zone
- CPP** Planned Commercial Preferred Zone


 Not to Scale
 Extracted: 03/15/2021