

596 Renforth Drive – Zoning Amendment Application – Preliminary Report

Date: October 18, 2021

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward 2 - Etobicoke Centre

Planning Application Number: 21 192018 WET 02 OZ

Notice of Complete Application Issued: September 17, 2021

Current Use on Site: A one-storey building (previously occupied by the Etobicoke Masonic Temple).

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 596 Renforth Drive, which seeks to amend the former City of Etobicoke Zoning Code and city-wide Zoning By-law 569-2013 to permit a 140 unit, stacked, back-to-back, three-storey townhouse development, grouped in five blocks. The proposed development would have a total gross floor area of 12,409 square metres and a floor space index of 1.6 times the area of the lot. The application proposes 1 level of below grade parking, accessed from Centennial Park Gate, which would provide a total of 185 vehicular parking spaces (157 residential parking spaces, 28 visitor parking spaces) and 106 bicycle parking spaces (96 long term and 10 sort term).

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 596 Renforth Drive 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.

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.

ISSUE BACKGROUND

Pre-application consultation

A pre-application consultation meeting was held with the applicant on November 23, 2020 to discuss the complete application submission requirements and to identify issues with the proposed development. Staff provided comments regarding the consistency of setbacks, materiality details, variety of architectural design between buildings, landscaping (buffers in relation to adjacent buildings, spacing of trees and sufficient soil volumes), sidewalk widths, garbage location and screening, parking ramp enclosure and increased amenity space.

The current Rezoning application is generally similar to the concept discussed at the pre-consultation meeting which consisted of a stacked townhouse development comprising of 5 separate townhouse blocks (3 storeys in height) with a total of 140, two-bedroom units and a total gross floor area of 11,980 square metres. The proposal would provide a total of 168 parking spaces (140 residential and 28 visitor spaces) and bicycle parking (both residential and visitor spaces).

Application Description

The application proposes to amend the former City of Etobicoke Zoning Code and Citywide Zoning By-law 569-2013 for the property municipally known as 596 Renforth Drive to permit a 140 unit, stacked, back-to-back, 3-storey townhouse development (11 metres, plus a 2.9 metre mechanical penthouse), grouped in five blocks (Building Blocks A to E), see Attachment 4: Site Plan. Units which front onto Centennial Park Drive and Renforth Drive would have direct access from those streets. All of the townhouse units would have two bedrooms. The proposed development would have a total gross floor area of 12,409 square metres, resulting in a floor space index of 1.6 times the area of the lot.

Vehicular access to the site and the below grade parking is proposed from Centennial Park Gate via a central private driveway between Building Blocks B and C. The underground parking level would have a total of 185 vehicular parking spaces, including 157 residential parking spaces and 28 visitor parking spaces (including 7 accessible parking spaces) and a total of 106 bicycle parking spaces (96 long term and 10 short term). Two at-grade parking spaces are also proposed, one designated for accessible parking and one short-term parking space for delivery drop-off. One Type G loading space is also proposed at-grade.

A shared outdoor amenity area is proposed, measuring 296 square metres and located west of townhouse Block D, south of townhouse Block C. In addition, a 50 square metre pet relief area is proposed south of townhouse Block D, to be screened from the

adjacent underground parking ramp by a landscape buffer. In addition to each unit having private amenity areas, a shared indoor workshop space would be provided in the below grade garage.

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 and Attachment 2 of this report, for three dimensional representations of the project in context.

Site and Surrounding Area

The subject site is located on the west side of Renforth Drive and is currently occupied by a one-storey building within the east quadrant of the site, formerly used by the Etobicoke Masonic Temple. Within the west quadrant of the site there is a small, wooded area to the west of the existing parking lot. The subject land is bound by Renforth Drive to the east, Centennial Park Road to the west and Centennial Park Gate to the north (see Attachment 3: Location Map). The site is rectangular in shape, with a total lot area of approximately 7785 square metres. The site has a frontage of 55 metres on Renforth Drive, 144 metres on Central Park Gate and 55 metres on Centennial Park Drive.

Surrounding land uses include:

North: The lands directly to the north of the site, across Centennial Park Gate, are the Centennial Park soccer fields. The built form further north along Renforth Drive consists of mix of institutional (various schools and community services) and 1-2 storey detached and semi-detached residential uses.

South: The properties directly south of the site (along the south lot line) consists of one-storey buildings for the Graceview Presbyterian Church and the Revera Centennial Park Place Retirement Residence. Further south towards Rathburn Road is a Centennial Gardens Townhouse complex with units ranging in height from two to three-storeys.

East: The properties east of the site, on the east side of Renforth Drive, consists of detached (one and two-storey) dwellings which front onto the internal local streets.

West: Directly west of the site is the Centennial Park and trail system.

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)

The Growth Plan (2020) for the Greater Golden Horseshoe 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 Toronto 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. Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. 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 shown as *Neighbourhoods* on Map 14 of the Official Plan. The subject site fronts onto Renforth Drive which is a major street with a planned right-of-way width of 30 metres on Map 3 of the Official Plan.

Zoning By-laws

The site is subject to city-wide Zoning By-law 569-2013, which zones the site Institutional General (I), see Attachment 6: Existing Zoning By-law Map. The Institutional General zone permits a range of uses including, but not limited to: Art Galleries, Clubs, Community Centres, Hospice Care Homes, Libraries, Recreation Uses, Religious Education Uses, and Religious Residences. Townhouses are not a permitted use in the RD zone.

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/>

The site is also subject to the former City of Etobicoke Zoning Code and as per the Zoning map attached to By-law 11,737, the site is zoned Limited Commercial (CL). Despite the uses permitted in the CL zone, there is a Site Specific By-law 13,550 applicable for the site. By-law 13,550 specifies that only institutional buildings are permitted on the site.

Design Guidelines

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

- Townhouse and Low-Rise Apartment Guidelines;
- Toronto Green Standard;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Bicycling Parking Facilities.

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 yet been submitted.

COMMENTS

Reasons for the Application

The proposed development requires an amendment to the former City of Etobicoke Zoning code and the city-wide Zoning By-law 569-2013 to permit the proposed residential use and other development standards that may be identified through the review process to reflect the development proposal.

ISSUES TO BE RESOLVED

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

Provincial Policies and Plans Consistency/Conformity

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

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision under the Planning Act. Relevant matters of provincial interest are: (h) the orderly development of safe and healthy communities; (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 Provincial Policy Statement (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 (2020) encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity.

The PPS (2020) indicates that the Official Plan is the most important vehicle for implementing the PPS (2020) and planning authorities shall identify appropriate locations for intensification and redevelopment. Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on these lands given their land use designation, the level of intensification of this site must reflect the existing and planned context as established by the implementing Zoning By-law and Official Plan policies.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) emphasizes the importance of complete communities where a range of housing options are to be provided; and that new development should provide high quality compact built form and an attractive and vibrant public realm.

The Growth Plan (2020) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan (2020).

The application will be evaluated against the policies and objectives of the *Planning Act*, PPS (2020) and Growth Plan (2020), especially with regard to determining the compatibility of the proposed development with the existing surrounding uses, the promotion of well-designed built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

The subject property is located on lands designated *Neighbourhoods* on Map 14 - Land Use Plan of the Official Plan (see Attachment 5: Official Plan Land Use Map). The *Neighbourhoods* policies establish a number of site-related development criteria that must be met. The Built Form policies of the Official Plan emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. The Official Plan also states that a full range of housing should be provided and maintained to meet the needs of current and future residents. Additionally, Renforth Drive is identified as a major street on Map 3 of the Official Plan which contemplates a more intense form of development due to its distinguishable characteristics from lots located within the interior of the Neighbourhood.

The application will be evaluated for its conformity with the Official Plan, including but not limited to the Healthy Neighbourhoods policies in Chapter 2, Built Form, Housing, Public Realm, and Open Space policies in Chapter 3, and the *Neighbourhoods* development criteria in Chapter 4.

Built Form, Planned and Built Context

The suitability of the proposed height and massing or other built form issues will be assessed based on Section 2 (p), (q) and (r) of the Planning Act; and Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The built form will also be assessed based on the City's Official Plan policies and the City's Design Guidelines. An evaluation will be made to confirm whether the proposal is contextually appropriate and fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed dwelling type/built form;
- Appropriateness of the proposed building height, massing, siting and scale;
- Appropriateness of the proposed transition, setbacks and separation distances as well as the relationship to adjacent properties;
- 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 proposed driveway access, site circulation, quantity of vehicular and bicycle parking spaces, and garbage; and
- Appropriateness of the location and quality of indoor and outdoor amenity spaces.

Additional built form issues may be identified through the review of the application. 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.

Townhouse and Low-Rise Apartment Guidelines

In March 2018, Toronto City Council adopted the Townhouse and Low-Rise Apartment Guidelines. The Guidelines are intended to help implement the policies in the Official Plan by achieving the appropriate design for current and new townhouse and low-rise apartment development applications. They address infill townhouse developments as well as developments on larger sites and the more complex and intense types of low-rise, multi-unit housing. The Guidelines cover a range of issues including site context, site organization, building types, building design, and the public and private realms. The objective of the Townhouse and Low-Rise Apartment Guidelines is to enhance the quality of the living environment, establish a balance between stable residential neighbourhoods and appropriate infill development, and provide best practices in the creation and evaluation of development proposals. The Townhouse and Low-Rise Apartment Guidelines will be considered in the review of this proposal.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City.

Parks Development staff have determined that in accordance with the City of Toronto Parkland Strategy, the development site is currently in an area with 4 -12 square metres of parkland per person, which is below the city-wide average provision of 28 square metres of parkland per person in 2016. Therefore, the residential component of this proposal is subject to a cap of 10% parkland dedication.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Tree Preservation

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

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

ii) increasing tree canopy coverage and diversity, especially of long lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report and Tree Preservation plan prepared by Beacon Environmental Ltd., dated July, 2021 which is under review by City staff. The Arborist Report and Tree Preservation plan indicates that in order to accommodate the development, the removal of all trees within the subject property is required, however, a total of 99 trees are proposed to be replanted. Additionally, a total of five city-owned trees and one private tree on the neighbouring property to the south are proposed to be injured in order to develop the site.

Staff will work with the applicant to address the provision and protection of trees and the requirement to add to the City's tree canopy.

Housing

The application proposes a total of 140 residential units, all with two bedrooms. Staff will review the application in order to evaluate it in the context of the Official Plan housing policies, the Growth Plan's growth management and housing policies, and the Growing Up Guidelines on family suitable design in multi-unit residential development. These policies provide direction on how a broad range of households, including families with children, can be accommodated in new developments.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The subject property has been identified as containing archaeological resources. The applicant has submitted Stage 1-2 Archaeological Assessment, which 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.

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

Infrastructure/Servicing Capacity

City staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a, Functional Servicing Report and Stormwater Management Report, a Hydrogeological Report, a Geotechnical Study and a Transportation Impact Study in support of the application. Staff will be reviewing the servicing reports to evaluate the effects of the development on the City's municipal servicing infrastructure, and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to adequately service the proposal.

Compatibility and Mitigation: Noise

The applicant submitted an Environmental Noise Assessment, prepared by YCA Engineering Ltd., dated July, 2021 to determine potential noise impacts on the proposed development and compliance with provincial regulations and guidelines. City staff will retain a third party consultant to undertake a peer review of these studies, at the cost of the applicant, upon receiving a revised resubmission that addresses staff's concerns based on a full review of the application.

Toronto Green Standard

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 has submitted the required TGS Version 3 checklist for new residential development. Staff will continue to assess compliance with Tier 1 requirements.

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 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.

Other Matters

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

CONTACT

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SIGNATURE

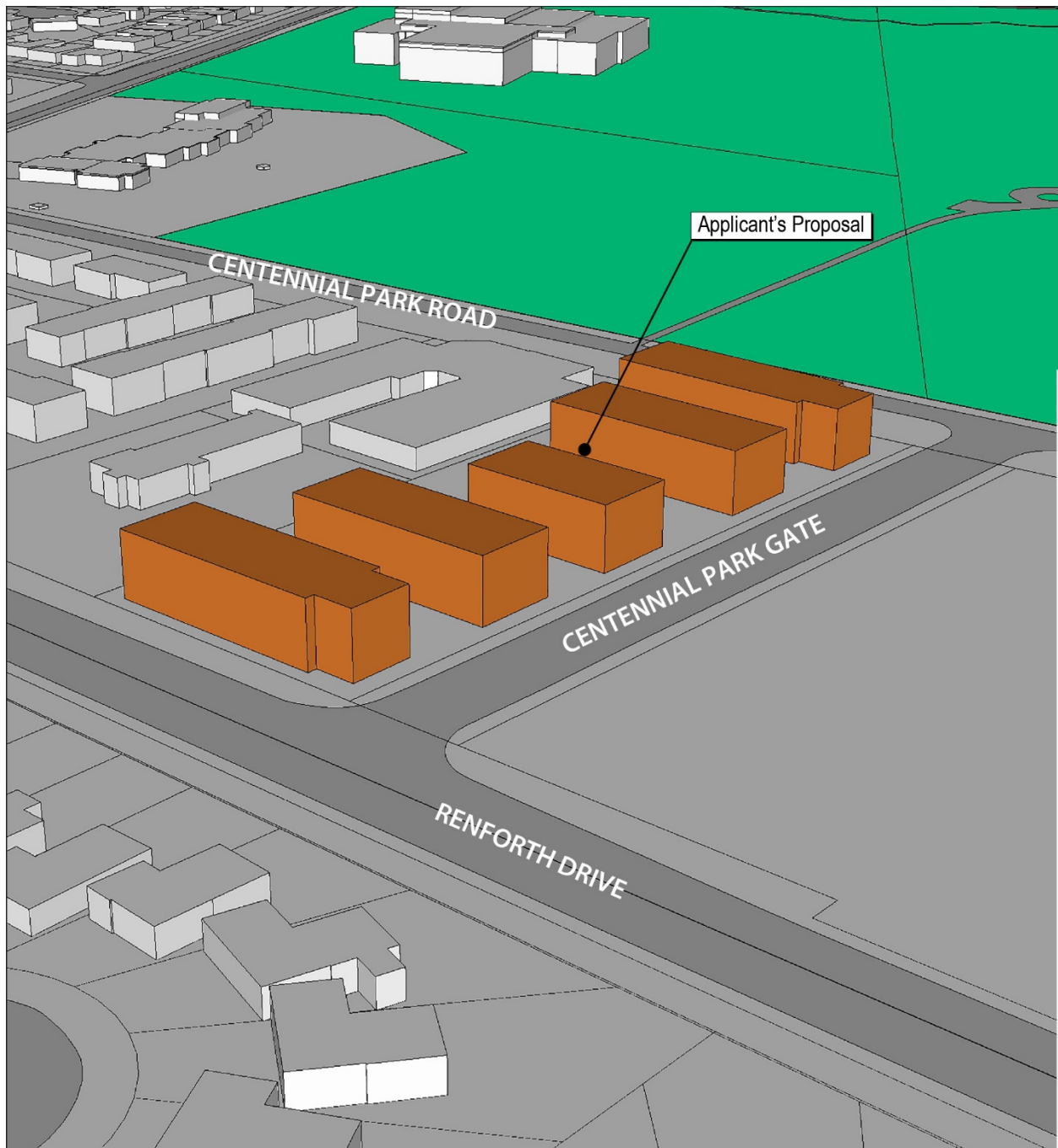
Michael Mizzi , MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Models of Proposal in Context – Looking Southwest
Attachment 2: 3D Models of Proposal in Context – Looking Northeast
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Existing Zoning By-law Map

Attachment 1: 3D Models of Proposal in Context – Looking Southwest



View of Applicant's Proposal Looking Southwest



09/22/2021

Attachment 2: 3D Models of Proposal in Context – Looking Northeast



View of Applicant's Proposal Looking Northeast

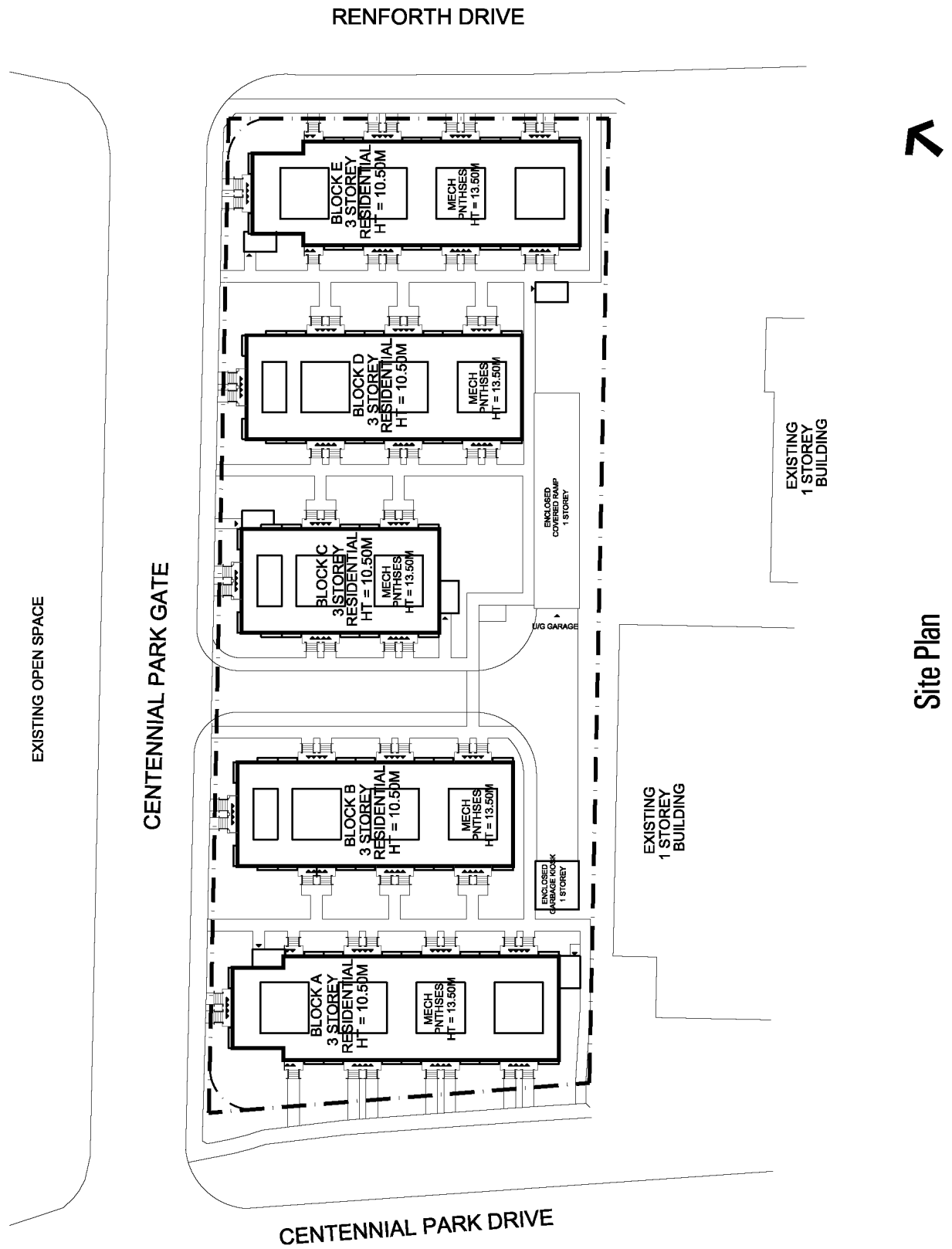


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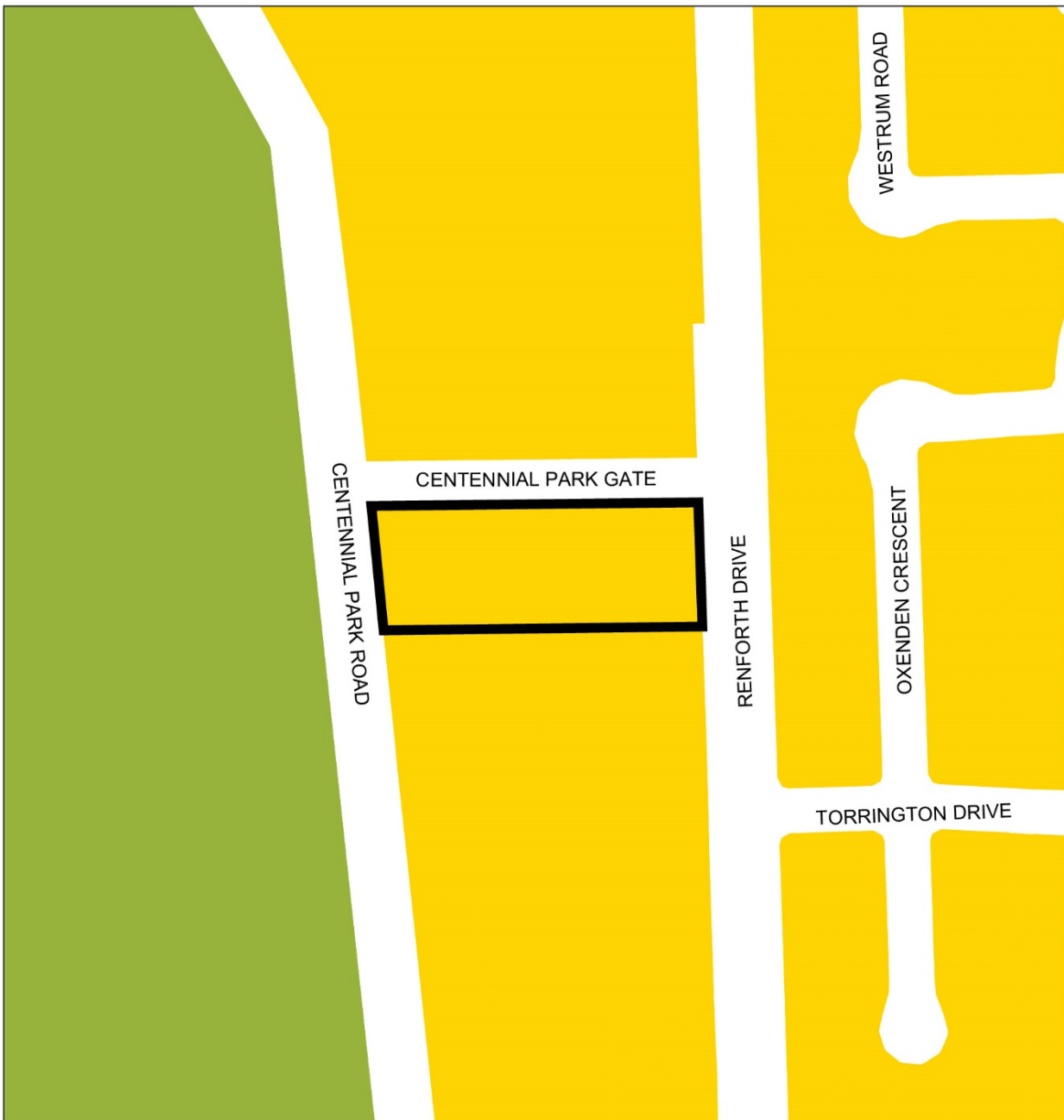
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

596 Renforth Drive

File # 21 192018 WET 02 0Z



Location of Application

Neighbourhoods

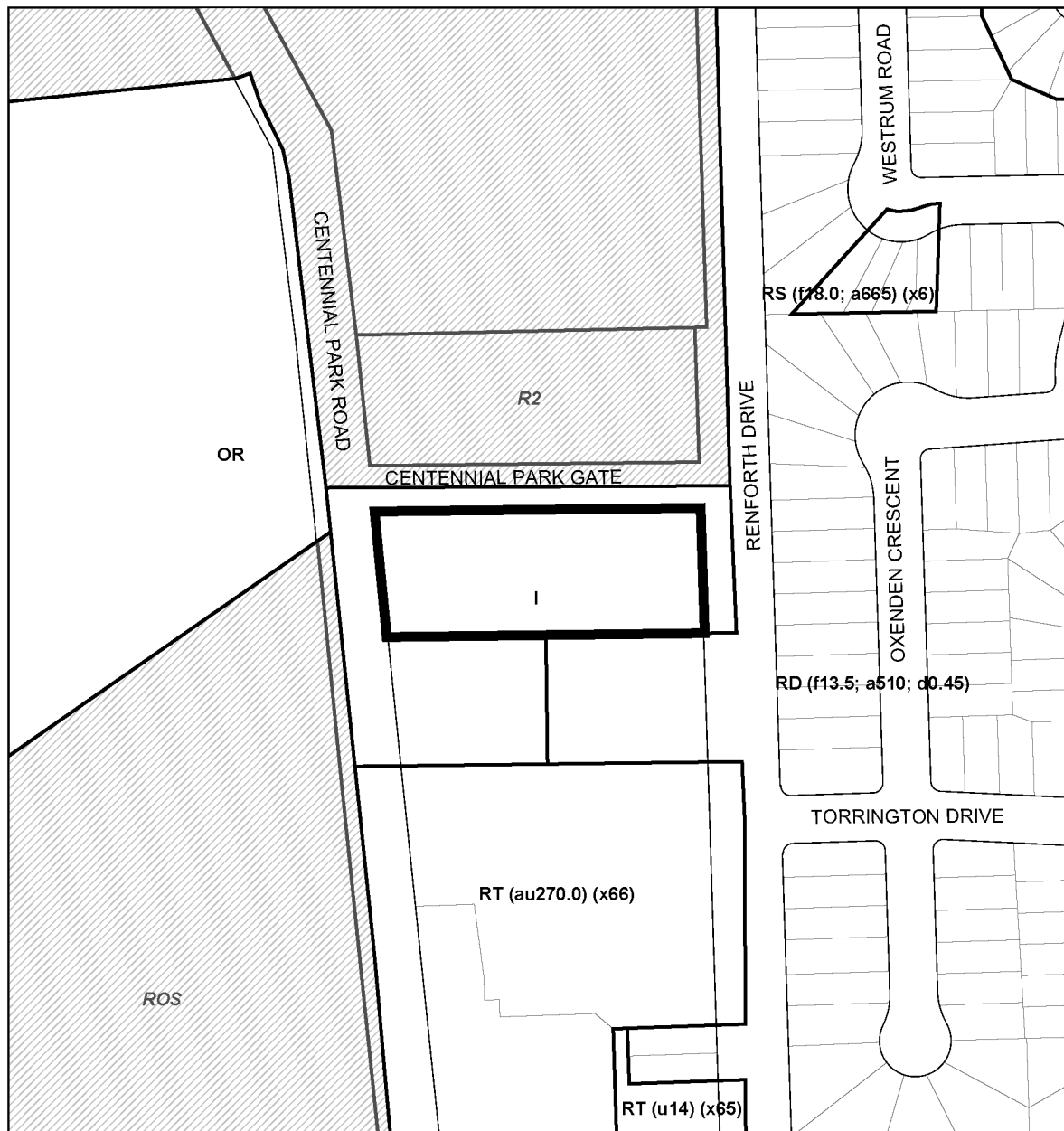


Parks



Not to Scale
Extracted: 08/03/2021

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

596 Renforth Drive

File # 21 192018 WET 02 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
I Institutional
OR Open Space Recreation



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

R2 Second Density Residential Zone
ROS Regional Open Space Zone
A.8 Agricultural Minimum Lot Area 0.8ha



Not to Scale
Extracted: 08/03/2021