

4500 Jane Street – Zoning By-law Amendment Application – Preliminary Report

Date: October 21, 2021

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: 7 - Humber River-Black Creek

Planning Application Number: 21 188070 WET 07 OZ

Notice of Complete Application Issued: September 2, 2021

Current Uses on Site: A 14-storey, 164-unit rental apartment building is located on the eastern portion of the site fronting Jane Street. An associated surface parking lot and underground parking garage is located directly west of the existing apartment building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of North York By-law 7625 and city-wide Zoning By-law 569-2013 for the site municipally known as 4500 Jane Street. The application proposes to permit the redevelopment of the western portion of the site with two six-storey purpose built rental apartment buildings (Building A and Building B) fronting Gosford Boulevard.

Building A and Building B would each have a height of 20.4 metres, plus a five-metre mechanical penthouse. A total of 142 rental units are being proposed resulting in a gross floor area of 13,710 square metres. The density of the proposed and retained buildings would be 2.05 times the area of the lot. A total of 655 square metres of indoor amenity space and 2,414 square metres of outdoor amenity space is to be provided for existing and future tenants. A Privately-Owned Publicly-accessible Space (POPS) along Gosford Boulevard is also being contemplated in addition to the proposed outdoor amenity space. The existing surface parking lot and single level underground garage would be reconfigured as a part of the new development to provide a total of 203 underground parking spaces and 50 surface parking spaces.

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 4500 Jane Street 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.

DECISION HISTORY

Pre-Application Consultation

A pre-application meeting was held with the applicant on January 19, 2021 to discuss the complete application submission requirements and to identify issues with the proposed development. Staff raised concern about height, density, and the relationship to the existing building on the lands.

The concept proposed at this meeting included maintaining the existing 14-storey rental apartment building and redeveloping the remainder of the lands with a new 10-storey apartment building and a four-storey townhouse block fronting Gosford Boulevard, as well as a two-storey amenity building fronting onto Milo Park Gate.

Application Description

This application proposes to amend the former City of North York By-law 7625 and city-wide Zoning By-law 569-2013 for the site municipally known as 4500 Jane Street to permit an infill development on the western portion of the site which would include two six-storey purpose built rental apartment buildings (Building A and Building B). The existing 14-storey rental apartment building would be maintained.

The lot area of the site is 14,207 square metres and the proposed gross floor area would be 13,710 square metres, resulting in a density of 2.05 times the area of the lot for both the proposed and retained buildings.

Building A and Building B would each have a height of six storeys (20.4 metres, plus a five-metre mechanical penthouse). Building A would include a two-storey wing which extends eastward and is proposed to include indoor amenity space at grade and residential units at the second level. The rooftop of the two-storey wing is intended to be used as outdoor amenity space. Building B similarly would include a two-storey wing which extends eastward and is proposed to be occupied by two-storey townhouse units. The rooftop of the two-storey wing is also intended to be used as outdoor amenity space.

A total of 142 new rental residential units are being proposed. The new units would be comprised of: six bachelor units (4%), 67 one-bedroom units (48%), 31 two-bedroom units (22%), and 38 three-bedroom units (27%) of which 21 would be two-level townhouse units.

A total of 655 square metres of indoor amenity space and 2,414 square metres of outdoor amenity space would be provided as part of this development. The indoor amenity space would be located at grade level in Building A and on Level 3 for Buildings A and B. The outdoor amenity space would be located between Buildings A and B, as well as on the rooftops of the two-storey wings that extend from Buildings A and B. Also contemplated for the site is a POPS located between Buildings A and B, to be accessed from Gosford Boulevard. The amenity space is intended to serve both the existing and new tenants.

Vehicle access to the site would be provided via the existing access from Milo Park Gate and a new drive aisle is proposed to provide access from Gosford Boulevard along the northern boundary of the site. The existing single level underground garage would be reconfigured to accommodate the proposed development for a total of 203 underground parking spaces. The existing surface parking lot would also be reconfigured to provide for a total of 50 surface level parking spaces. Lay-by parking spaces are proposed along Gosford Boulevard to service pick-up and drop-off for Buildings A and B. No changes are proposed to the circular driveway which services the existing apartment building fronting Jane Street.

A total of 115 bicycle parking spaces are proposed, 48 of which would be located within Building A and 56 of which would be located within Building B. The remaining 11 bicycle parking spaces would be located in the contemplated POPS. Also proposed is a Type G loading space to be internalized and integrated within the base of Building A.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do>

See Attachments 1 and 2 of this report, for three dimensional representations of the project in context and Attachment 4 for the proposed Site Plan drawing.

Site and Surrounding Area

The subject property is located on the west side of Jane Street, east of Gosford Boulevard and north of Milo Park Gate. The site is 1.4 hectares in size and has a frontage of approximately 129 metres on Jane Street, 82.0 metres on Milo Park Gate, and 136 metres on Gosford Boulevard.

North: Immediately north of the subject property is a townhome complex accessed from Gosford Boulevard. Further north are a row of semi-detached homes fronting Shoreham Drive and a commercial building located at the southwest corner of Jane Street and Shoreham Drive.

South: Immediately south of the subject property is a 12-storey apartment building. Further south is a townhome complex accessed from Gosford Boulevard which is opposite Gosford Public School, located southwest of the subject property.

East: On the east side of Jane Street is an open field associated with Brookview Middle School and to the northeast is Christian Centre Church.

West: Immediately west of the site is a low-rise residential neighbourhood made up of detached dwellings. Further west is Hullmar Park, which includes a playground, baseball field, and outdoor tennis courts.

Provincial Policy Statement and Provincial Plans

Any decision of City 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 "Growth Plan (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) 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 City Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform to 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. 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 16 – Land Use of the Official Plan (see Attachment 5 of this report). Jane Street is also identified as a Transit Corridor Expansion Element and a Transit Priority Segment Expansion on Map 4 and 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 subject to city-wide Zoning By-law 569-2013, which zones the site Residential Apartment Commercial (RAC). The RAC zone permits a range of uses including apartment buildings, and small-scale commercial uses to support residential. It also permits a maximum building height of 24 metres, a maximum lot coverage of 35% and density of 1.5 times the area of the lot.

The site is also subject to the former City of North York Zoning By-law 7625, which zones the site as Multiple Family Dwellings Sixth Density Zone (RM6). The RM6 zone permits a range of residential building types including semi-detached dwellings, single detached dwellings, and apartment buildings.

City-wide 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 guidelines will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines;
- Avenues and Mid-Rise Buildings Study and Performance Standards;
- Growing Up: Planning for Children in New Vertical Communities;
- Bicycling Parking Facilities; and
- Privately-Owned Publicly Accessible Spaces (POPS).

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 proposed development requires an amendment to the former City of North York Zoning By-law 7625 and the city-wide Zoning By-law 569-2013 to permit the proposed density, height, and to revise other development standards as required 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 below.

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 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.

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 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 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 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 *Apartment Neighbourhoods* development criteria in Chapter 4.

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 ensures 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.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

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 housing, will be provided and maintained to meet the needs of current and future residents. These policies outline specific requirements which are needed to secure and maintain the existing units without hardship on the existing tenants. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure the existing rental housing units which have affordable rents and mid-range rents, and any needed improvements and renovations to the existing rental housing, without passing on costs to existing tenants.

Chapter 4 - Land Use Designations are provided in Chapter 4 and are among the Official Plan's key implementation tools for achieving the growth strategy set out in Chapter 2 - to direct major growth to some parts of the city and away from others. The property is designated Apartment Neighbourhoods in the Official Plan.

Apartment Neighbourhoods are residential areas with taller buildings and higher density than Neighbourhoods, and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place where there is sufficient space on a site to accommodate additional buildings. On larger sites, infill opportunities may require planning for new and extended public realm including new streets or shared driveways, and may require preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.

Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of the policies of the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, massing and other built form issues will be assessed based on Sections 2 (p), (q) and (r) of the Planning Act, the PPS and Section 2 of the Growth Plan (2020). The built form will also be assessed based on the City's Official Plan policies, the Zoning By-law and the design guidelines, including, but not limited to, *Townhouse and Low-Rise Apartment Guidelines*, *Avenues and Mid-Rise Buildings Study* and *Performance Standards*, and *Growing Up: Planning for Children in New Vertical Communities*.

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 increase in density and the impact to existing services in the area, including infrastructure, public transit, roads, and community facilities and services;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Appropriateness of the proposed transition, setbacks, step-backs, angular plane and shadow impacts as well as the relationship to adjacent properties;
- Appropriateness of the proposed driveway access, site circulation, loading and garbage;
- Appropriateness of the public realm components, including the location, size and configuration of these spaces and the use of these spaces;
- Appropriateness of the location and quantity of indoor and outdoor amenity space;
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children; and
- Landscaped open space and impact on the public realm, including pedestrian level comfort to ensure the quality of life for the future and existing residents within the subject site.

The applicant has submitted a Shadow Impact Study prepared by IBI Group and dated July 20, 2021 and a Pedestrian Level Wind Study prepared by Gradient Wind, dated June 10, 2021. The Shadow Impact Study and Pedestrian Level Wind Study are currently under review by City staff and 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.

Growing Up: Planning for Children in New Vertical Communities

In July 2020, City Council adopted the updated Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines, and directed City Planning staff to apply the guidelines in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

The guidelines may be accessed online using the following link:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>

Avenues and Mid-Rise Buildings Study and Performance Standards

The Avenues and Mid-Rise Buildings Study provides design guidelines for new mid-rise buildings, particularly on the Avenues as identified on Map 2 of the Official Plan. The main objective of this study is to encourage future intensification along the Avenues that is compatible with the adjacent *Neighbourhoods* through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study provides a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards are intended to provide for a pleasant pedestrian experience and an appropriate transition between new mid-rise buildings in *Mixed Use Areas* and low-rise houses in adjacent *Neighbourhoods* through measures such as setbacks, building step-backs and angular planes.

In June 2016, City Council approved a Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The City Council decision and Mid-Rise Building Performance Standards Addendum may be accessed online using the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Although the subject property is not located along an *Avenues*, nor designated as *Mixed Use Areas*, it is located on Jane Street, a Major Street on Map 3 of the Official Plan and designated *Apartment Neighbourhoods*, which allows for a denser form of development. As the application proposes a mid-rise building form it will be reviewed against the performance standards contained within the *Avenues and Mid-Rise Buildings Study* and the *Mid-Rise Building Performance Standards Addendum*. The review will also assess the appropriateness of the proposed built form within the existing and planned context of the area.

Townhouse and Low-Rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios.

The guidelines may be accessed online using the following link:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>

Housing

A Housing Issues Report is required for Zoning By-law Amendment 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 July 2021. The Housing Issues Report identifies that all 164 existing rental dwelling units on the subject lands have either affordable or mid-range rents. The applicant has confirmed that the owner will maintain all existing 164 units as rental housing for a period of at least 20 years. As part of the review of the application, the applicant will be required to conduct a tenant survey to identify improvements and/or renovations to the existing building and associated amenities in consultation with planning staff. A construction mitigation plan and tenant communication strategy will also be required to mitigate the impacts of construction on existing and future residents.

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 by Kuntz Forestry Consulting Inc., dated June 3, 2021. The Arborist Report indicates there are 13 trees to be removed. The Arborist Report is currently under review and staff will work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

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.

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.

The applicant has submitted a Community Services and Facilities Report prepared by Bousfields Inc., dated July 2021. The report is being reviewed by City staff to determine whether any capital improvements or expansion of existing facilities are required.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The subject site has archaeological resource potential. The applicant has submitted a Stage 1 Archaeological Resource Assessment, dated May 11, 2021, prepared by ASI Heritage, which is being reviewed by staff.

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 should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

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 and Stormwater Management Report, a Hydrogeological Report, a Geotechnical Report, and a Transportation Impact Study in support of the application.

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 will be reviewing these 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.

Staff will also be reviewing the Transportation Impact Study to evaluate the effects of the development on the local transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.

Toronto Green Standards

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.

Other Matters

Staff have identified the additional following issues:

- The development is proposed to be a purpose built rental building. Staff will discuss the provision of affordable and/or mid-range purpose-built rental units within this building to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.
- Given the current increase in dog-owning population, the applicant will be strongly encouraged to provide dog amenities on-site with appropriate disposal facilities such as dog relief stations.
- The site falls within the boundaries of the study area of the Jane Finch Initiative, the goal of which is to develop an integrated plan that advances social equity and economic inclusion for current and future residents, encourages the appropriate kinds of growth and development in the area, and guides investment in community improvements. Although the initiative is currently in progress and policies have not yet been drafted, staff will review the proposed development against the intent of the Jane Finch Initiative.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

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

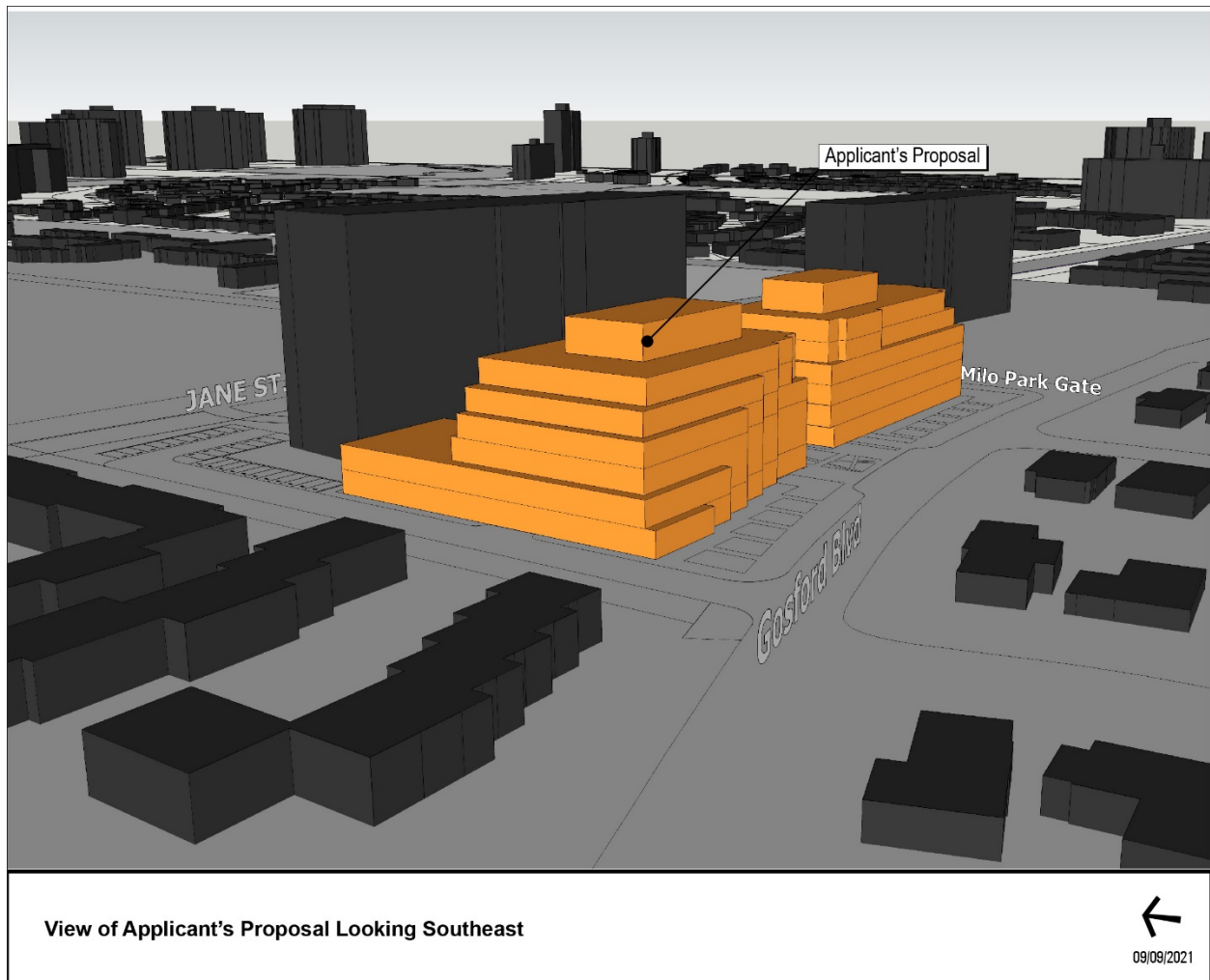
Attachment 3: Location Map

Attachment 4: Site Plan

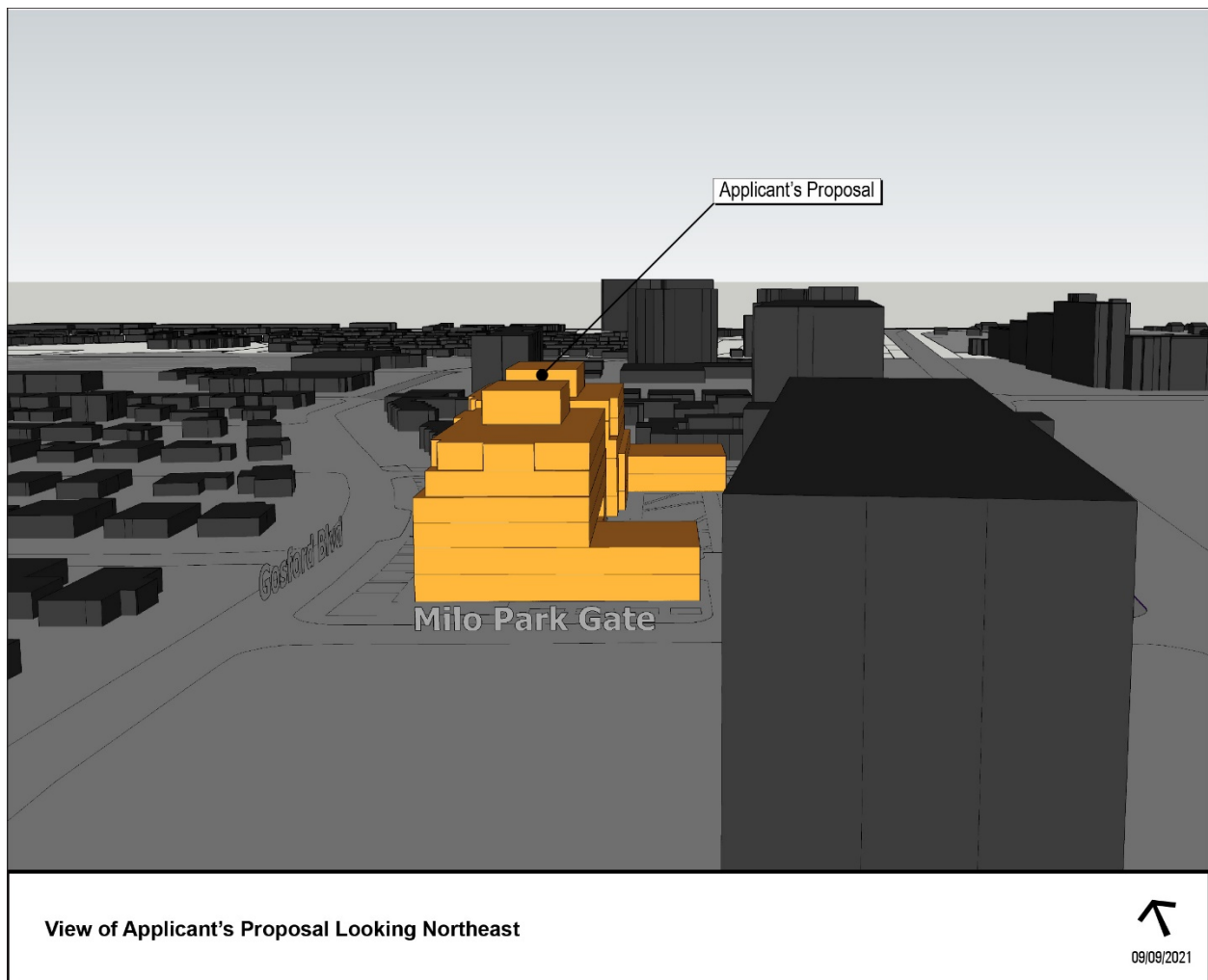
Attachment 5: Official Plan Map

Attachment 6: Zoning Map

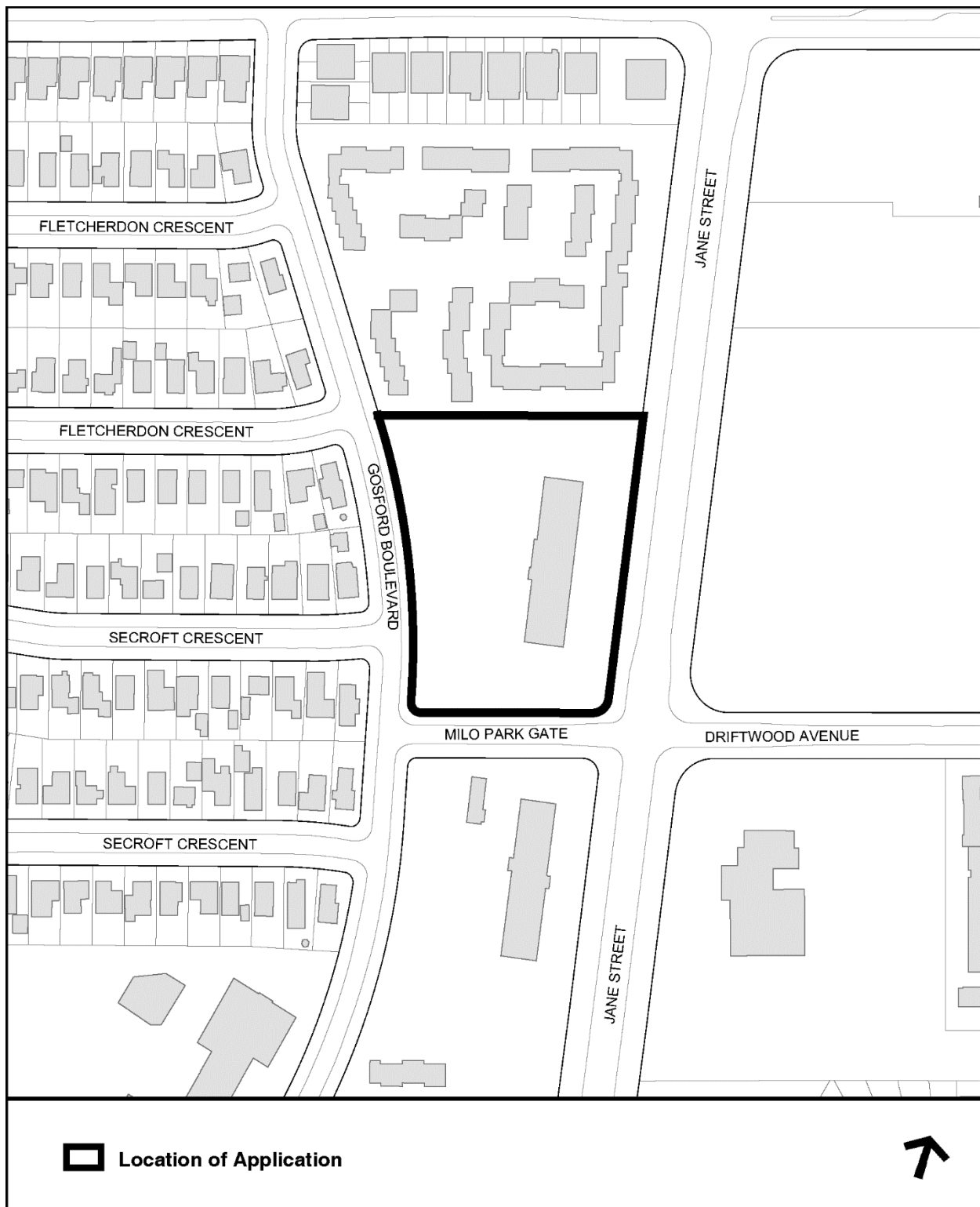
Attachment 1: 3D Model of Proposal in Context (Looking Southeast)



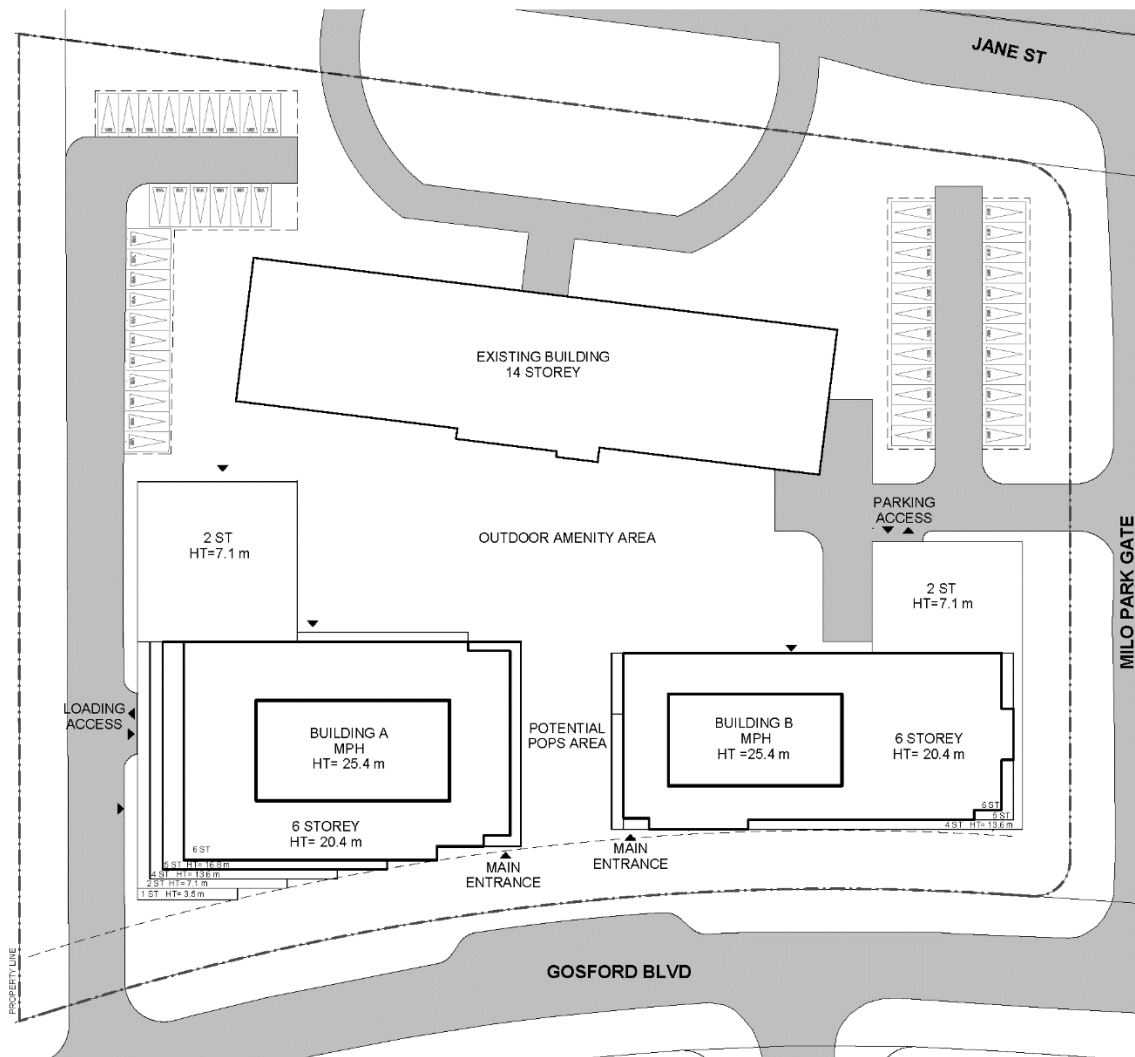
Attachment 2: 3D Model of Proposal in Context (Looking Northeast)



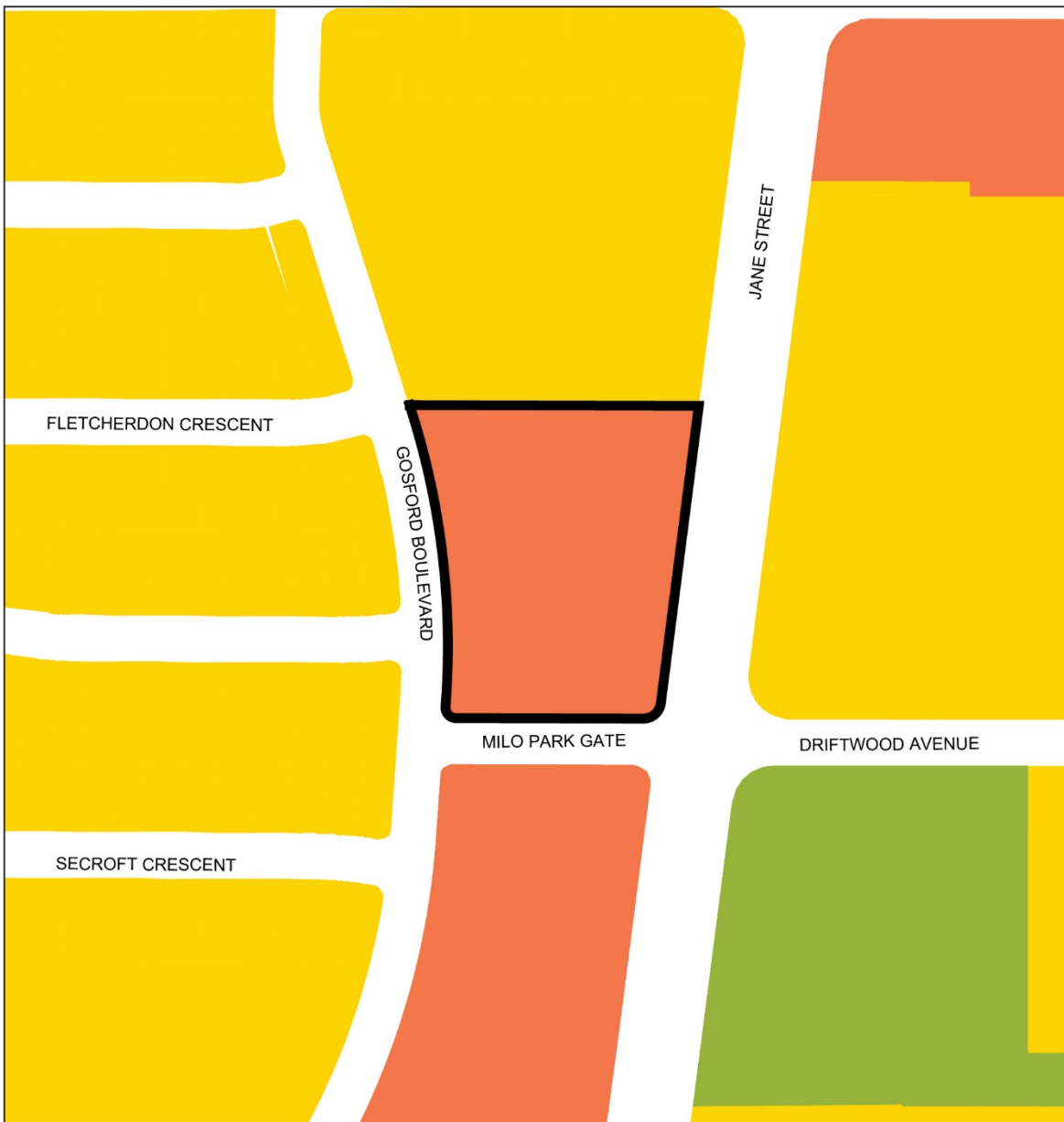
Attachment 3: Location Map



Staff Report for Action - Preliminary Report - 4500 Jane Street



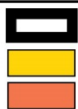
Attachment 5: Official Plan Map



Official Plan Land Use Map #16

4500 Jane Street

File # 21 188070 WET 07 0Z



Location of Application

Neighbourhoods

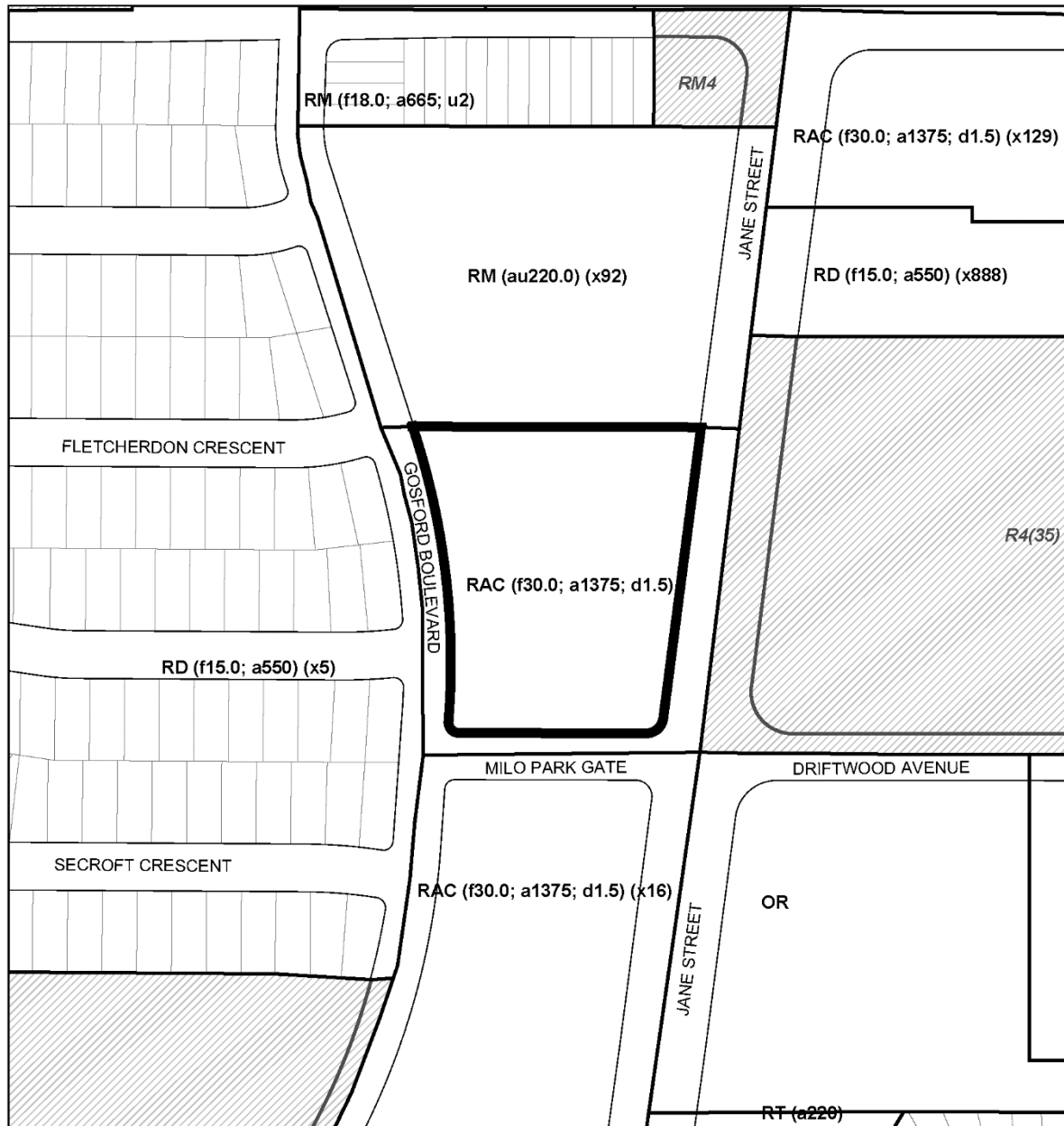
Apartment Neighbourhoods

Parks



Not to Scale
Extracted: 07/26/2021

Attachment 6: Zoning Map



Zoning By-law 569-2013

4500 Jane Street

File # 21 188070 WET 07 0Z



Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple
RAC Residential Apartment Commercial
CR Commercial Residential
OR Open Space Recreation



See Former City of North York By-law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone



Not to Scale
 Extracted: 07/26/2021