

175 Wynford Drive- Zoning By-law Amendment Application – Preliminary Report

Date: December 14, 2020

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 16 - Don Valley East

Planning Application Number: 20 198704 NNY 16 OZ

Notice of Complete Application Issued: November 11, 2020

Current Use(s) on Site: Don Valley Hotel and Conference Centre, with surface and underground parking

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 175 Wynford Drive. 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 175 Wynford 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 the report in the current budget year or in future budget years.

DECISION HISTORY

On April 24, 2007, City Council enacted Zoning By-law No. 365-2007, a site specific by-law amendment to North York Zoning By-law 7625 on the lands previously known as 1250 Eglinton Avenue East. This site-specific Zoning By-law permits a 34- storey, 328 unit apartment building at the northwest corner of the site and a 6-storey seniors' residence at the Eglinton Avenue East frontage of the site. The 34-storey apartment building and 6-storey seniors' residence were constructed in 2008 - 2009. The seniors' residence contains 120 living units.

The Staff Report on Zoning By-law 365-2007 is available on the City's website at: <http://www.toronto.ca/legdocs/2006/agendas/committees/ny/ny060509/it040.pdf>

At its meeting of May 6-8, 2014, City Council considered the Final Directions Report for the Eglinton Connects Planning Study. The Phase 1 (Part 1) Implementation Report for the Study was considered by Council at its meeting of July 8-9, 2014 and the Phase 1 (Part 2) Implementation Report was considered by City Council at its meeting of August 25-28, 2014. The Eglinton Connects Planning Study examined the future land uses, built form, and public realm on Eglinton Avenue. The Eglinton Crosstown Light Rail Transit (LRT) is now currently under construction, with an estimated completion date in 2022. The Wynford Stop will be located at-grade, approximately 130 metres south from the subject site.

The reports and Council's directions can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>

On February 4, 2016, City Council enacted a further site-specific amendment (By-law 112-2016) to North York Zoning By-law 7625, as amended by By-law 365-2007, with respect to the lands at 175 Wynford Drive, 181 Wynford Drive (Accolade condominium) and 187 Wynford Drive (Delmanor retirement residence). By-law 112-2016 permits two new residential buildings at 30 and 36 storeys in height, with 54,350 square metres of gross floor area. The partial conversion of the hotel to apartment dwelling units or retirement residence units is also permitted. This proposal was never constructed.

The Staff Report is available on the City's website at: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85245.pdf>

ISSUE BACKGROUND

Application Description

This application proposes to amend North York Zoning By-law No. 7625, as amended by By-law 112-2016, and Toronto Zoning By-law 569-2013, as amended, for the property at 175 Wynford Drive to permit four mixed-use buildings ranging from 45 to 54 storeys in height, with two 8-storey base buildings for Towers 1 and 2 (Podium 1), and Towers 3 and 4 (Podium 2). The proposed buildings comprise 2,750 dwelling units

(189,963 square metres residential gross floor area), as well as a minimum of 10,082 square metres of non-residential gross floor area for a hotel, retail uses and a child care centre. The proposed hotel suites would be located within the podium of the 54-storey building (Tower 1), and the child care centre would be located in the podium of the 45-storey building (Tower 2). The proposed density is 11.9 times the area of the lot(excluding the lands zoned as ON (Open Space- Natural Zone). A new signalized intersection is proposed on Wynford Drive at the location of the existing driveway and a total of 1,558 parking spaces are proposed to be located within 6 levels of underground parking. The proposal also includes 5,500 square metres of indoor amenity space and 5,500 square metres of outdoor amenity space.

The existing Don Valley Hotel and Conference Centre would be demolished and the proposed development would be located on the portion of the property that is currently developed with the hotel, conference centre and surface parking lot. The northwesterly and southeasterly portions of the original hotel property were redeveloped with the 34-storey Accolade residential condominium with approximately 31,367 square metres of gross floor area (328 residential units), completed in 2009 (181 Wynford Drive) and the 6-storey Delmanor retirement residence with a gross floor area of approximately 11,097 square metres (120 units), completed in approximately 2008 (187 Wynford Drive). Those portions of the original property, with a total area of 14,093 square metres, were subsequently severed from the hotel property, together with the shared access driveway, which currently has a vehicle easement to allow hotel uses access to the property.

There is a significant decline in grade from north to south, necessitating a retaining wall around the southern edge of the hotel site. The site and the retaining wall are currently heavily screened around the perimeter. Changes are proposed to the retaining wall as part of the proposal including regrading to provide pedestrian access to Eglinton Avenue East and the Wynford LRT Stop.

Further details of the application are outlined in the table below and in the attachments to this report.

Category	September 25, 2020 Submission	
Site Area	21,897 square metres	
8-storey Base Building Setbacks from Property Line (Minimum) All towers are stepped back 3m from the base building	North	0 metres (Podium 1) 6 metres (Podium 2)
	South	4.2 metres (Podium 2) 4.5 metres (Podium 1)
	East (Wynford Drive)	0 metres (Podium 2)
	West	3.2 metres (Podium 1)
Proposed Tower Separation Distances	Between the four towers on site	25-55.5 metres
	Western tower adjacent to the site (Accolade tower)	37.25 metres (Tower 2)

Residential Gross Floor Area (GFA)	189,863 square metres	
Non-residential Gross Floor Area (GFA)	10,082.5- 21,000 square metres	
Total Gross Floor Area (GFA)	199,696 square metres	
Floor Space Index (FSI)	11.9 FSI (excluding ON lands)	
Base Building Height	8-storeys (27.75 metres)	
Tower Heights (Plus 6m for mechanical penthouse)	Tower 1	54 storeys (176.9 metres)
	Tower 2	45 storeys (141.75 metres)
	Tower 3	47 storeys (151.30 metre)
	Tower 4	49 storeys (157.20 metres)
Tower Floor Plates (square metres)	Tower 1	817-1259.8 sq.m.
	Tower 2	1,036-1316 sq.m.
	Tower 3	750 sq.m.
	Tower 4	835 sq.m.
Proposed Residential Units		
Studio	138 (5%)	
1 Bedroom	1,869 (68%)	
2 Bedroom	467 (17%)	
3 Bedroom	276 (10%)	
Total	2,750	
Amenity Area		
Indoor	5,500 sq.m.	
Outdoor	5,500 sq.m.	
Total	11,000 sq.m.	
Proposed Vehicular Parking (residential:non-residential)	1,558 spaces (1,375:183)	
Loading Spaces		
Type 'G'	4	
Type 'C'	4	
Type 'B'	3	
Total	11	
Bicycle Parking (long-term residential:residential visitor)	2,757 spaces (2,475:275)	
(long term non-residential: non-residential visitor)	(5:2)	
Proposed Onsite Parkland Dedication	None	

Detailed project information is found on the City's Application Information Centre at:

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

See Attachments 1 to 11 of this report, for three-dimensional representations of the project in context, site plan, location map, and building elevations.

Provincial Policy Statement (2020) and Provincial Plans

Land use planning in Ontario is a policy-led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable provincial plans which, in the case of the City of Toronto, include *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2020). 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") came into effect on August 28, 2020. This new plan replaces the previous 2019 Growth Plan and 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 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. Comments, submissions, or advice affecting a planning matter that are provided to Council shall also conform with the Growth Plan.

The Growth Plan (2020) sets out minimum density targets for Major Transit Station Areas (MTSAs) and Urban Growth Centres (UGC)s. MTSAs are the lands around transit stations generally defined as the areas within an approximate 500-800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs achieve appropriate densities.

Toronto Official Plan Policies and Planning Studies

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

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

The subject site is designated *Mixed Use Areas* on Map 20 of the Official Plan and the northerly edge of the site is designated *Natural Areas* and *Other Open Space Areas* (see Attachment 5). Section 4.5 indicates that *Mixed Use Areas* are made up of a broad range of commercial, residential, institutional, parks and open space uses and utilities.

The East Don River tributary ravine is located within the northern portion of the subject site and is identified as part of the City's Natural Heritage System. The Natural Heritage System is made up of areas where protecting, restoring and enhancing the natural features and function should have high priority in city-building decisions. The Official Plan provides for the conservation of Toronto's urban forest, ravines and river valleys in policies protecting the Natural Heritage System contained in Section 3.4 and Map 9 of the Plan.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly

accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

Zoning By-laws

The site is subject to both North York Zoning By-law 7625 and Toronto Zoning By-law 569-2013. Under Zoning By-law 7625, as amended by site-specific By-law 365-2007 and By-law 112-2016, the site is zoned RM6 (163)(H) with the exception of the ravine lands on the north edge of the site, which are zoned O1 (36). The RM6 (163)(H) provisions were amended by By-law 112-2016, which retained certain provisions from the previous site-specific By-law 365-2007 that apply to all three sites (175, 181 and 187 Wynford Drive) and introduced new provisions that apply solely to the subject site. Permitted uses include apartment house dwellings, a retirement residence and a hotel, and two residential buildings at 30 and 36 storeys in height are permitted. The O1 (36) zone stipulates that no buildings or structures are permitted, and that landscaped open space is the only permitted use.

Under Zoning By-law 569-2013, as amended by site-specific By-law 111-2016, the site is zoned Residential Apartment RA(7), with the exception of the ravine lands which are zoned ON. Exception RA (7) states that the prevailing By-law is 112-2016. There is a holding symbol (H) on the site, which requires the submission of satisfactory groundwater management arrangements on site, and the submission of a complete site plan application.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used to evaluate this application:

- Tall Building Design Guidelines;
- Pet Friendly Guidelines;
- Growing Up Urban Design Guidelines; and
- Bird Friendly Guidelines.

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted for the current proposal.

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required in order to permit an increased height and density as permitted in the site-specific Zoning By-laws, to permit additional uses on site, and to establish new development standards related to, amongst other things: parking, landscaping and building setbacks/stepbacks.

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

Planning staff will continue to evaluate the application to determine its consistency with the PPS (2020) and conformity with A Place to Grow (2020).

Given the recognition in provincial policy of the importance of official plans and long term planning, consistency with the PPS (2020) and conformity with A Place to Grow (2020) will be informed by conformity with the City's Official Plan.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity with the Official Plan, including the application's conformity with the policies for *Mixed Use Areas*, *Natural Areas and Other Open Space Areas* designated lands, Built Form and Public Realm policies.

Site Organization, Built Form and Public Realm

Staff will evaluate whether the proposal conforms to OP Policy 3.1.3.1 which states that tall buildings should fit within their existing and/or planned context and limit local impact in accordance with the additional tall building built form principles, such as providing an appropriate definition and scale for adjacent streets, parks and open spaces and integrate with adjacent buildings.

Policy 4.5.2 provides development criteria for *Mixed Use Areas* to ensure, among other matters, that the location and massing for new buildings achieves transitions between areas of different development and scale, frames the edges of streets and parks with good proportion and maintains sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Development in *Mixed Use Areas* should also provide attractive, comfortable and safe pedestrian environments and have access to schools, parks, community centres, libraries and childcare. It should also take advantage of nearby transit services and provide good site access and circulation, as well as an adequate supply of both visitor and resident parking. In addition, service areas should be located to minimize impacts on adjacent streets.

The applicant has submitted a preliminary Block Plan to demonstrate multi-modal connections within the site and to the surrounding area. Staff will assess the proposed public realm framework to ensure it adequately addresses the site's context as it relates to circulation, organization and layout, as well as providing public access and address for buildings and open space which are required particularly given the scale and location of the proposed development. Development of this scale should enhance and extend, where appropriate, a high quality public realm and support the creation of complete communities, inclusive of public infrastructure such as public streets, and parks and open spaces for every scale of city building, and multi-modal connectivity within and around the site.

The relationship and provision of safe access to the future Wynford LRT stop on Eglinton Avenue East is also an issue that needs to be addressed through this public realm framework. Staff will review the proposal to ensure the provision of safe multi-modal connections from the subject site to the future LRT stop, and other points of interest in the neighbourhood, for the future residents as well as for the wider community. This includes grading, wayfinding, wind conditions, and access across an existing private road.

The proposal will be assessed against the Tall Buildings Guidelines to ensure the proposal has appropriate regard for: the scale of the base buildings, tower stepbacks, tower floorplate size, tower separation at all floor levels, setbacks from lot lines, as well as the compatibility and relationship with the surrounding context.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study, noise study and qualitative pedestrian level wind assessment. Staff will review the shadow and wind impacts of the proposed towers on the site itself, but also on the surrounding properties and northern ravine lands, given the scale and placement of the proposed tall buildings.

On a preliminary basis, staff have concerns with the proposed development. The proposed massing and density represents significant intensification of the site and the proposal lacks the supporting infrastructure and a robust public realm framework that is required for development of this scale and in the interests of building a complete community. City Planning staff will continue to assess this proposal in the context of all applicable Provincial and City policies/ guidelines and will review the existing and planned context for this area.

Natural Heritage Protection and Ravine By-law

The East Don River tributary ravine is located within the northern portion of the subject site and is identified as part of the City's Natural Heritage System shown on Map 9 of the Official Plan and is within the City of Toronto Ravine and Natural Feature Protection By-law. The purpose of the By-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas and to prohibit and regulate the injury and destruction of trees, filling and dumping. A permit is required to conduct any of the above activities on the ravine protected areas.

The ravine is also a feature regulated by the Toronto and Region Conservation Authority (TRCA). A permit is required from the TRCA prior to any of the following works: straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland or any proposed development, if in the opinion of the authority, the control of flooding, erosion or pollution or the conservation of land may be affected by the development.

The limits of development for the subject property are generally defined by the long-term stable top of bank line plus a 10 metre setback and the dripline of the ravine plus a 10 metre setback. Future development (and grading) is proposed within the 10 m setback area to accommodate an emergency access road, outdoor amenity areas, and temporary work zones for proposed building demolition and construction of the new high-rise towers. A permit from the TRCA will be required for any work proposed within the 10 metre setback area.

The lands below the top of bank in the ravine on the north side of the site have been recognized through the site specific zoning for this property (By-law 365-2007) which includes an Open Space Zone (O1), with a special exception prohibiting any structures.

The applicant has submitted a Natural Heritage Impact Study, Arborist report and tree protection plan which will be reviewed by Ravine and Natural Feature Protection (RNFP) and TRCA staff to ensure the appropriate buffers and setbacks to the natural heritage features have been provided.

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 has submitted an Arborist Report and Tree Inventory and Preservation Plan which are currently under review by City staff.

The Arborist report inventoried a total of 140 trees including three on-site tableland trees, 103 on-site ravine trees and 34 neighbouring ravine trees. The report concludes that as part of the development proposal, a total of 68 on-site ravine trees and one neighbouring ravine tree would be removed, and 14 on-site ravine trees and 11 neighbouring trees would be injured as defined by municipal tree by-laws.

A Ravine Stewardship Plan for the north side of the subject site will be required as part of the application. Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.

Parkland

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 36,667 m² or 218.5% of the site area. However, for sites that are 1 to 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is

2,410 square metres. The applicant is required to satisfy the full parkland dedication requirement through an on-site dedication. The park must be free and clear of any encumbrances, have ample frontage on a public street and comply with Policy 3.2.3.8 of the City's Official Plan.

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 28 or more square metres of parkland per person, which is equal to the city-wide average provision of 28 square metres of parkland per person (in 2016). The development site is also within a Walkability Gap, defined by the Parkland Strategy as an area not served by a park within 500 metres. A new public park will address this Walkability Gap and provide for a local park as part of this new complete community.

According to the submitted plans, an on-site public parkland dedication has not been proposed. This is contrary to the City's Official Plan policies and the Parkland Strategy, and fails to meet the need to create a complete community. The applicant is required to address the lack of on-site parkland and identify a suitable location and size of the park in a future resubmission.

Archaeological Assessment

The subject site has been identified as having archaeological resource potential and requires the submission of an archaeological assessment. An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The applicant has submitted a Stage 1 Archaeological Assessment which is currently under review by Heritage Planning staff.

Heritage Impact & Conservation

The subject site is located adjacent to a property listed on the City's Heritage Register at 123 Wynford Drive (Noor Cultural Centre). A Heritage Impact Assessment (HIA) Report has been submitted with the application and is currently under review by Heritage Planning staff.

Housing

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large residential units (10% of the units should be 3-bedroom units and 15% of the units should be 2-bedroom units). Guideline 3.0 states that the ideal unit size for large residential units, based on the sum of the unit elements, is 90 square

metres for 2-bedroom units and 106 square metres for 3-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The proposed development includes 2750 dwelling units which are comprised of 138 (5%) studio units, 1,869 (68%) one-bedroom units, 467 (17%) two-bedroom units, and 276 (10%) three-bedroom units. The tenure of the units has not yet been confirmed by the applicant.

Staff are evaluating the proposal against the Growing Up Guidelines and Council direction, with respect to a full range of housing types, the proposed size of units to allow for a broad range of households, including families with children and the proposed location and suitability of the outdoor and indoor amenity space.

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 proposed development includes a 250 square metre daycare centre located within the base building of Tower 2. The suitability, size, location and amenities of the proposed daycare centre will be reviewed by staff, in addition to the Community Services and Facilities study that was submitted with the application.

Infrastructure/Servicing Capacity and Transportation

The applicant has submitted a Functional Servicing and Stormwater Management Report, a Hydrogeological Report, and a Geotechnical Report. These reports will allow City staff to evaluate the effects of the development on the City's municipal servicing infrastructure. They will also identify and provide the rationale for whether the City requires the applicant to provide new infrastructure and/or upgrades to the existing infrastructure in order to facilitate this development. These reports are currently under review by staff.

A Transportation Impact Study was submitted by the applicant to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements, if deemed necessary, to accommodate the travel demands and impacts

generated by the development. The study is currently under review by staff. An initial review of the proposal has highlighted a few transportation issues as listed below:

- Suitability of the proposed new signalized intersection at the location of the existing driveway off Wynford Drive;
- Appropriateness of the large number of bicycle parking spaces proposed within the development, despite the lack of provision or expansion of a bicycle network and/or multi-modal connectivity plan that extends beyond the site; and
- Appropriateness of the number of curb cuts on Wynford Drive and the six levels of underground parking with the lobby entrances and other activities located below-grade.

School Boards

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB).

The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

Section 37 Community Benefits

The Official Plan authorizes the City to apply Section 37 of the Planning Act to pass by-laws to allow for increases in height and/or density that are 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 for projects that meet the development thresholds identified in the Official Plan.

Section 5.1.1 of the Official Plan allows the City to approve height and/or density increases greater than permitted by the Zoning By-law pursuant to Section 37 of the Planning Act for developments which exceed 10,000 square metres and increase the permitted density by at least 1,500 square metres and/or significantly increase the permitted height. This section authorizes the City to contemplate increases in height and density in return for community benefits. The proposal is in excess of 10,000 square metres and proposes an increase in height and density.

Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits that the Applicant would be required to provide, should the proposal proceed to approval in some form.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured in Zoning By-laws, on-site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

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

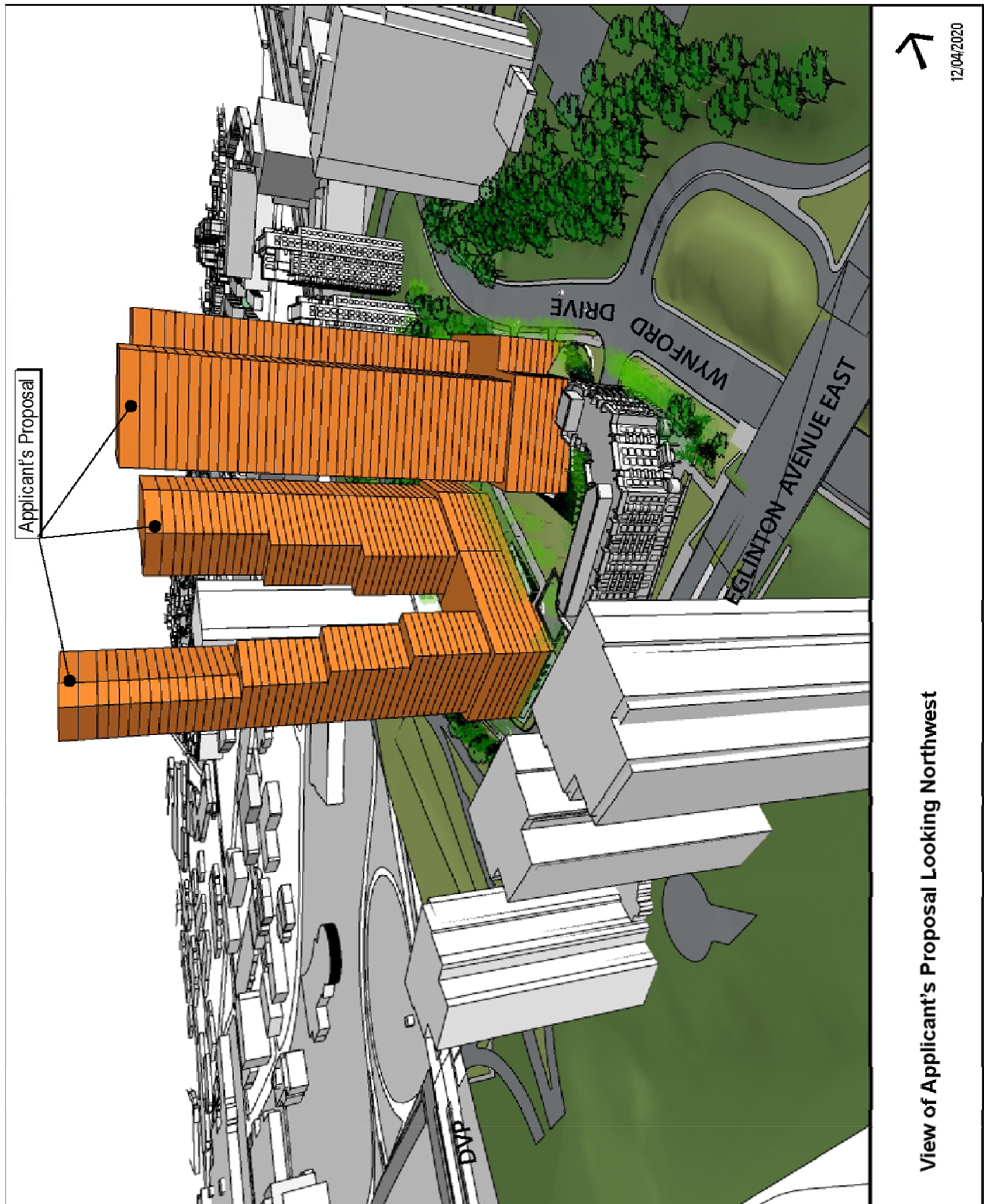
John Andreevski , Acting Director
Community Planning, North York District

ATTACHMENTS

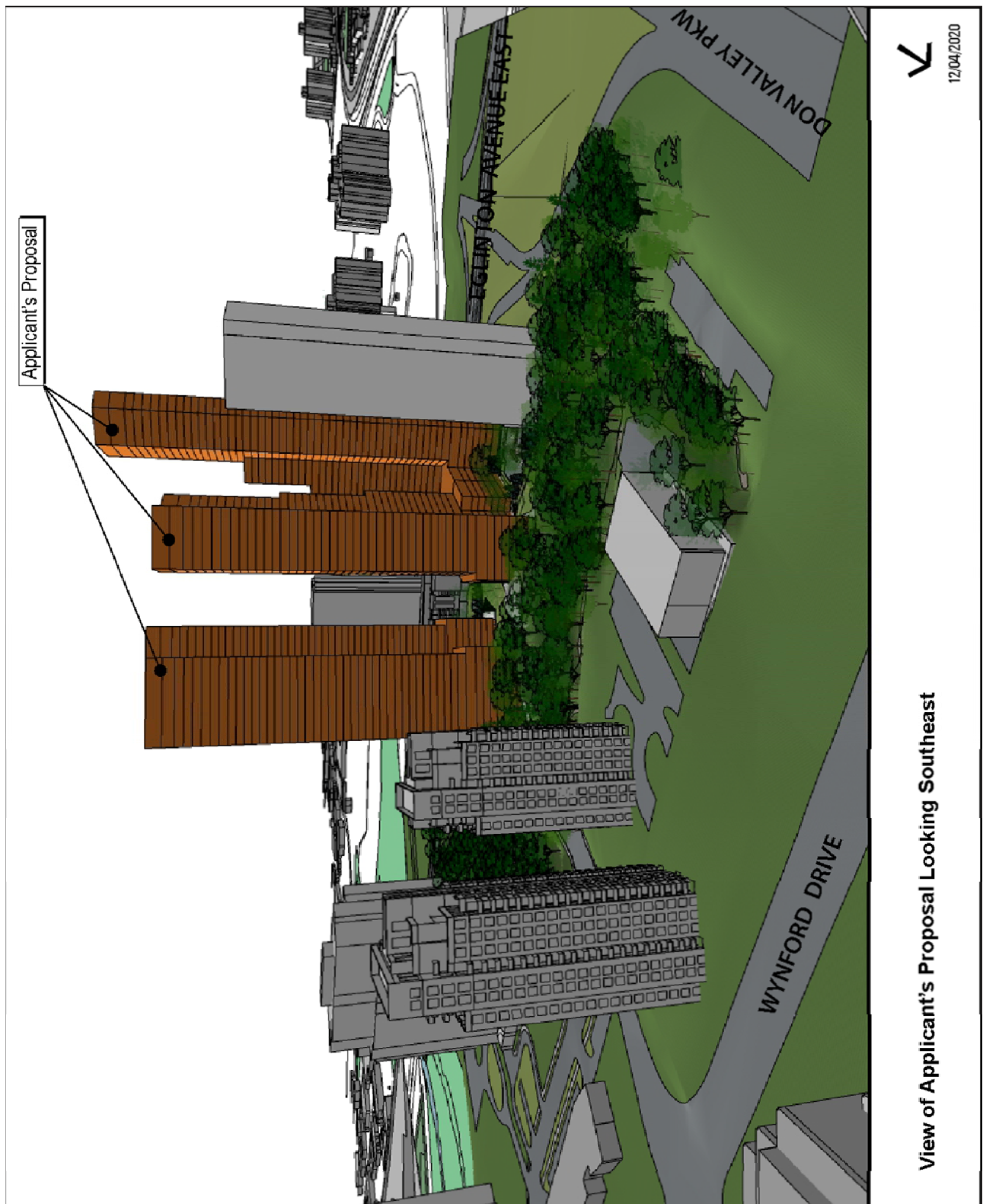
City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context - Looking Northwest
- Attachment 2: 3D Model of Proposal in Context- Looking Southwest
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: North Elevation
- Attachment 7: South Elevation
- Attachment 8: West Elevation- Towers 1 and 2
- Attachment 9: West Elevation- Towers 3 and 4
- Attachment 10: East Elevation- Towers 1 and 2
- Attachment 11: East Elevation- Towers 3 and 4

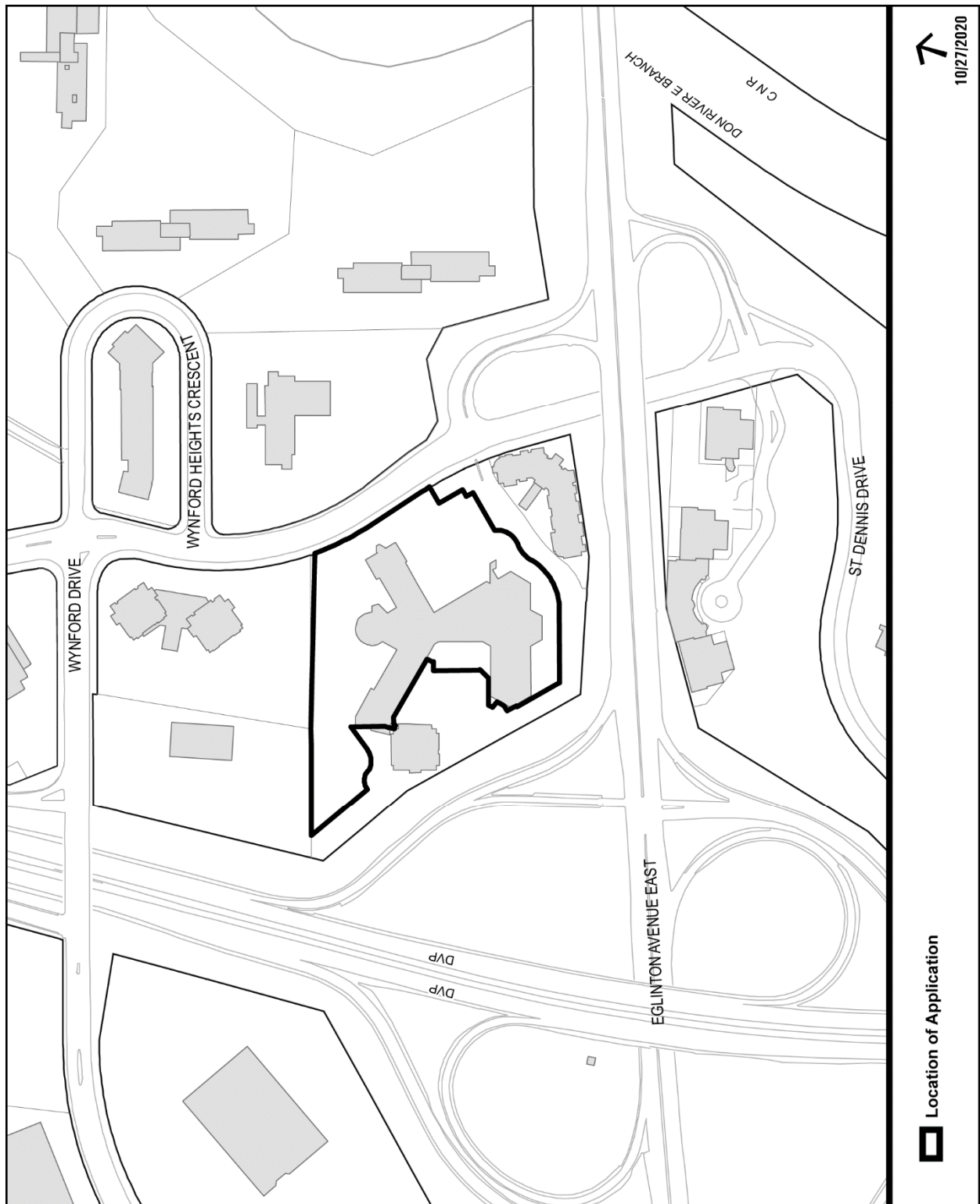
Attachment 1: 3D Model of Proposal in Context - Looking Northwest



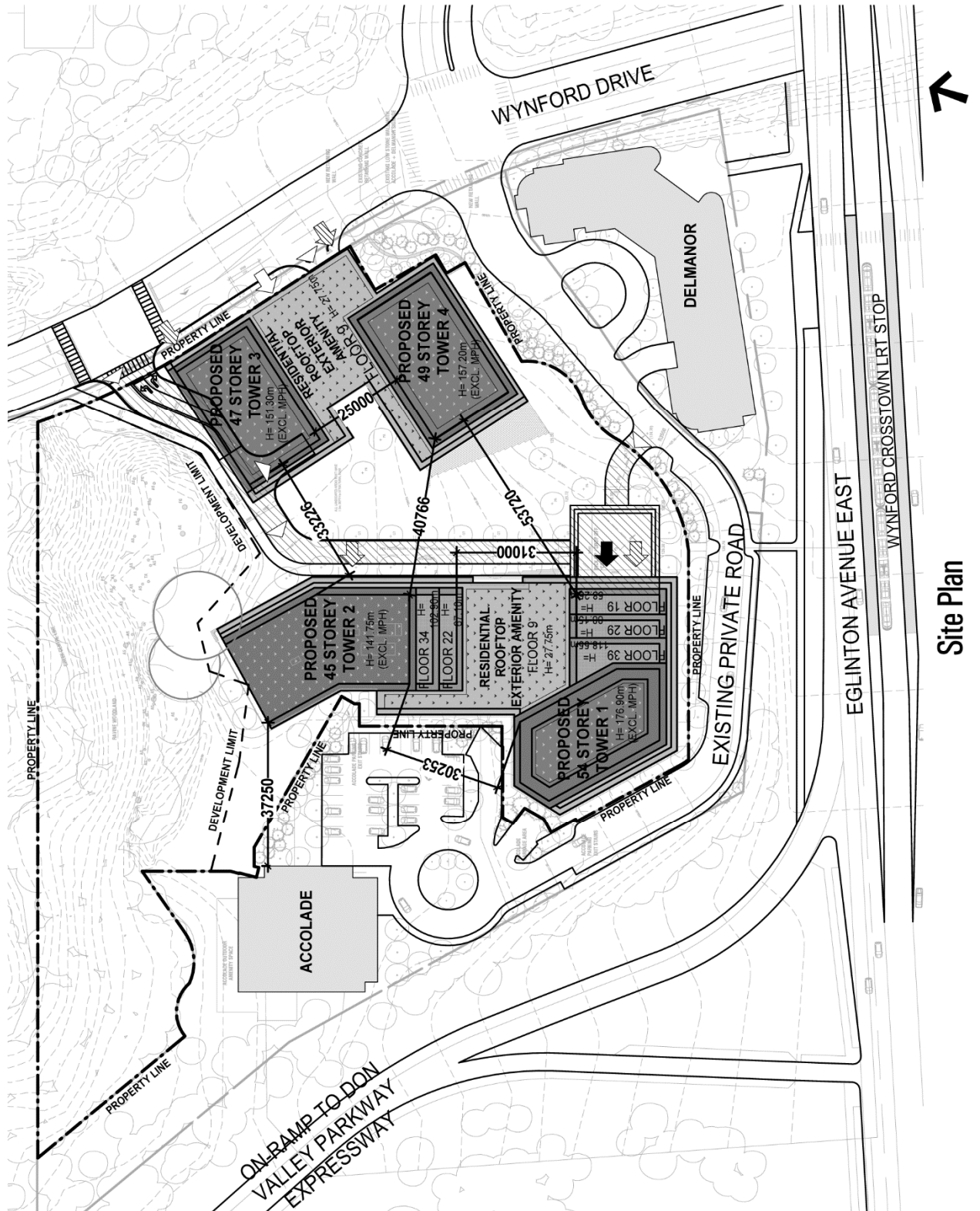
Attachment 2: 3D Model of Proposal in Context - Looking Southeast



Attachment 3: Location Map



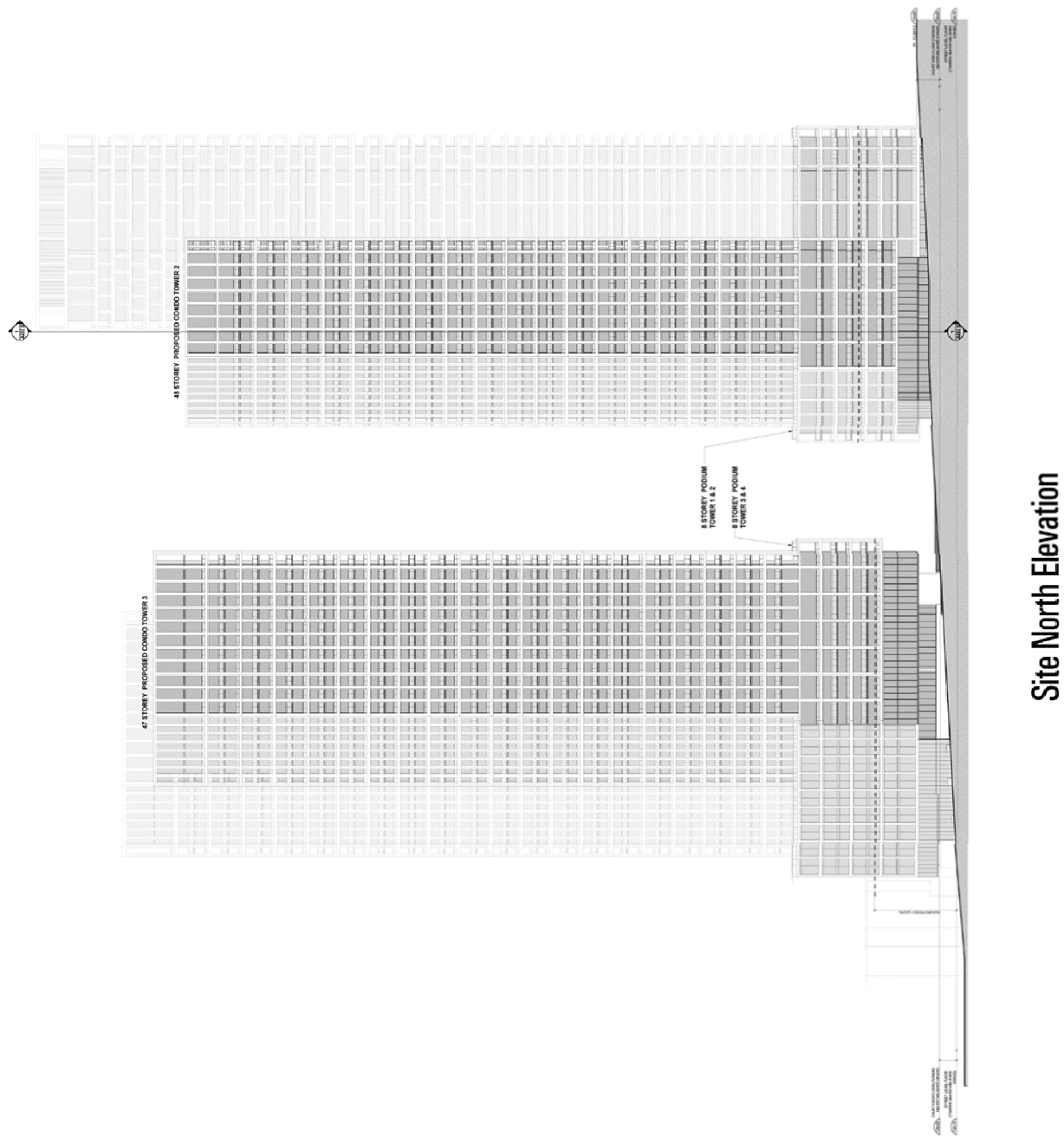
Attachment 4: Site Plan



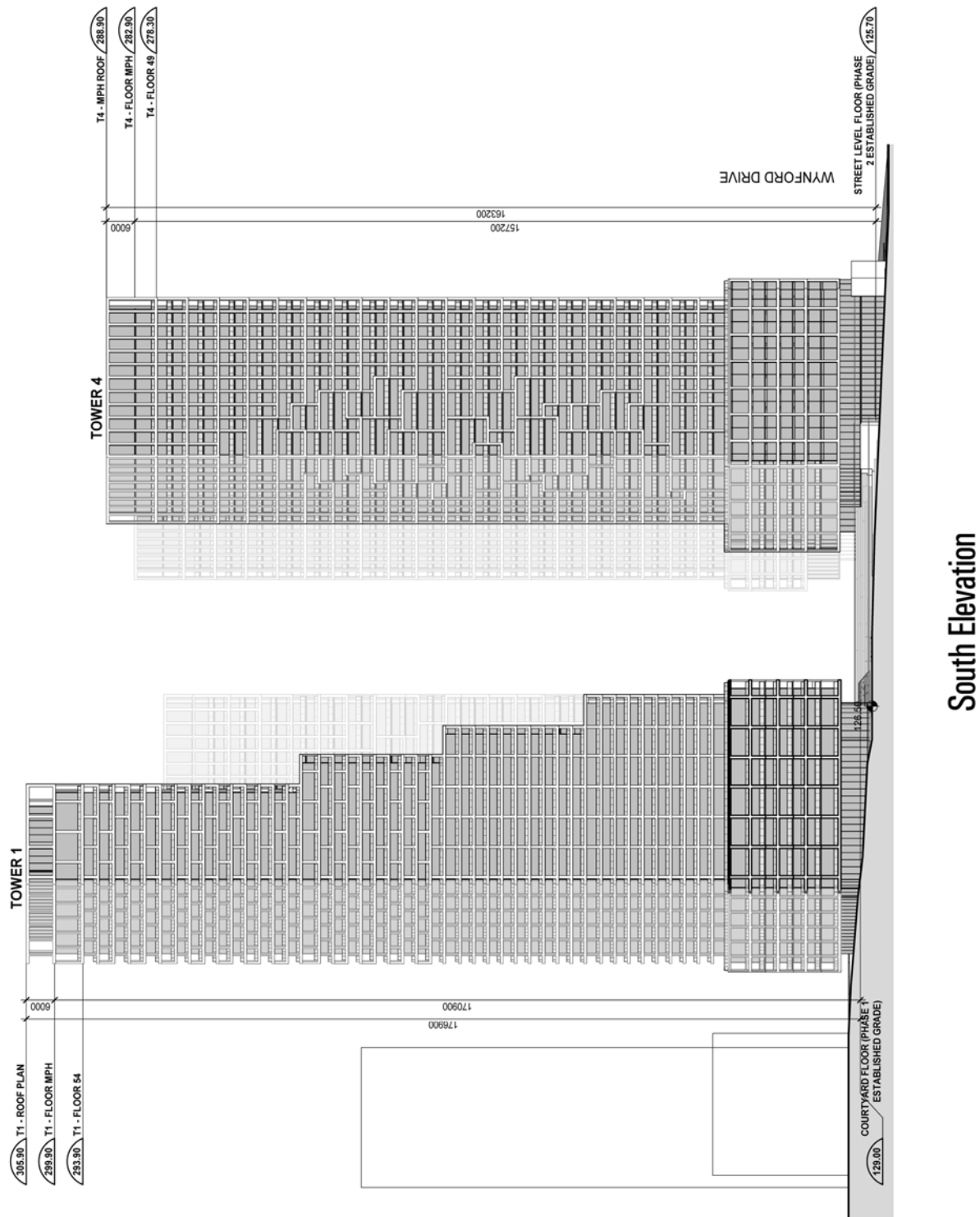
Site Plan



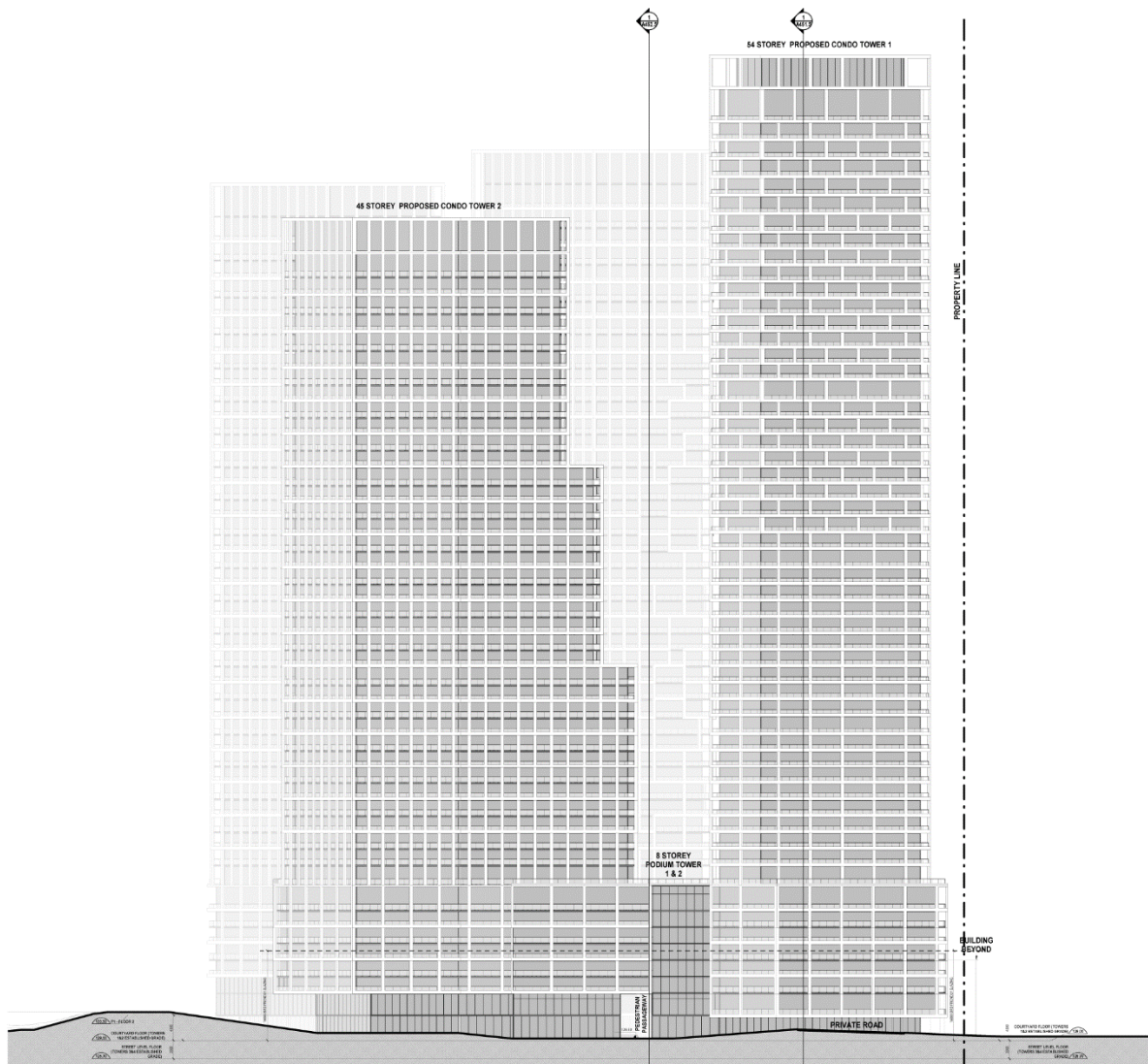
Attachment 6: North Elevation



Attachment 7: South Elevation

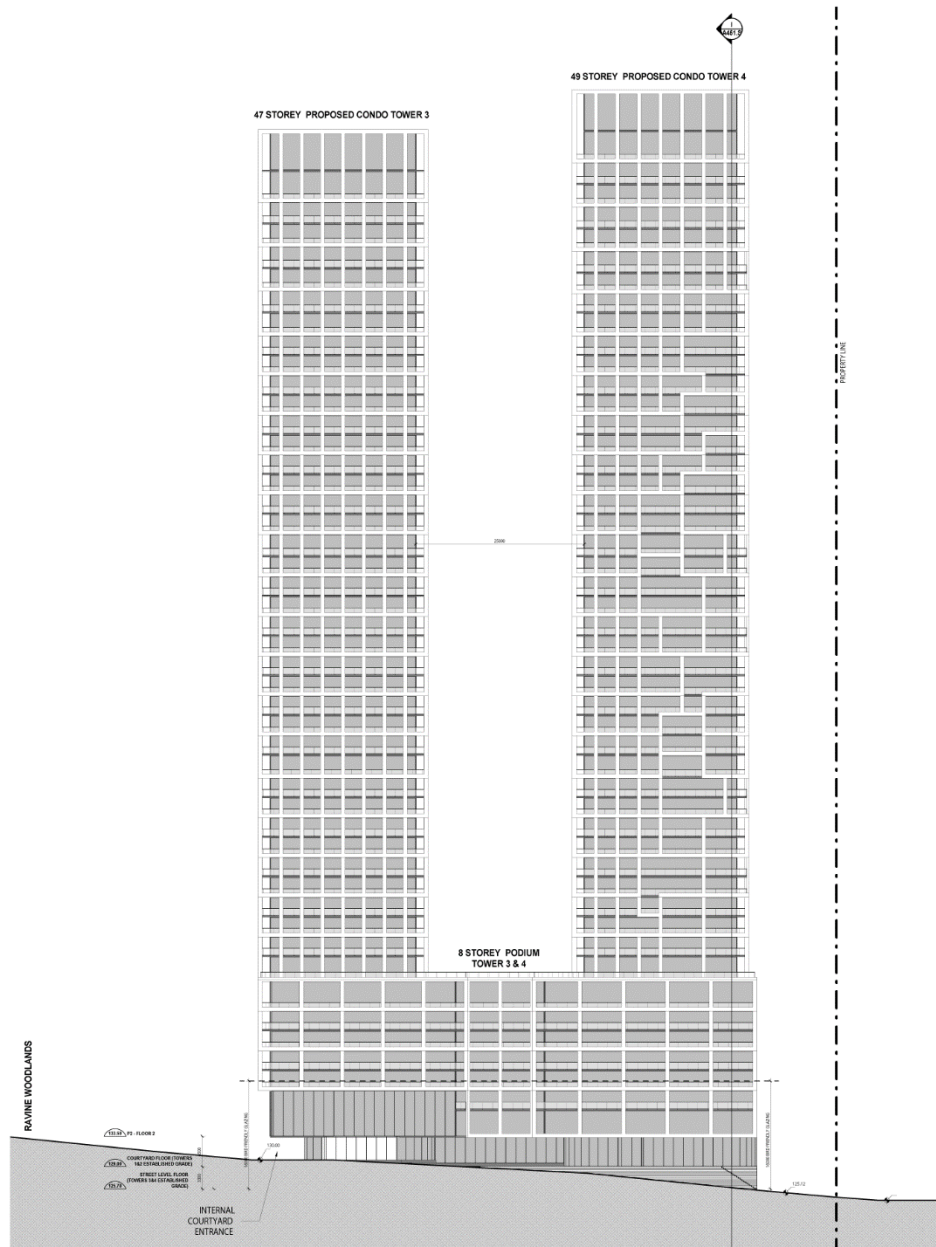


Attachment 8: West Elevation- Towers 1 and 2



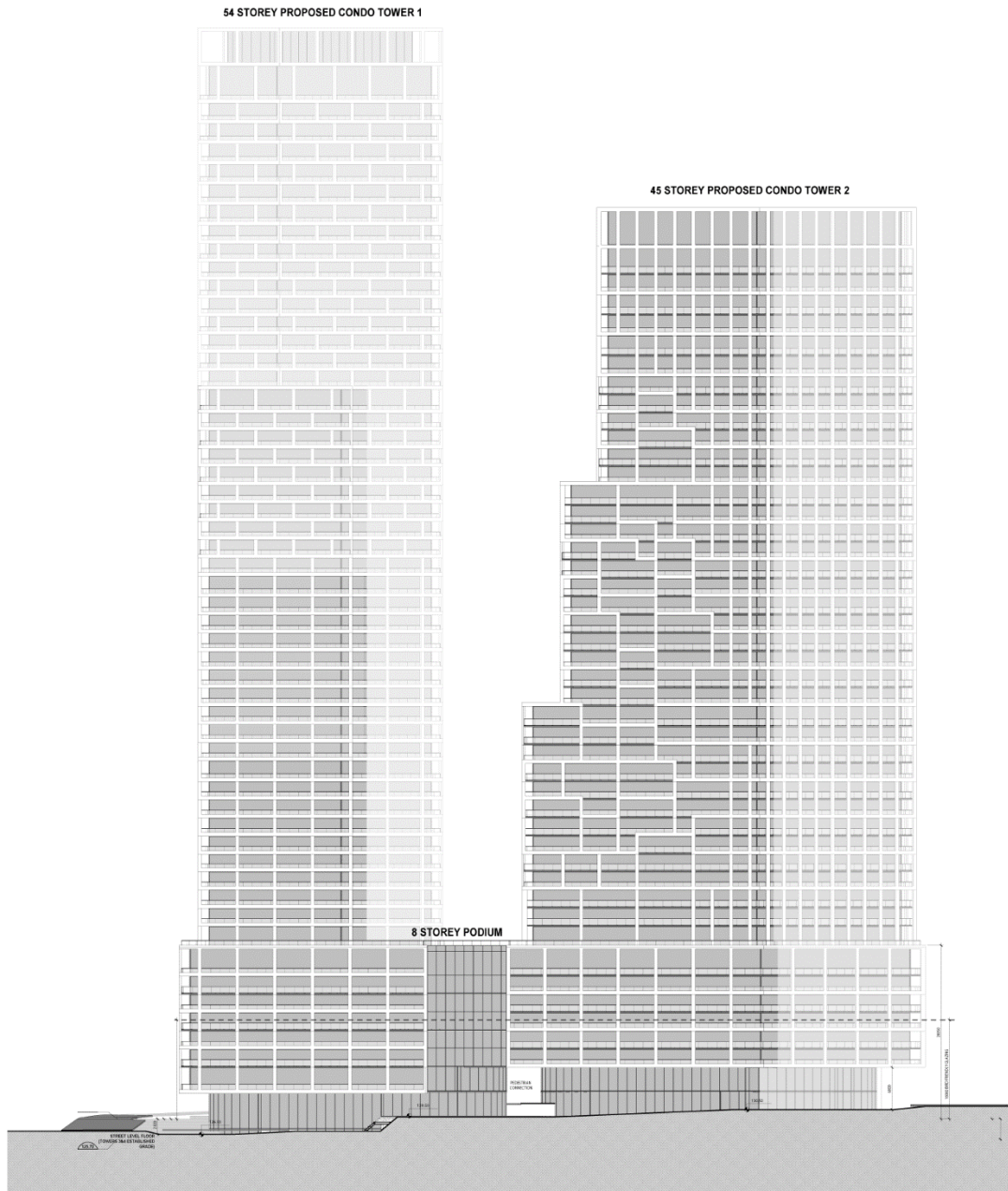
West Tower 1 & 2 Elevation

Attachment 9: West Elevation: Towers 3 and 4



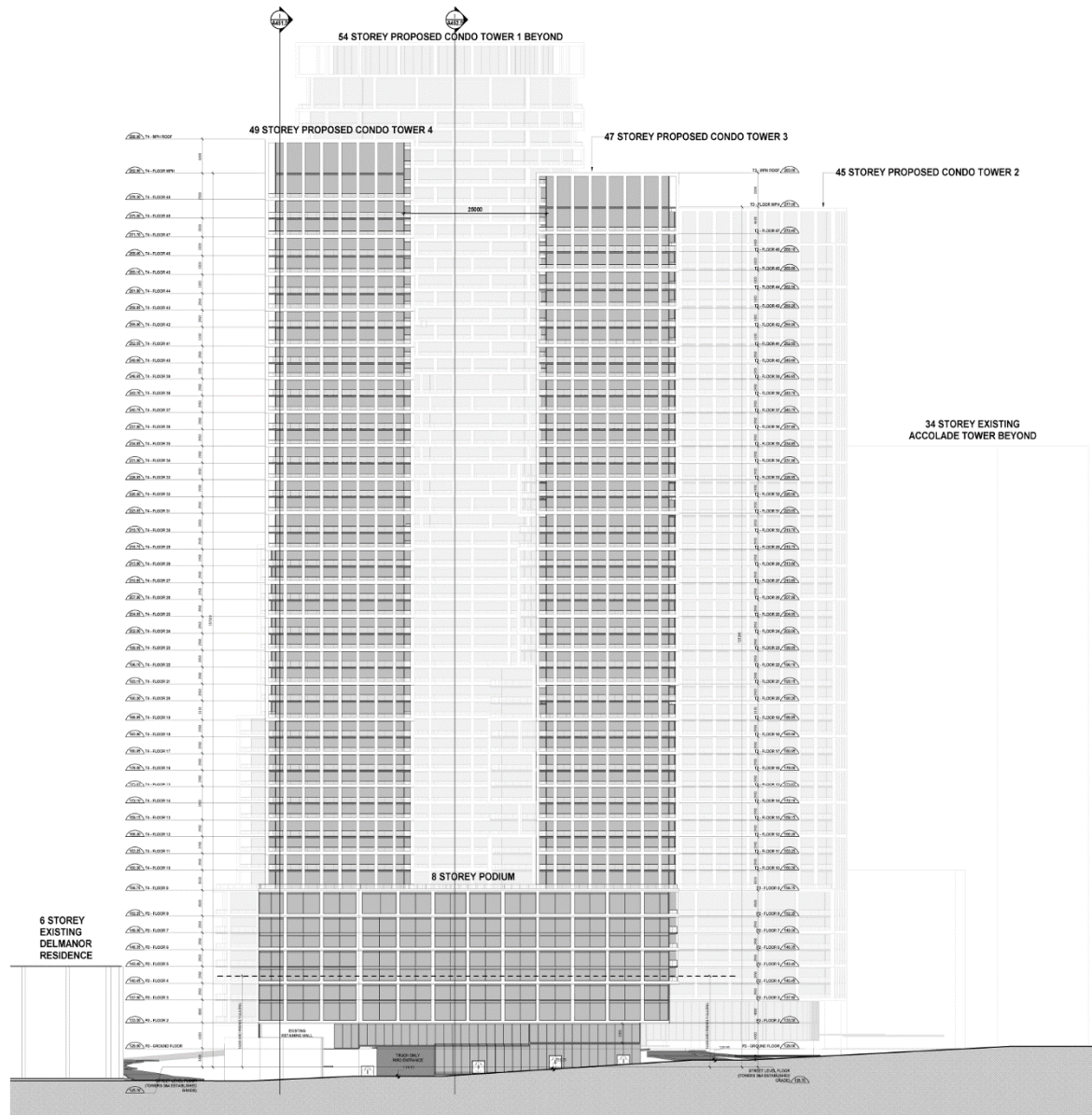
West Tower 3 & 4 Elevation

Attachment 10: East Elevation- Towers 1 and 2



East Tower 1 & 2 Elevation

Attachment 11: East Elevation- Towers 3 and 4



East Tower 3 & 4 Elevation