

1875 Steeles Avenue West – Zoning Amendment, Draft Plan of Subdivision, Rental Housing Demolition Applications – Preliminary Report

Date: February 5, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: York Centre (6)

Planning Application Number: 20 213392 NNY 06 OZ

Related Applications: 20 213394 NNY 06 SB

Rental Housing Demolition Application Number: 20 213395 NNY 06 RH

Current Use on Site: 4-storey rental residential apartment building containing 120 rental units with surface parking surrounding building.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1875 Steeles Avenue West. The application proposes to demolish the existing 4 storey, 120 unit rental apartment building and redevelop the site with a new building containing a 10 storey (33.15 metres) building along Steeles Avenue West, with 38 (116.7 metres) and 39 (120.5 metres) storey towers connected by a 3 storey base building internal to the site. The proposed development would include 814 units, including replacement of the 120 existing rental units with a total gross floor area of 67,597 square metres for an FSI of 5.26. The application proposes to provide half of a new north-south public street on the western edge of the site, along with a 1,486.5 square metre public park, and the conveyance of lands below top of bank to the TRCA. Staff are currently reviewing the applications. The applications have 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 1875 Steeles Avenue West 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

Application Description

The municipal address for the site is 1875 Steeles Avenue West. The site contains an existing 4-storey rental apartment building with 120 affordable and mid-range rental dwelling units, comprised of: 19 one-bedroom units, 66 two-bedroom units and 35 three-bedroom units. All but two of the existing 120 units are currently occupied by tenants. This applicant proposes to demolish the existing four storey residential apartment building and amend the Zoning By-laws to provide development standards for the proposed new residential buildings. The application proposes to demolish the existing residential apartment building, containing 120 rental dwelling units, and redevelop the site with a new building comprised of: a 10-storey building along Steeles Avenue West with 38-storey and 39-storey towers internal to the site, linked by a 3 storey base building. The application also proposes a new public street along the west property line which would be combined with portions of a new public street proposed on the adjacent site at 1881 Steeles Avenue West. When combined between the two properties the north south street would have a right-of-way of 18.5 metres. The application proposes a total gross floor area of 67,597 square metres with a Floor Space Index of 5.26 times the lot area. The application proposes 814 residential units, including 120 replacement units, and 637 parking spaces. A total of 612 bicycle parking spaces for both long and short term users are proposed. A 1,486 square metre public park is proposed at the southern portion of the site.

Category	October 30, 2020 Submission	
Site Area	12,872 square metres	
Setbacks from Property Line	North (Steeles Avenue West)	4.07 metres
	South (to future public park)	5.67 metres
	East (to valley lands to be dedicated)	3.0 metres
	West (to future public street)	3.0 metres

Residential Gross Floor Area (GFA)	67,597.2 square metres
Non-Residential Gross Floor Area (GFA)	0 square metres
Total Gross Floor Area (GFA)	67,597.2 square metres
Floor Space Index (FSI)	5.26 times the lot area
Base Building Height	10.7 metres (3 storeys)
Tower Height	Building A (south tower): 116.7 metres (38 storeys) Building B (north tower): 120.5 metres (29 storeys) Building C (Steeles Avenue West): 33.15 metres (10 storeys)
Total Proposed Residential Units	
Studio	0 (0%)
1 Bedroom	363 (44.6%)
2 Bedroom	346 (42.5%)
3 Bedroom	105 (12.9%)
Total	814
Existing rental units and proposed units	120 - Existing rental units 694 - Proposed additional residential units 814 - Total proposed residential units
Amenity Area	
Indoor	1,683.0 square metres
Outdoor	2,174.9 square metres
Total	3,857.9 square metres
Proposed Vehicular Parking (residential: visitor)	637 spaces (514:123)
Loading Spaces	1 Type 'G' 1 Type 'C'
Bicycle Parking (long-term residential: visitor)	612 spaces (555:57)
Proposed Parkland Dedication	1,486.5 square metres

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 1A and 1B of this report, for a three dimensional representation of the project in context. See Attachment 2 of this report for a location map showing the site location. See Attachment 3 of this report for a site plan. See Attachment 4 of this report for a Context Plan showing the site and adjacent application.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow:

Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) contains policies pertaining to provincially significant employment zones (PSEZs). PSEZs are areas defined by the Minister of Municipal Affairs and Housing for the purpose of long-term planning for job creation and economic development.

Toronto Official Plan Policies and Planning Studies

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

The Urban Structure policies contained in Chapter 2 describe policies addressing Compatibility/Mitigation of sensitive land uses including residential uses where they are proposed or permitted outside of and adjacent to lands designated *Employment Areas*. The Compatibility/Mitigation policies 2.2.4.5 to 2.2.4.10 require the applicant to submit a Compatibility/Mitigation Study as part of this application.

The Built Form policies contained in Chapter 3 require that new development will be located and organized to fit with its existing and/or planned context. The Built Form policies also contain policies with additional built form principles to be applied to evaluating the location and design of tall buildings. The Built Form policies are used to evaluate proposals to ensure they are appropriate for the site and the existing and planned context.

The application is located on lands shown as *Mixed Use Areas* on Map 16 (see Attachment 5: Official Plan Map). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The Official Plan contains policies for assessing development in *Mixed Use Areas*. Development in *Mixed Use Areas* will, amongst other matters:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

On September 11, 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.

Steeles Avenue West is identified as a Major Street on Map 3 of the Official Plan. Steeles Avenue West is identified as a Transit Priority Corridor on the Surface Transit Priority Network, Map 5 of the Official Plan. Steeles Avenue West has a planned right-of-way of 36 metres.

Zoning By-laws

The subject site is zoned Rural-Residential/Multiple-Family Dwellings Fifth Density Zone (RR (RM5)) under the former City of North York Zoning By-law 7625. The Rural-Residential (RR) zone provisions no longer apply as they applied until full municipal services were provided, at which time the Multiple-Family Dwellings Fifth Density Zone (RM5) zone provisions superseded them. The RM5 zone permits Apartment Buildings subject to a maximum floor area of 100% of the lot (1.0 FSI), a maximum lot coverage of 35% and a maximum building height of 11.5 metres.

The site is zoned Residential Multiple Dwelling RM (f21.0; a835; d1.0) by By-law 569-2013. This zone permits residential dwelling units within a permitted residential building type with a maximum density of 1.0 times the lot area. Permitted residential building types are detached house; semi-detached house; duplex; triplex; fourplex; and, apartment building. The By-law permits a maximum lot coverage of 35% and a maximum building height of 12.0 metres for an Apartment Building.

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 guideline(s) will be used in the evaluation of this application:

- Mid-Rise Building Performance Standards and Addendum;
- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Complete Streets Guidelines;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Design Guidelines for Privately Owned Publicly-Accessible Space; 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.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on October 30, 2020, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111. Where an application for a rezoning triggers an application under Chapter 667 for rental housing demolition, City Council typically considers both applications at the same time.

COMMENTS

Reasons for the Application

The application is required as the proposal requires amendments to the By-law to be permitted, including but not limited to height, density, setbacks, parking provisions and performance standards.

A Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 is required to demolish the 120 existing rental housing units.

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, especially with regard to ensuring that the development recognizes the local context in terms of appropriate development, 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.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

The Growth Plan 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 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.

The application is located within a PSEZ under the Growth Plan. PSEZ are identified in the Growth Plan as areas defined "for the purpose of long-term planning for job creation and economic development".) The site is designated *Mixed Use Areas* in the Official Plan, but is adjacent to lands designated *Employment Areas* and to a significant employment use in the Sanofi Pasteur Pharmaceuticals facility to the east. The proposal is being reviewed by staff to determine if the proposed expansion of residential uses conform to the Growth Plan and are appropriate for a PSEZ, and do not result in negative impacts on the existing and future operations in proximity to the subject site.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification.

Official Plan Conformity

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: Urban Structure and Compatibility/Mitigation policies in Chapter 2; Built Form, Public Realm, and Parks and Open Space policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

Compatibility/Mitigation

To the east of the site within the Provincially designated PSEZ is the Sanofi Pasteur Pharmaceutical manufacturing facility. This facility is a Class 3 industrial facility as defined by the Ministry of the Environment D-6 Guidelines. A Class 3 facility has the greatest potential area of influence on surrounding land uses. Whether the proposed expanded residential uses are compatible with the existing industrial use, and whether appropriate mitigation measures are being proposed, or even possible, as part of the design of the buildings is being reviewed by Staff.

The applicant has provided insufficient material to address the Compatibility/Mitigation Policies of the Official Plan. Once a complete Compatibility/Mitigation Analysis has been received, it will be Peer Reviewed at the applicant's expense and the mitigation measures identified will be required to be implemented and secured through a Section 37 Agreement or a Site Plan Agreement as appropriate.

Built Form, Planned and Built Context

Staff are assessing the suitability of the proposed site organization, building placement and setbacks, height, massing, and transition based on the City's Official Plan including Healthy Neighbourhoods Section 2.3.1, Public Realm Section 3.1.1, Built Form Section 3.1.2, Built Form - Tall Buildings 3.1.3 and Mixed Use Areas Section 4.5.

Staff will also be assessing the proposal against the Tall Building and the Mid-Rise Building Performance Standards and Addendum. The proposed setbacks and stepbacks, including the relationship to Steeles Avenue West and abutting properties will be evaluated through the processing of the application. The proposed 38-storey (116.7 metres) and 39-storey (120.5 metres) residential buildings are tall buildings and will be evaluated as such.

On a preliminary basis, issues of concern with regards to built form and context include:

- Demonstrating how the proposed buildings and site design relate to the existing and/or planned context, including the proposed density and scale of development;
- Demonstrating how the proposed tall buildings and their introduction to this area and location on site is appropriate and whether the heights of the proposed tall buildings are appropriate;
- Whether the size and massing of the proposed buildings are too large with respect to their massing along Steeles Avenue West, including their height;
- Reviewing the proposed building relationship and treatment of the ravine edge, including the setbacks, the provision of a walkway along the ravine edge, and the uses within the buildings facing the ravine;
- Whether the configuration of the above grade parking within the building and its impact on organization of uses including masking the parking within the building along the ravine edge;
- Massing new development to define edges of streets, park and open spaces at good proportion;
- Configuration of proposed new public street including configuration of new intersection with Steeles Avenue West; and
- Proximity and configuration of residential uses in relation to manufacturing uses nearby.

The applicant has submitted a Sun/Shadow Study and a Pedestrian Level Wind Study in support of the application that are currently being reviewed by City staff.

Ravine Protection

The subject lands are within a TRCA Regulated Area. The application has been circulated to the TRCA for their review and assessment of any permits which may be required for the development to occur should the application be approved.

The subject site is within the City of Toronto Ravine and Natural Feature Protection By-law area. Staff are reviewing the proposal to determine if the application conforms to the By-law.

Natural Heritage Protection

The subject lands are adjacent to a Natural Heritage Area as identified on Map 9 of the Official Plan. The applicant has submitted a Natural Heritage Impact Study which is

being reviewed to determine if the environmental features adjacent to the site will need protection. Through the review of the application it will be determined if a comprehensive ecological restoration plan, which secures improvements to the natural heritage system in the area, both on and off site, will be required as part of both the City's and the TRCA's permit processes.

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/Tree Preservation plan which is currently under review by City staff. The application as submitted proposes the removal of seven (7) healthy City trees located along Steeles Avenue West, twenty-three (23) privately owned trees on the subject site of which twenty (20) are considered healthy.

Housing

Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing. Policy 3.2.1.6 states that new development that would have the effect of removing all or a part of a private building or related group of buildings and would result in the loss of six or more rental units will not be approved unless all of the units have rents that exceed mid-range rents at the time of application, or, where planning approvals other than site plan are sought, at least the same number, size and type of rental units are replaced and maintained with rents similar to those in effect at the time of application. The policy also requires an acceptable tenant relocation and assistance plan, addressing the right to return to one of the replacement units at similar rents and other assistance to mitigate hardship.

The Housing Issues Report submitted with the Rental Housing Demolition application confirms that 97 of the 120 existing rental units have affordable rents, 20 rental units have mid-range rents and 3 rental units have rents that require further analysis. Consequently, Policy 3.2.1.6 applies to this application and the applicant is proposing to replace all 120 rental dwelling units within the proposed development by their respective unit types (19 one-bedroom units, 66 two-bedroom units, and 29 three-bedroom units). The 120 replacement rental units are proposed to be located in Building C, a 10-storey building that would run parallel to Steeles Avenue West. The applicant has confirmed that tenants will have the right to return to a replacement rental unit and that replacement units will be provided and maintained at rents similar to those in effect at the time the application was made. As the application progresses, City staff will work with the applicant to ensure the rental housing replacement is appropriate, including replacement rental unit sizes and unit designs, and to secure an acceptable tenant relocation and assistance plan to mitigate hardship for existing tenants.

Growing Up Guidelines

The Council-adopted Growing Up: Planning for Children in New Vertical Communities final urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-unit residential developments.

Guideline 2.1 of the Growing Up guidelines states that a residential building should provide a minimum of 25% large units. Specifically, the guidelines state that 10% of the total residential units should be three-bedroom units and 15% should be two-bedroom units.

Guideline 3.0 states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing an acceptable diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The redevelopment proposes to include 280 (40%) of the 694 net new dwelling units (non-replacement rental units) as 2-bedroom units, and 70 (10%) of the net new dwelling units as 3-bedroom units, which supports the unit mix objectives of Guideline 2.1 of the Growing Up guidelines. Staff will continue to evaluate the proposal in the context of the unit mix and size objectives of the Growing Up guidelines to accommodate within new development a broad range of households, including families with children.

Archaeological Assessment

The applicant has submitted a Stage 1 Archaeological Assessment for the site. This is being reviewed by staff to determine if further investigation is required prior to any redevelopment of the site occurring.

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.

There are limited existing residential uses in the area surrounding the site. The applicant has submitted a Community Services & Facilities report which is being reviewed by staff to determine whether any new facilities, capital improvements or opportunities for expansions to existing facilities have been identified by the applicant and to identify other issues that need to be addressed to support the proposal.

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.

As the proposal is more than 10,000 square metres and exceeds the density permissions in the zoning by-law by more than 1,500 square metres, the proposal is subject to Section 37 of the *Planning Act*.

Infrastructure/Servicing Capacity

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. It 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.

Transportation/Parking

The applicant is proposing to provide a 10.0 metre wide portion of the north-south leg of a new "L" shaped Public Street along the western boundary of the site. This new public street is proposed to have a total width of 18.5 metres subject to the completion of a detailed design demonstrating that the required below grade municipal services can be accommodated. This would be provided along with an east-west and portion of the north south right-of-way being provided through the application on the adjacent property at 1881 Steeles Avenue West (File number: 19 262484 NNY 06 OZ). Staff are reviewing the appropriateness of this new public street and the right-of-way requirements for a new street. Staff are reviewing whether the proposed intersections with Dufferin Street and Steeles Avenue West will require signalization or turn restrictions to function acceptably. Staff are also reviewing the requirements for bicycle infrastructure adjacent to the site. These include connecting the 15 km long Bartley Smith Greenway in the City of Vaughan to the 4 km long G. Ross Lord Park trail system and West Don River trail system in the City of Toronto.

The applicant has submitted an Urban Transportation Considerations report which concludes that "Site-related traffic activity can be acceptably and appropriately accommodated on the area street network with relatively small changes on the operation of the area intersections". Staff are reviewing the submitted report and the proposed site circulation and loading. The applicant is proposing 637 parking spaces for the development where By-law 569-2013 would require 960 parking spaces. The applicant's Urban Transportation Considerations report contains a justification for the proposed reduced parking supply. Staff are reviewing the proposed parking supply to determine if it is appropriate for the proposed development.

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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant has indicated that they plan to achieve Tier 1 of the Performance Levels. Staff are reviewing the submitted checklist and materials for compliance with Tier 1 performance standards of the TGS.

Other Matters

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

CONTACT

Stephen Gardiner, Senior Planner, Community Planning
Tel. No. (416) 392-5460
E-mail: Stephen.Gardiner@toronto.ca

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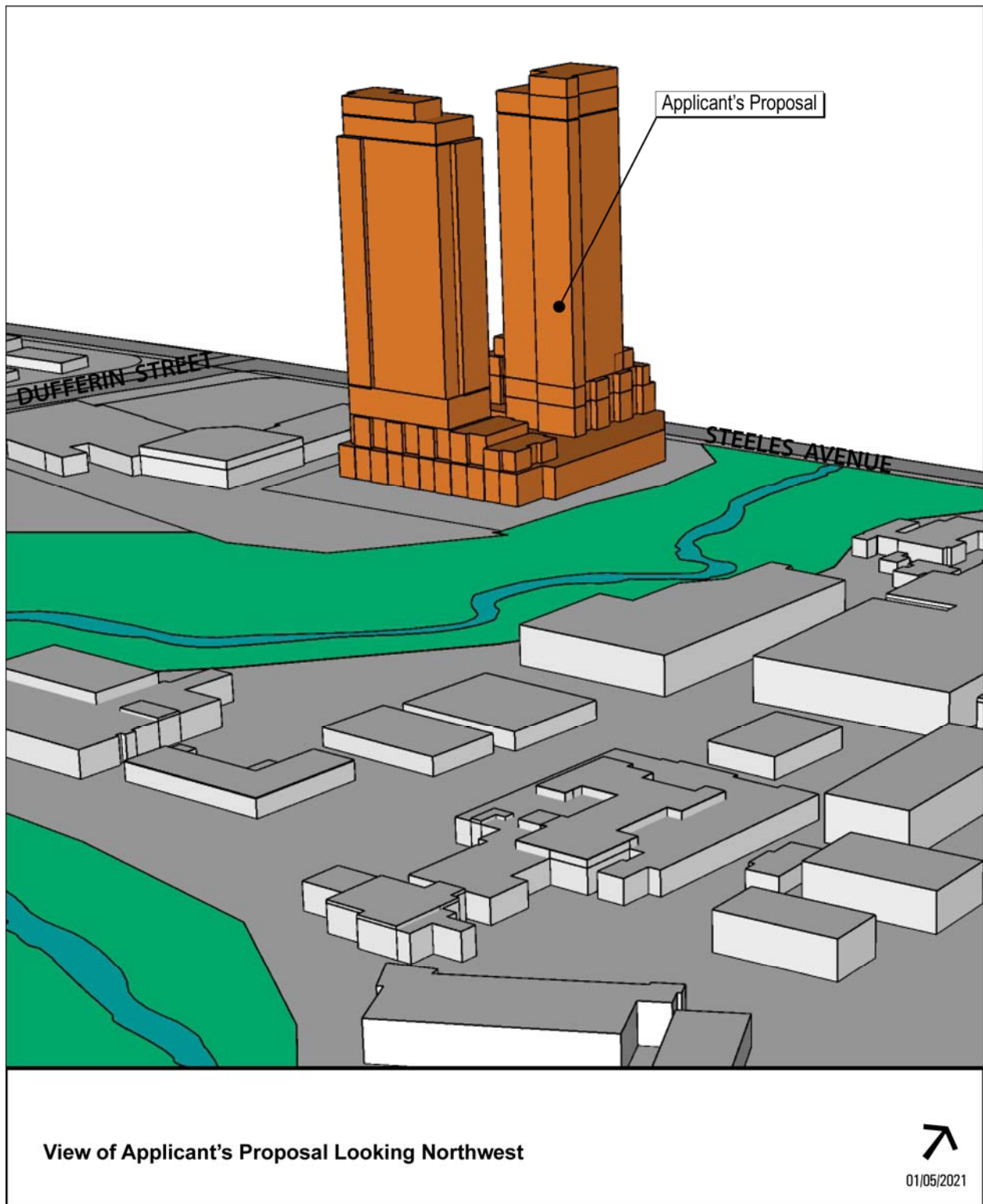
Al Rezoski, AICP
Acting Director
Community Planning, North York District

ATTACHMENTS

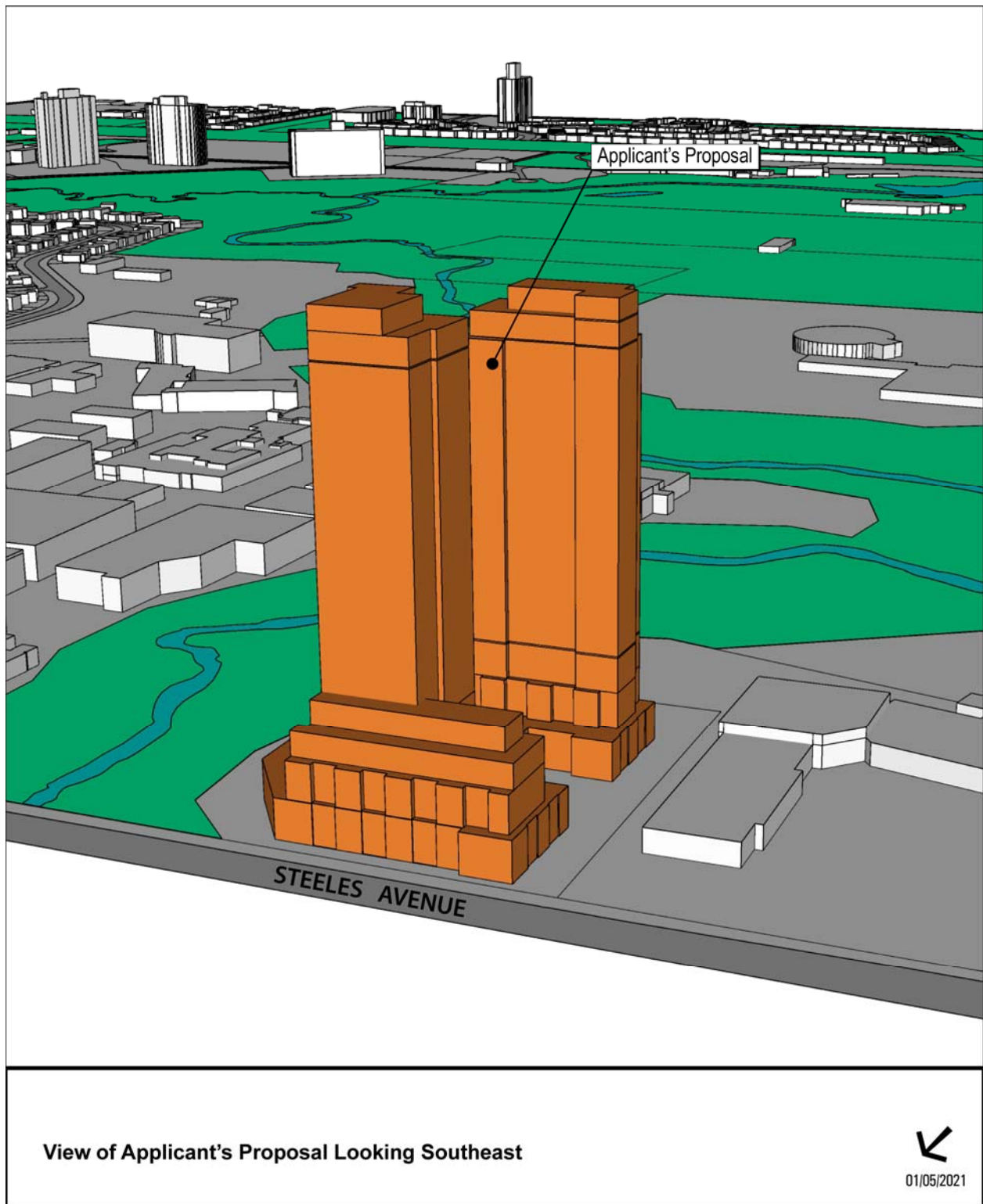
City of Toronto Drawings

Attachment 1A: 3D Model of Proposal in Context Looking Northwest
Attachment 1B: 3D Model of Proposal in Context Looking Southeast
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Context Plan
Attachment 5: Official Plan Map

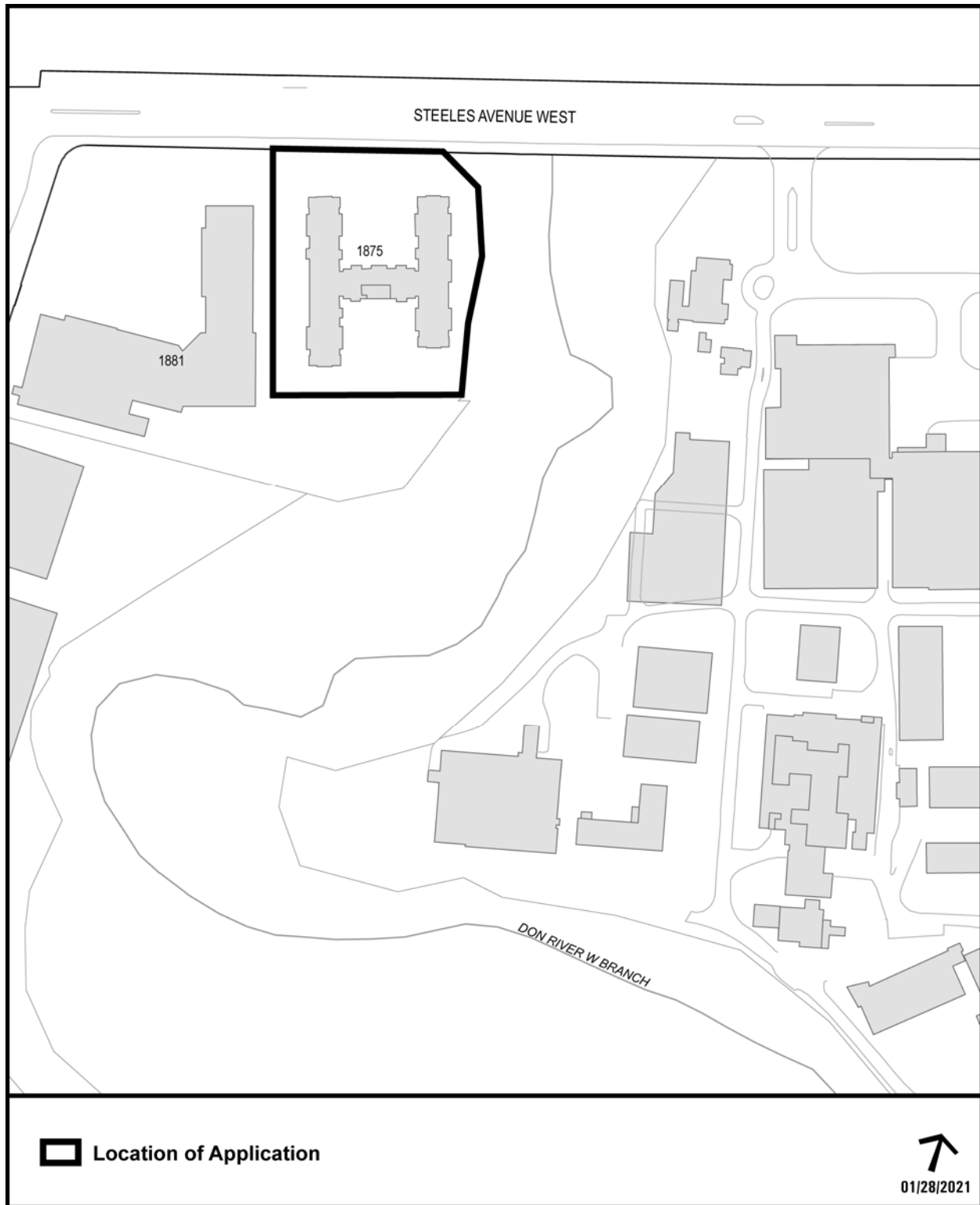
Attachment 1A: 3D Model of Proposal in Context Looking Northwest



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



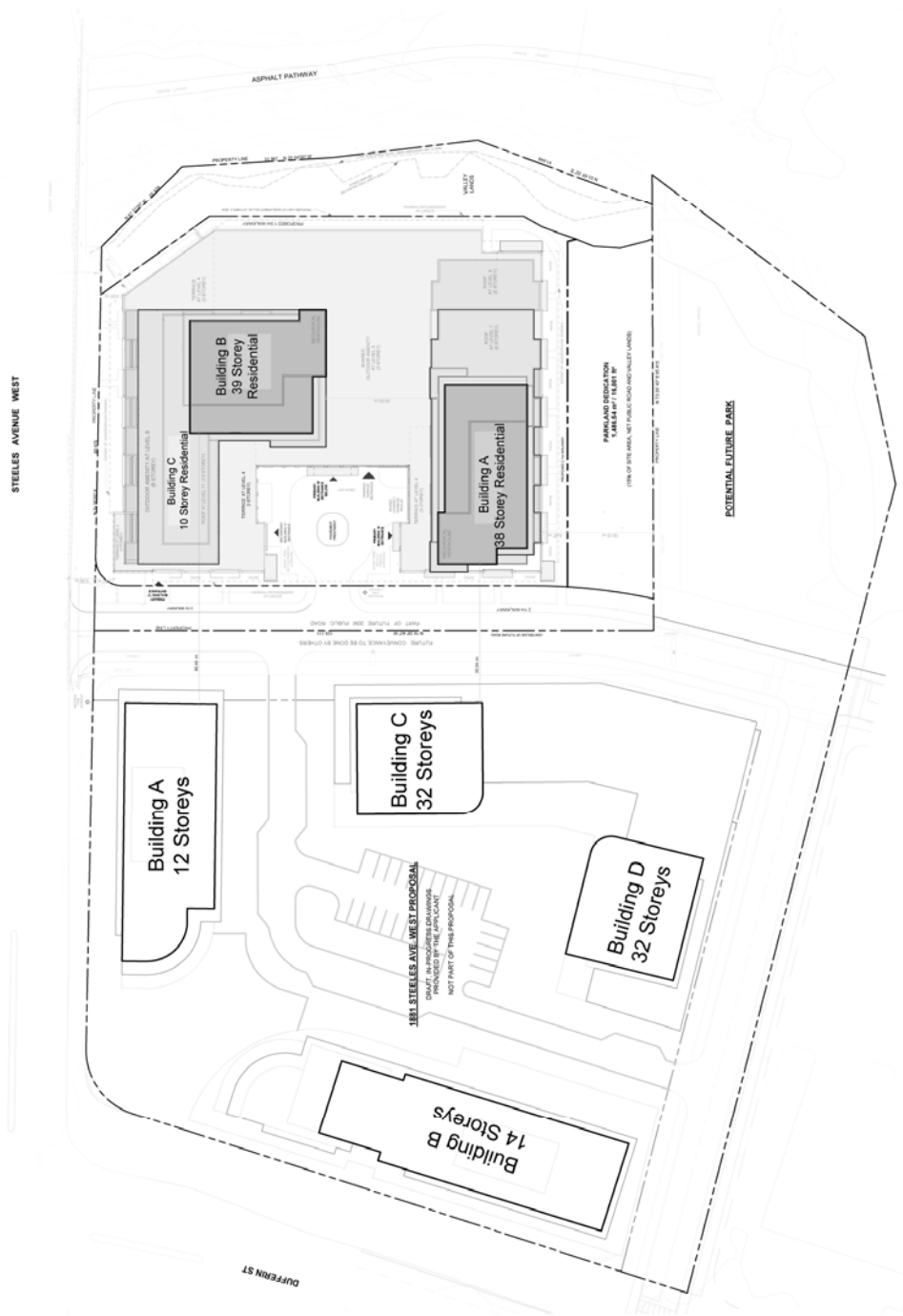
Attachment 2: Location Map



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Site Plan





1875 Steeles Avenue West

Block Context
Applicant's Submitted Drawing
Not to Scale
01/05/2021

File # 20 213392 NNY 06 02

Attachment 5: Official Plan Map

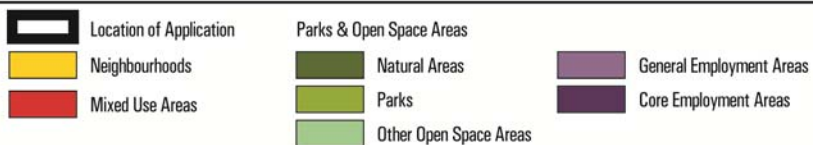


 **Toronto**

1875 Steeles Avenue

Official Plan Land Use Map #16

File # 20 213392 NNY 06 02




Not to Scale
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