

Housing Now – Bloor-Kipling (Six Points) Block Context Plan and Blocks 1, 2 & 5 City-Initiated Zoning By-law Amendment – Final Report

Date: June 14, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning Division

Wards: Etobicoke Lakeshore

SUMMARY

Bloor-Kipling (Six Points) is a group of seven publicly-owned blocks that have been created through the decommissioning of the Six Points Interchange and the City's significant infrastructure investment to support the development of Etobicoke Centre as a vibrant mixed-use transit-oriented community. The seven blocks include the future site of the new Etobicoke Civic Centre, a new Etobicoke Centre Park, and five blocks for new mixed-use development. In 2019, City Council approved the five Bloor-Kipling blocks for inclusion in Phase 1 of the Housing Now Initiative through EX1.1 "Implementing the Housing Now Initiative".

The City and CreateTO have undertaken the completion of a comprehensive Block Context Plan for Bloor-Kipling and supporting technical reports, to set the foundation and guiding principles for a phased implementation of the development vision for these lands, including the provision of new affordable rental housing as part of the City's Housing Now Initiative.

This report recommends approval of City-initiated amendments to the Etobicoke Zoning Code and Site-specific Zoning By-law No. 1088-2002 and the City-wide Zoning By-law No. 569-2013, as amended (the "Zoning By-law Amendment"), to permit a mixed-use development on Blocks 1 and 5, and a new public park on Block 2. Approval of the recommended Zoning By-law Amendments will permit 107,335 square metres of new development, including 99,044 square metres of residential gross floor area, which will yield approximately 1,229 new housing units, of which one third, approximately 409 units, will be new affordable rental housing. Blocks 1 and 5 will also provide a minimum of 8,220 square metres of non-residential gross floor area, creating opportunities for new retail and commercial spaces to support the mix of uses and local employment in Etobicoke Centre.

The recommended Zoning By-law Amendments are consistent with the Provincial Policy Statement (2020) and conform with the Growth Plan for the Greater Golden Horseshoe (2020). The Block Context Plan for Bloor-Kipling conforms with the City's Official Plan

and is a significant step towards redevelopment of the Six Points area, as set out in the Etobicoke Centre Secondary Plan.

The Block Context Plan for all blocks within Bloor-Kipling (including the Etobicoke Civic Centre) establishes a 3:1 ratio of residential space to non-residential space to maintain a balance of uses. The majority of new community services and facilities and office uses are proposed to be contained within the new Etobicoke Civic Centre. Each development block provides for a mix of retail and commercial spaces, which will ensure that Provincial and City policy objectives for non-residential use in the *Centre* can be met. New residential units at Bloor-Kipling being offered at market rent or as ownership housing will meet the City's Growing Up Guidelines with respect to the provision of new 2- and 3-bedroom units sized to house families and larger households. Blocks 1 and 5 will be designed to meet the Toronto Green Standard Tier 2 Version 3, in accordance with Council direction for the Housing Now Initiative.

The unique approach to the built form will contribute to a distinct character for Etobicoke Centre, which emphasizes quality of the public realm, mobility, and connectivity to higher order transit at the Kipling Mobility Hub.

Blocks 1 and 5, the two mixed-use blocks will remain as City property and will be leased to a developer for the construction, and contractual provision of the affordable housing component for a term of 99 years. The partner on each block will be responsible for detailed design and submission of a Site Plan Control application based on technical work that has been undertaken by CreateTO and City divisions to support the proposed development concept, in addition to other obligations of the lease agreements related to the provision of new affordable housing.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend Zoning By-law No. 569-2013, as amended, for the lands shown as Block 1, Block 2 and Block 5 on the location map attached as Attachment 1 substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 5.
2. City Council amend the Etobicoke Zoning Code and Site-specific Zoning By-law No. 1088-2002, for lands shown as Block 1, Block 2 and Block 5 shown on Attachment 1 substantially in accordance with the recommended Zoning By-law Amendment attached as Attachment 6.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the recommended Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills contemplated in Recommendations 1, 2 and 3, above to City Council for enactment, City Council require the Chief Executive Officer, CreateTO, to submit an updated Functional Servicing Report and Hydrogeological Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and

Construction Services and the General Manager, Toronto Water.

5. City Council request the Chief Executive Officer, CreateTO, in consultation with the Chief Planner and Executive Director, City Planning, to engage City partners and the development partner, to advance the detailed design of development requirements identified in Attachment 9 to the satisfaction of the Chief Planner and Executive Director, City Planning, and to secure the delivery of the development requirements on terms, including details and timing, in a Lease Agreement with the development partner.

6. City Council direct that any application for planning approvals within the seven blocks of the Bloor-Kipling (Six Points) area be reviewed in the context of the Bloor-Kipling Block Context Plan (December 14, 2020) included as Attachment 7.

7. City Council direct the General Manger, Parks Forestry and Recreation to allocate funds that have been previously secured and collected by the City through Section 37 agreements, to any of the following parks for the purpose of park design and construction: Etobicoke Centre Park (Block 2), Dunkip Park, Six Points Park (Expansion), and the Historical Alignment of Dundas Street West (Park). Such Section 37 community benefits have been obtained from the following developments:

a. 64-70 Cordova Avenue, secured for Parks and Recreation Facilities, in the amount of \$615,616.03 (source account number XR3026-3700791);

b. 5365 Dundas Street West, secured for Parks Improvements, in the amount of \$392,672.38 (source account number XR3026-3700781);

c. 8 Fieldway Road, secured for Parks Improvements, in the amount of \$21,526.80 (source account number XR3026-3700540);

d. 5239, 5245 and 5249 Dundas Street West and 2 Auckland Road, secured for Park Improvements, in the amount of \$305,173.30 (source account number XR3026-3700930);

e. 64-70 Cordova Avenue (5 Mabelle Avenue), secured for Park Improvements, in the amount of \$105,670.84 (source account number XR3028-4500212);

8. City Council direct the General Manager, Parks, Forestry and Recreation to allocate funds that have been previously secured and collected by the City through Section 37 agreements, to a new multi-use path utilizing the Hydro One Corridor from Six Points to Burnhamthorpe Road. Such Section 37 community benefits have been obtained from the following developments:

a. 3391 Bloor Street West, secured for Public Realm Improvements, in the amount of \$25,408.00 (source account number XR3026-3700057)

9. City Council authorize the General Manager, Parks, Forestry & Recreation, to enter into the City's standard form agreements, with insurance, release and indemnity in favor of the City, for tieback installations and crane swings, for future parks within the Six Points area.

10. City Council request the General Manager, Parks, Forestry and Recreation to undertake public consultation for the design and development of future parks within the Six Points area.

FINANCIAL IMPACT

Housing Now Initiative

The recommendations in this report have no immediate financial impact. Possible future financial impacts arising from this initiative are unknown at this time and will be presented to Council for consideration through a report or future year budget processes.

As part of its decision on January 31, 2019, City Council approved funding and financial incentives for 11 properties under the Open Door Program through item EX1.1 to support the creation of up to 3,700 affordable rental units in phase one of the Housing Now Initiative. The report estimated investments of approximately \$280 million in City incentives (foregone revenue) over a 99-year term as well as an allocation of \$20 million from the City Building Fund to support the pre-development work necessary to activate the identified properties.

The January 31, 2019 decision also recommended that the Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Corporate Services, and Executive Director, Housing Secretariat, identify appropriate funding solutions to address operational needs identified by City divisions or agencies on the 11 properties and to seek funding approval in future budget cycles, as required.

In line with Council direction, funding to support the implementation of "Housing Now" is included in Housing Secretariat's Approved 2021 – 2030 Capital Budget and Plan.

Parks, Forestry & Recreation

The 2021-2030 Council Approved Capital Budget and Plan for Parks, Forestry and Recreation currently includes capital project costs for the park design and construction of Etobicoke Centre Park (Block 2), Dunkip Park, and Six Points Park (Expansion).

Table 1: Projects Included in the 2021-2030 Council Approved PFR Capital Budget and Plan

Sub-Project Name	Cash Flow (\$000s)				
	2021	2022	2023	2024	Total
Etobicoke City Centre Park	20	500	430	50	1,000
Dunkip Park		40	460		500
Six Points Park	35	365			400
Total	55	905	890	50	1,900

A capital project for the Historical Alignment of Dundas Street West (Park) will be included in the 2022-2031 Parks, Forestry and Recreation Capital Budget and Plan submission for City Council's consideration.

This report's Recommendation 7 identifies a total of \$1,440,659.35 in community funds generated from Section 37 community benefits to be allocated to any of these parks for the purpose of park design and construction.

In addition, the potential for a multi-use trail connecting the Six Points area with Burnamthorpe Road has been identified. This multi-use trail would be contained within the Hydro One Corridor. Staff are recommending that City Council direct the General Manager, Parks, Forestry and Recreation to allocate funds that have been previously secured and collected by the City through Section 37 agreements in the amount of approximately \$25,408, as outlined in Recommendation 8, to commence a feasibility study for this new green connection to the *Centre*.

Based on the project readiness and staff capacity to deliver, cash flow requirements funded by these additional secured community benefits will be added to the 10-Year Capital Plan for PFR through the future budget process accordingly when these park development projects are ready to proceed.

Operating impacts associated with ongoing park maintenance upon completion, if needed, will also be submitted for City Council consideration in the future Operating Budget submissions for Parks, Forestry and Recreation.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Housing Now Initiative advances a number of the City of Toronto's equity strategies and commitments, including: Social Procurement Policy, Strong Neighbourhoods Strategy, Toronto Newcomer Strategy, Toronto Poverty Reduction Strategy and the Toronto Seniors Strategy. Through the incorporation of social procurement principles in the market offering process for Housing Now sites, the implementation of the Housing Now Initiative will encourage local hiring and create employment, training and apprenticeship opportunities for people experiencing economic disadvantage, including those from equity-seeking communities.

An intersectional analysis reveals that women, seniors, newcomers, and low income residents who require access to affordable housing, access to city spaces, access to public transit, will be positively impacted by developments such as this proposal. The recommended Zoning By-law Amendments and Block Context Plan for the Housing Now Initiative at Bloor-Kipling (Six Points) is anchored by the new Etobicoke Civic Centre which will house new community facilities including a new community recreation centre, public library, and non-profit childcare centre. The Bloor-Kipling redevelopment is located immediately north of the multi-modal Kipling Mobility Hub, and will provide new retail and employment uses with corresponding jobs, and a range of new park

sizes and types to support the community as it grows. Bloor-Kipling also provides for a new future Toronto Catholic District School Board elementary school (TCSDDB). At least 33 percent of units located on this site will be rented below the City-wide average market rent, providing access to safer, quality housing near high-order transit.

A combination of housing supports and rental allowances will also be deployed to deepen the affordability of rental units at Bloor Kipling. The new affordable rental units will remain affordable for 99 years, providing quality housing for future generations.

DECISION HISTORY

At its meeting of December 11, 12, 13 2007, City Council adopted Item PG11.2, containing a report entitled "Six Points Interchange Reconfiguration Class Environmental Assessment Study" approving a reconfiguration of the Six Points interchange in the Bloor Street West, Dundas Street West and Kipling Avenue area of Etobicoke. The reconfiguration supports the development of Etobicoke Centre as a vibrant mixed-use transit-oriented community. At the same meeting, City Council also adopted the West District Design Initiative (WDDI) and the urban design visions for Bloor-Islington, Westwood and current Etobicoke Civic Complex lands.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.PG11.2>
<http://www.toronto.ca/legdocs/mmis/2007/pg/bgrd/backgroundfile-8765.pdf>

On December 13, 2018, City Council adopted CC1.3 "Housing Now" which approved the activation of 11 City-owned sites for the development of affordable housing as part of creating mixed-income, mixed-use and transit oriented communities. The five Bloor-Kipling blocks were identified as one of the 11 sites. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.CC1.3>

On January 31, 2019, City Council adopted EX1.1 Implementing the "Housing Now" Initiative. This report provided recommendations on the organizational structure and processes to deliver the Housing Now Initiative, the proposed affordable housing program, and the overall financial implications of the program. The City Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On June 29 and 30, 2020, City Council adopted PH 14.3 Housing Now Initiative – Annual Progress Report. The Report provided Council with the first annual update on the Housing Now Initiative including the early successes, lessons learned and latest status of the Phase One Sites. In addition, this report recommends enhancements to the Housing Now Initiative that will improve the lives of future residents of the sites. Some of these enhancements include limiting annual rent increases on market rental homes, maximizing the involvement of non-profit organizations to increase affordability, and through the market offering process, increasing the number of accessible homes plus incorporating universal design features to create housing that is suitable for everyone.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.3>

COMMENTS

Housing Now Overview

City Council initiated Housing Now in December 2018 to accelerate the development of affordable housing and mixed-income, mixed-use, transit-oriented communities on 11 City-owned properties. The Housing Now Initiative is an approach to city-building whereby City-owned lands are used to build affordable housing within mixed-use, mixed-income, transit-oriented communities.

Across the growing portfolio of sites identified and adopted by City Council for inclusion in the Housing Now Initiative, City-owned properties will be the location for a mix of affordable rental, market rental and ownership housing options to serve Toronto residents. The new affordable rental homes will remain affordable for 99 years, providing quality housing opportunities for future generations. Housing Now will provide access to affordable rental units for households earning up to approximately \$68,000 per year (based on 2021 average market rents).

The creation of new housing on City-owned lands will provide Toronto residents with opportunities to live affordably near transit hubs and close to places of work, education and services. Investment in these well-located sites will also contribute to the broader community by delivering new amenities, revitalized public spaces and improved access to transit.

The development of new housing through Toronto's Housing Now Initiative will be guided by the following principles adopted by City Council:

- Activate sites to achieve the highest possible public benefits;
- Optimize the development of market and affordable rental housing with a mix of unit types and sizes;
- Create energy efficient homes that are affordable for a diverse range of incomes, including deeply affordable homes;
- Appropriately address and accommodate existing City and other operations and uses which increase city-building opportunities to create complete communities;
- Prioritize the public retention of sites, including long-term land leases;
- Support participation by the non-profit and co-op housing sectors and help build capacity in the sectors; and,
- Actively engage with City Councillors and local communities in the planning and development of each site.

Phase One and Two of the Housing Now Initiative

Phase One of the Housing Now Initiative was initially estimated to create approximately 10,000 new residential units with approximately 3,700 affordable rental units. In May 2020, City Council approved the second phase of Housing Now. The six sites in Phase Two will create between 1,455 and 1,710 new residential units including an estimated 1,600 purpose-built rental units, of which an estimated 800 will be affordable rental units.

Based on work done to-date to advance the first four priority sites, Phase One and Phase Two sites are now estimated to create approximately 13,290 residential units including approximately 5,060 new affordable rental units. The sites are close to transit, as well as commercial and employment areas, and create opportunities to further develop complete communities, bringing benefits to existing and future residents.

As sites advance through the zoning by-law amendment process, City Planning staff, in collaboration with the Housing Secretariat and CreateTO, continue to seek opportunities to increase the potential yield of new affordable housing units at each location, aligning with the objectives of the Official Plan, and Toronto's evolving development context. For example, following completion of the Block Context Plan for Bloor-Kipling, and through the development review process, the City and CreateTO have been able to accommodate an additional 126 residential units across Blocks 1 and 5, contributing to the total unit yield, and supporting the provision of more affordable rental units on-site.

In addition to ongoing efforts to increase residential units within the context of good planning and design outcomes, across the Housing Now portfolio, City Planning has worked with different City divisions and CreateTO to bring forward development concepts that include new child care facilities, expansions to public parks, community space, employment opportunities, improved public realm and new public streets. In the case of the three blocks that are the subject of this report, the mixed-use development and new Etobicoke Centre public park will contribute to the overall development vision for Bloor-Kipling (Six Points) that will be realized over the full build-out of the precinct.

Planning Approvals form part of the Business Case for Market Offerings

Bringing forth recommended zoning by-laws represents a critical milestone in the Housing Now process. A recommended zoning by-law, and where applicable other planning framework amendments, provides the foundation for the business case for each site. This process is detailed through EX1.1 "Implementing the Housing Now Initiative". Other components of the business case stage include detailed due diligence by City staff and CreateTO, to facilitate the site's redevelopment. This work establishes a market-ready development concept and advances projects through key stages of the approval process, reducing project and approvals risks for selected development partners, and charting an expedited route to construction and occupancy.

This approach to achieving up-front zoning approvals strengthens the City's ability to leverage its contributions and partnerships with experienced housing developers and operators to deliver affordable housing and complete communities at key locations in the city. Through the City's contributions of land value and incentives, the Housing Now Initiative will leverage millions of dollars in third party investment and create thousands of new rental units needed by Torontonians, as evidenced by successful market offering of the Housing Now Initiative projects at 777 Victoria Park, 50 Wilson Heights Boulevard and 705 Warden Avenue.

Housing Now in Etobicoke Centre

Inclusion of the development blocks at Bloor-Kipling in the Housing Now program represents the opportunity to accelerate the design and implementation of City-owned

lands within Etobicoke Centre. The final Block Context Plan and recommended Zoning By-law amendments are the continuation and conclusion of a process (as it relates to Blocks 1, 5 and 2) that comprised the following planning and design initiatives, outlined below:

Six Points Intersection Reconfiguration: Improving Mobility and Unlocking City-owned Land

The City of Toronto undertook an Environmental Assessment (EA) study in the early 2000s, to examine alternative configurations of what was known as the “spaghetti junction” at the intersection of Kipling Avenue, Dundas Street West and Bloor Street West. The interchange consisted of flyovers and ramps designed to move vehicular traffic through the intersection, with negative impacts for active transportation and the condition at grade. The purpose of the EA was to identify configurations that could maintain the existing movements, simplify way-finding, eliminate elevated flyovers, support a more balanced transportation system and create a safe pedestrian environment, free large land parcels for redevelopment, and better connect neighbourhoods.

The reconfiguration of the Six Points Interchange has been a municipal objective for over two decades.

The City began constructing the new intersection in March 2017. This work required a City investment of approximately \$77 million and involved the demolition of bridges constructed in 1961, and the creation of regular intersections between Kipling Avenue, Bloor Street West and Dundas Street West. Removal of the bridge structures unlocked new City-owned land for future development and created further opportunities for the evolution of Etobicoke Centre as a vibrant mixed-use transit-oriented community by:

- Creating a new road network with at grade intersections at Kipling Avenue, Bloor Street West and Dundas Street West ;
- Delivering Complete Streets, with improved pedestrian facilities, wide boulevards, trees, street furniture, improved access to Kipling Subway Station, cycling facilities and separated bike lanes installed on all major streets;
- Making new land available for parks, public art installations, a new civic centre and other amenities; and
- Developing a district energy plan.

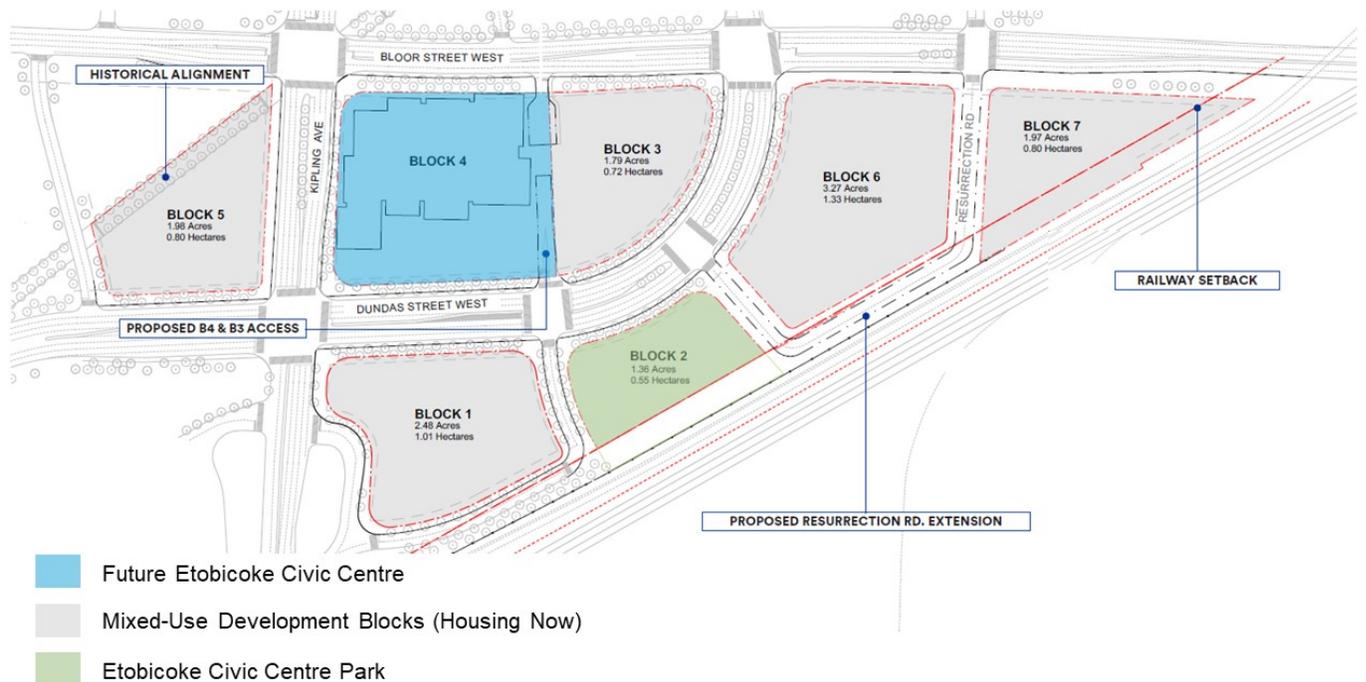
The reconfiguration meets the urban design objectives of the Etobicoke Centre and arterial road design standards.

In total, seven new development blocks were created through the reconfiguration of the Six Points interchange, as illustrated below on Figure 1: Bloor-Kipling (Six Points) Block Pattern. These include:

- One block for the Etobicoke Civic Centre (Block 4);
- A new public park (Block 2) across from the future Etobicoke Civic Centre and additional parkland including the expansion to Six Points Park, new Dun-Kip Park; and

- Five blocks for future mixed-use development, approved by City Council to be included in the Housing Now Initiative through EX1.1. (Blocks 1, 3, 5, 6 and 7).

Figure 1: Bloor-Kipling (Six Points) Block Pattern



West District Design Initiative

In 2007, City Planning completed the West District Design Initiative (WDDI) which was adopted by Council. The purpose of the West District Design Initiative (WDDI) was to create an urban design vision for three City-owned properties in the Etobicoke York District: the Bloor-Islington Lands, the Westwood Theatre Lands (Bloor-Kipling (Six Points)) and the current Etobicoke Civic Complex at 399 the West Mall.

PROPOSAL

Bloor-Kipling Block Context Plan

Given the significance of Bloor-Kipling's location, its designation as an Urban Growth Centre, and the City's investment in creating a new public realm and development blocks, City Planning and CreateTO initiated a Block Context Plan (BCP) exercise to provide a set of design and development principles and performance standards to inform the City-initiated Zoning By-Law amendments and guide future Site Plan Control applications.

The BCP introduces built form that emphasize well-defined streetwalls, varying base building heights and strategically placed towers, organized around generous central courtyard open spaces and through-block connections to create a pedestrian network

and a strong link between architecture and landscape, massing, views, circulation, open space, access to transit and the relationships of buildings to one another and to the public realm. The BCP sets out the massing, location and number of tall buildings in a manner that will exceed the target of 2,300 for new units adopted by City Council through EX1.1. The BCP also creates a distinct precinct where the investment in new civic spaces and the public realm are supported by a new vibrant and varied mixed-use context.

Block Context Plan Principles for Redevelopment

The following BCP principles will guide investment and growth as development advances, and the area evolves to achieve:

- **Design a Complete Community:** Bloor-Kipling (Six Points) will become the heart of the Etobicoke Centre creating a community for both local residents and all of Etobicoke to enjoy.
- **Design Excellence:** Innovative building typologies, efficient built form and quality living spaces will be designed to build new communities. Diversified built form will create interest and introduce a series of publicly accessible pedestrian courtyards and open spaces to permit greater permeability through the areas. The BCP emphasizes attention on the quality of microclimates (sunlight, outdoor comfort, wind conditions) created by new development, which informed the location and orientation of buildings.
- **A Walkable Public Realm:** Shared streets, pedestrian boulevards and other Publicly Accessible Spaces will create a walkable district.
- **Sustainability:** Bloor-Kipling (Six Points) will be served by a new system of District Energy and new buildings constructed through the Housing Now Initiative will be designed to meet Tier 2, Version 3 of the Toronto Green Standard.

The Bloor-Kipling Block Context Plan is provided as Attachment 7 to this report. As part of the Lease Agreement, the future developer partner will be required to provide architectural drawings as part of the Site Plan Control application that are in keeping with the principles and design of the Block Context Plan.

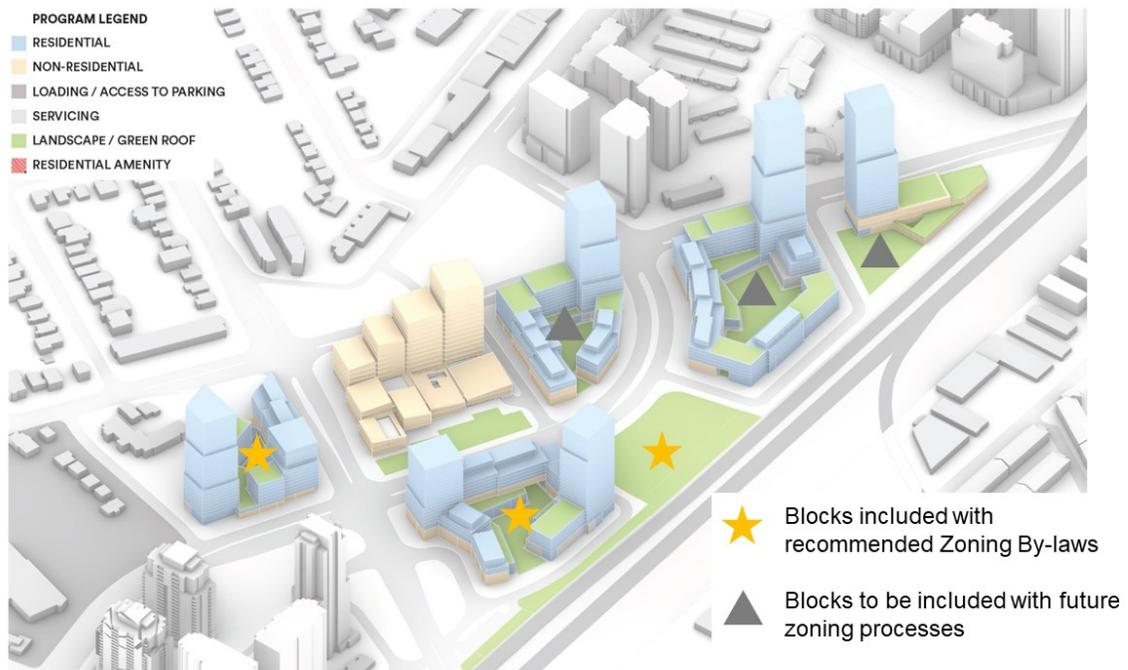
Achieving a True Mix of Uses at Bloor-Kipling

City Planning has worked with CreateTO to create a development framework and implementing zoning by-laws that reinforce the Official Plan policy regarding providing for a mix of uses to support both residential and employment growth within the *Centres*. To achieve an appropriate mix of uses, a target ratio of residential to non-residential gross floor area (GFA) will be applied at a rate of 3 to 1. This ratio that will apply to the entirety of Bloor-Kipling, and includes the new Etobicoke Civic Centre and plans for a Toronto Catholic District School Board elementary school.

Proposed non-residential uses will range from small live-work units to larger format retail spaces, and commercial spaces on the second- and third-floors of the mixed-use buildings. The total proposed non-residential GFA in Bloor-Kipling is 63,862 square metres. On their own, the mixed use development blocks will provide approximately 21,667 square metres of non-residential GFA; this number will be monitored for

achievement of the ratio, noted above, as proposals for future blocks are submitted. Figure 2, below, illustrates how the mix of uses will be deployed throughout the Bloor-Kipling area.

Figure 2: Mix of uses within Bloor-Kipling



Recommended Zoning By-law Amendments

The recommended Zoning By-law Amendments are based on the Block Context Plan. The Block Context Plan implements the vision of the Etobicoke Centre Secondary Plan (the Secondary Plan), and has been refined through public consultation and City staff review.

Blocks 1 and 5 are to be removed from the Etobicoke Zoning Code and Site-specific Zoning By-law No. 1088-2002 and brought into the City-wide Zoning By-law No. 569-2013. An amendment to Zoning By-law No. 569-2013, as amended, is required to permit the proposed development and establish performance standards related to the proposed density, building height, requirement for landscaped open space, building setbacks and stepbacks, parking ratios, commercial/retail uses and other provisions. The amendment is also required to zone Block 2 as Open Recreational Space.

The amendment would permit the development of Blocks 1 and 5 with mixed-use buildings containing two tower elements per block that would sit above base buildings that have a range of heights. Block 2 will be developed into a 1.3 acre/ 0.55 hectares new public park which would be located diagonally across from the future Etobicoke Centre Civic and Civic Square.

The recommended Zoning By-law Amendment for the three blocks would enable a range of city building objectives by permitting over 99,000 square metres of residential

gross floor area, a minimum of 8,220 square metres of non-residential gross floor area (commercial and retail space) and the new public park on Block 2, and public parkland associated with the Historical Alignment of Dundas Street West on Block 5. The permission will facilitate the development of approximately 1,229 residential units, of which approximately 30% are to be affordable rental units provided through the Housing Now Initiative. The recommended Zoning By-law Amendment requires that market ownership and market rental units are consistent with the sizes in the City's Growing Up Guidelines for 2- and 3-bedroom units. This is secured by assigning required unit sizes as percentages of the overall unit yield, based on the development program that was presented to City Council through EX1.1.

The amendment identifies appropriate locations for the development of four towers. Two towers are proposed on Block 1 with the tallest tower located towards the southeast end of the block while the other tower is to be located at the northwest corner. The proposed towers on Block 5 are to be located on the southeast and southwest corners of the block. The tall buildings are up to 91 metres in height, and the base building heights would be 27 metres with additional permitted heights above based on specific criteria.

The developable areas of each Block are subject to required setbacks from the property lines, separation distances from existing and proposed tall buildings and other built form considerations. Provisions in the recommended Zoning By-law Amendment establishes stepback requirements for the location of additional base building height, tall buildings and the location of the upper floors of the tall buildings to maintain good street proportion and ensure appropriate standards are met for the public realm, the new park, future Civic Square and surrounding properties.

The recommended Zoning By-law Amendment requires 2 square metres of both indoor and outdoor amenity space per unit. In order to facilitate pedestrian movements and public gathering spaces, the recommended zoning provisions also identify the minimum area on Block 1 to be secured as publicly-accessible space that connects the Kipling Subway Station entrance area to the future Civic Square and the new Block 2 public park.

The recommended Zoning By-law Amendment establishes minimum vehicular parking supply standards for residents, visitors, non-residential uses and car share spaces. The recommended zoning provisions also establish a minimum bicycle parking standards for residents and visitors, as well as loading space requirements.

Through the Housing Now Initiative, Development Requirements being recommended may be secured through the appropriate legal agreements, public access requirements, and rights in the nature of easements. Attachment 9 sets out the provisions related to community interests for the development blocks that are subject to the Zoning By-law Amendments recommended in this report.

Phased Implementation of Planning Approvals

Within Bloor-Kipling (Six Points) there will be separate planning processes to amend the Zoning By-law and for Site Plan Control of the new Etobicoke Civic Centre Block, a proposal to amend the Zoning By-law for the remaining mixed-use development blocks,

and a Plan of Subdivision, required to create the new internal street surrounding Block 6. Applications for Site Plan Control for each mixed-use development block will be submitted by the future developer partner(s).

Planning approvals for the remaining mixed-use development blocks within Bloor-Kipling (Blocks, 3, 6 and 7) will be phased to align with future timing of market offerings. The principles of the Block Context Plan will continue to be the foundation for the design; however, there may be revisions to massing and density of Blocks 3, 6 and 7, recognizing the potential for built-form refinements to these blocks as Etobicoke Centre evolves. Future zoning by-law amendments will be subject to the City's standard technical review, community consultation and will require a statutory public meeting under the *Planning Act*.

Blocks 1 and 5 and the new park located at Block 2 can be considered Phase 1 of the redevelopment. The summary of development statistics for Blocks 1 and 5 is presented in Table 2, below:

Table 2: Summary of development statistics for Bloor-Kipling Block 1 and Block 5

	Number of Towers	Tower Heights (metres)	Floor Space Index	Units	Minimum percent new affordable rental units	Minimum non-residential GFA (square metres)
Block 1	2	65,86	5.8	643	33%	4,709
Block 5	2	47,91	7.6*	586	33%	3,519

*this FSI is calculated on the portion of Block 5 that will be developed through Housing Now, and excludes the Dundas Street West Historical Alignment, which is to be operated by Parks, Forestry & Recreation

Technical Review and an Expedited Process

To support the preparation of the recommended Zoning By-law Amendments, City Planning formed a Technical Advisory Committee (TAC) comprised of inter-divisional staff to support the expedited review process for Housing Now planning approvals.

Architectural plans and technical reports were submitted for all development blocks within the Bloor-Kipling Block Context Plan area. Materials for the five mixed-use Housing Now development blocks and new public park were included in a single submission and reviewed concurrently with the Zoning By-law Amendment and Site Plan application for the Etobicoke Civic Centre (Block 4). The submission materials were circulated to the appropriate agencies and City divisions. Responses received have been used to assist in evaluating the proposal and to formulate appropriate recommendations. The following reports and studies were submitted as part of the inter-divisional review process:

- Architectural Plans
- Block Context Plan
- Toronto Green Standard Statistics
- Geotechnical Study

- Hydrogeological Report
- Hydrological Review Summary
- Hydrological Review Summary Form
- Landscape and Lighting Plans
- Servicing Report
- Servicing Report Groundwater Summary
- Stormwater Management Report
- Survey Plans
- Transportation Impact Study
- Computational Fluid Dynamic Wind Study

The above-mentioned plans, reports and studies are available on the Application Information Centre at: www.toronto.ca/3741BloorStW

The recommended Zoning By-law Amendments, and other recommendations in this report reflect the comments received through this inter-divisional review process.

Community Engagement

Beginning in the Fall of 2019, City staff and CreateTO led community meetings and engagement events regarding the proposed development for Bloor-Kipling. These activities included three community consultation meetings (December 2019, February 2020 and April 2021), Local Advisory Group (LAG) meetings, and additional community engagement activities. This engagement focussed on the comprehensive redevelopment of blocks within Etobicoke Centre related to the Housing Now Initiative. Consultation also included the proposed Block Context Plan for the adjacent Housing Now development blocks at Bloor-Islington. The statutory public meeting for the Zoning By-law amendment for Bloor-Islington is anticipated in Q4, 2021.

The timing, location and number of attendees for each meeting are identified in Table 3 below. A summary of feedback received through the engagement activities follows.

Table 3: Summary of Community Engagement Events

Meeting Date	Meeting Type	Meeting Location	Number of Attendees
December 10, 2019	Community Consultation Meeting #1	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	246 members of the public
January 8, 2020	Local Advisory Group Meeting #1	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	7 LAG members

Meeting Date	Meeting Type	Meeting Location	Number of Attendees
January 23, 2020	Local Advisory Group Meeting #2	Montgomery's Inn – 4709 Dundas St. W.	11 LAG members
February 13, 2020	School event	Islington Junior Middle School – 44 Cordova Ave.	Approximately 15 Grade 5/6 students
February 20, 2020 – afternoon and evening sessions	Community Consultation Meeting #2	St. Andrew's Presbyterian Church Islington – 3819 Bloor St. W.	290 members of the public
April 22, 2021	Local Advisory Group Meeting #3	Virtual Event via WebEx	6 LAG members
April 28, 2021	Community Consultation Meeting #3	Virtual Event via WebEx	123 household log-ins

Community Engagement – Areas of Support

- General support for the Housing Now program and the proposed affordable housing at Bloor-Kipling;
- Support for creating a complete community including a range of community uses and destinations that create a sense of community;
- Support for new community spaces, plazas and parks where people can congregate and that address a deficit of recreational, social and community programming opportunities;
- Support for new non-residential space that can support a range of businesses and enterprises. Including local businesses looking to secure new space in the *Centre*;
- Support for planning flexible spaces that can evolve based on community needs;
- General support for intensification and building heights as long as shadowing is considered; and
- Support for improvements to the pedestrian and cycling experience and connections.

Community Engagement – Areas of Concern

- Some concern about noise and impacts of train/subway corridor through the area;
- Some concern for the intensity of development in the area;
- Some concern about the timing and ability of accompanying infrastructure to meet the new demand;
- Suggestions to consider increasing the amount of affordable housing planned for this site; and

- General concerns about traffic, circulation, and parking capacity.

The three community meetings functioned as open houses with presentations and feedback and discussion sessions as follows:

- Community Meeting #1: staff introduced the overall Housing Now Initiative, the Bloor-Kipling and Bloor-Islington sites, and presented and sought feedback on the project scope and purpose of the Block Context Plan.
- Community Meeting #2: staff presented and sought feedback on the emerging Block Context Plan, provided further information regarding the Housing Now Initiative and responded to questions from the community.
- Community Meeting #3: virtually over WebEx, staff presented the final Block Context Plans for Bloor-Kipling and Bloor-Islington, and shared the forthcoming process related to the sequence of statutory meetings under the *Planning Act* related to the phased re-zonings of Blocks within the Bloor-Kipling Block Context Plans.

Engaging On-line During Covid-19

Following the direction of the City's Medical Officer of Health and Provincial requirements, all engagement following March 2020 was held online. City staff and CreateTO developed engagement tools to ensure that there could be genuine opportunities for feedback and discussion in the absence of in-person consultation. This included the following:

- Meeting notices mailed to households provided a postage-paid option to enable households to request hard-copy meeting materials to eliminate electronic barriers to participation and information on the project;
- Enhanced project information that included an information sheet on the Bloor-Kipling Block Context Plan, a General Housing Now information sheet, and a written summary of the online consultation event; and
- Posting of recordings of the online Community Consultation Meetings for viewing by the public.

Final summaries of the Community Consultation Meetings were posted online on the CreateTO website: <https://createto.ca/housingnow/housing/bloor-kipling/>

During the development of the Block Context Plan, City Planning and CreateTO (with observers representing the local Councillors' offices) also convened a Local Advisory Group with 20 members representing local community groups including BIAs, Residents and Ratepayers groups, among others. These meetings provided an opportunity for representatives of local groups to ask questions of clarification, and to provide advice to the project team about presentation materials and how to approach engagement activities.

In addition, City Planning engaged Grade 5 and 6 students from Islington Junior Public School's LEGO Robotics Club in a workshop on February 13, 2020. The students participated in a LEGO Block Context Plan challenge where two teams worked on 1:1000 scale plans, in which they were given a number of LEGO bricks equalling the minimum density targets for each site. The teams were tasked with using all of the

bricks in their Plan to get City Council approval. Students also engaged in a brainstorming session and created sketches and word clouds for what could make these areas "complete communities."

Community Consultation Outcomes

Input from members of the public through the consultation process has shaped the Block Context Plan and recommendations in this report. Members of the community provided comments on a range of issues including safe access to active and public transportation opportunities; creating new outdoor gathering spaces, parks and green spaces; developing destinations for entertainment and everyday services; opportunities for small scale retail; the importance of family units; and development scale and intensification. The Comments section of this report expands on many of these considerations.

Over the course of developing the Block Context Plan, feedback from the community was a key input to inform the design approach for the blocks. Updates made to the design during the process include refinements to the open space network of interior courtyards and multi-use trails, the introduction of opportunities for small-scale retail and live work units along Bloor Street, and the incorporation of a range of unit sizes to accommodate families at Bloor-Kipling. Further consultation and project updates are planned throughout the marketing, Site Plan Control and construction processes.

Design Review Panel

Staff presented the Housing Now Initiative and the emerging Block Context Plan for the seven blocks of Bloor-Kipling, to the City's Design Review Panel on January 23, 2020. On October 8, 2020, Staff presented the refined Block Context Plan for the Bloor-Kipling lands to the Design Review Panel.

The Panel acknowledged the importance of this development and the opportunity it presents to become an exemplar for successful high-density mixed-use transit-oriented development. The Panel suggested some refinements for consideration, including increased interconnectivity and permeability within the individual Blocks, as well as a pedestrian-oriented interconnectivity between Blocks, including their courtyards.

Feedback from the discussions has been used to refine the final Block Context Plan and development the recommended Zoning By-law Amendment presented in this report. Staff anticipate presenting updated plans for both Blocks 1 and 5 to the Design Review Plan once a development partner is selected, as part of the Site Plan Control application process.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statement and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient supply and provision of housing options to meet changing needs including affordable housing;
- ensuring opportunities for employment opportunities and job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;
- conservation of significant built heritage resources;
- provision of public service facilities to serve the needs of new and existing residents in the area; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex interrelationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Consistency with the PPS

The recommended Zoning By-law Amendment is consistent with the PPS. As part of the Housing Now Initiative, the proposed development provides a mix of affordable and

market rental units, which is consistent with Policy 1.1.1 of the PPS, which requires the efficient development and land use patterns to sustain the financial well-being of the Province and municipalities over the long term, and the accommodation of an appropriate range and mix of residential units, including affordable housing.

The recommended Zoning By-law Amendment advances a density and land use mix including residential, retail, commercial, parkland and community facility uses, that are consistent with the directions of Policy 1.1.3.2 of the PPS. It represents an efficient use of land and resources; is appropriate for and efficiently uses available and planned infrastructure and public service facilities; and is transit supportive. Furthermore, the proposed development is within an area identified by the City as appropriate for intensification, consistent with Policy 1.1.3.3.

By providing new public parks, new streets, community facilities, setbacks and improved pedestrian connections, the proposal is consistent with Policy 1.5.1 of the PPS, which states that healthy, active communities should be promoted by planning public streets, spaces and facilities, and parkland to facilitate active transportation and community connectivity.

By requiring a range and mix of unit types, including 2- and 3-bedroom units, the recommended Zoning By-law Amendment is consistent with Policy 1.4.3 of the PPS that requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents.

A Place to Grow: 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 was an amendment to the 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 include:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime;
- Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households;
- Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability;
- Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource based sectors;
- Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government;

- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH; and
- Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.

The Growth Plan 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 take precedence over the policies of the PPS in the event of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of Council with respect to 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 by Council shall also conform with the Growth Plan.

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) 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 plan for the prescribed densities.

Growth Plan Conformity

The recommended Zoning By-law Amendment conforms with and implements the policies and vision of the Growth Plan. By redeveloping a vacant site adjacent to the subway and rail corridor, the proposed development conforms with the Growth Plan (2020) as it supports the creation of complete communities by making more efficient use of land and infrastructure, and supporting transit viability. The development concept also conforms with the Growth Plan (2020) by promoting a mix of land uses as well as a diverse range and mix of housing options. The recommended Zoning By-law Amendment also provides for a compact built form, facilitates an improved public realm, new parkland, integrated community facilities, and supports safe, convenient active transportation and transit use.

Toronto Official Plan

The Official Plan designates the majority of Block 1 and the entirety of Block 2 as *Mixed Use Areas* as shown on Land Use Map 14. The Official Plan designates the Bloor-Kipling (Six Points) Housing Now blocks as *Mixed Use Areas A* in the Secondary Plan as shown on Map 12-5, Land Use Plan (Attachment 3). The Secondary Plan provides direction on the Six Points Interchange reconfiguration and the creation of new development opportunities on the surplus interchange lands that include Blocks 1 and 5.

The Secondary Plan establishes local development policies to guide growth and change in the Etobicoke Centre. Where there are policies in the Secondary Plan that would conflict with the Official Plan, the Secondary Plan policies prevail. Map 14, Land Use Plan of the Official Plan currently shows the road network prior to the planned reconfiguration as set out in the Secondary Plan and the *Mixed Use Area A* designation. This road network construction is now complete and the next consolidation of the Official Plan will reflect the implementation of the road reconfiguration on Map 14, Land Use Plan. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/official-plan/>

Chapter 2: Shaping the City

The City's four *Centres*, along with *Avenues*, *Employment Districts* and the *Downtown* and *Central Waterfront* area, are key component in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to *Centres* in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface and rapid transit stations. *Centres* are to support various levels of both commercial office job and residential growth outside of the *Downtown*. The Official Plan encourages creating concentrations of workers and residents at these locations, resulting in significant centres of economic activity accessible by transit.

Each *Centre* is different in terms of its local character, its demographics, its potential for growth and its scale. A Secondary Plan for each *Centre* will tailor an intense mix of urban activities to the individual circumstances of each location. Secondary Plans will outline a growth strategy, show how transportation and other local amenities can be improved, specify variations in the mix of land uses and intensity of activities within each of the *Centres* and knit each *Centre* into the surrounding fabric of the City.

Official Plan Policy 2.2.2.2 states that each *Centre* will have a Secondary Plan that will set out local goals and a development framework; establish policies for managing change and creating a vibrant transit-based mixed-use *Centre*; create a positive climate for economic growth and commercial office development; encourage a full range of housing opportunities in terms of type, tenure, unit size and affordability; develop a strategy for acquiring new and enhancing existing parkland, as well as the provision of community services and facilities; set out the location, mix and intensity of land uses within the *Centre*; and establish a high quality public realm.

The Official Plan's transportation policies provide provisions for the protection and development of the City's street, rapid transit and inter-regional rail networks. The Official Plan provides complementary policies to make more efficient use of this infrastructure and to increase opportunities for walking, cycling, and transit use and support the goal of reducing car dependency. Official Plan Policy 2.2.4 requires new development on lands adjacent to existing or planned transportation corridors and facilities to be compatible with, and supportive of, the long-term purposes of the corridors and facilities and be designed to avoid, mitigate or minimize negative impacts on and from the transportation corridor facilities. Policy 2.4.8 states that better use will be made of off-street parking by encouraging the shared use of parking and developing

parking standards for mixed-use developments which reflect the potential for shared parking among uses that have different peak demand characteristics.

Chapter 3: Building a Successful City

Chapter 3 of the Official Plan contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

Public Realm

The public realm is the fundamental organizing element of the city and plays a vital role in supporting population and employment growth, health, liveability, social equity and overall quality of life.

Public Realm Policy 3.1.1 of the Official Plan promotes quality architecture, landscape and urban design and construction that ensures that new development enhances the quality of the public realm. The Public Realm policies 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. The Public Realm policies provide guidance on how to potentially expand and enhance the public realm to support existing and future populations and contribute to life for people of all ages and abilities. The policies also provide direction on the function and design specifics of new public streets, city blocks and parks and open spaces.

New city blocks and development lots within them will be designed to expand and enhance the public realm network, have an appropriate scale of development and form of buildings and open space, provide and enhance pedestrian connections and cycling networks, promote street-oriented development with buildings fronting onto streets and park edges and provide for the integration of green infrastructure. New parks and open spaces will be located and designed to connect and extend to existing parks, natural areas, and other open spaces; provide a comfortable setting with wind and sunlight conditions that promote the use and enjoyment of the space; provide for a variety of active and passive recreation and community uses and emphasize and improve aspects of the community's identity and character. The Public Realm policies also reference the role of Privately Owned Publicly-Accessible Spaces and mid-block connections and plazas as a method to complement and extend the civic life and pedestrian activity of the public streets, parks and open spaces.

Built Form

The built form policies provide principles on key relationships of the location and organization of development, its shape, scale and massing, and the provision of appropriate amenity within the existing and planned context to inform building design and ensure each new building will promote and contribute to a high quality of life. The policies require development to enhance and extend, where appropriate, a public realm that supports the creation of complete communities inclusive of public streets, parks and open spaces.

Section 3.1.2 Built Form requires new development to be located, organized and massed to fit with the existing and planned context, frame and define comfortable public spaces, and ensure access to direct sunlight and daylight on the public realm by providing good street proportion, separation and transition in scale to neighbouring properties. Building entrances are to be located on prominent building facades so that they front onto a public street, park or open space, and are clearly visible and directly accessible from a public street. New development is to provide comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.4 requires new development to locate and organize vehicular parking, access and ramps, loading and services to minimize their impact and improve the safety and attractiveness of the public realm by consolidating driveways, integrating services and utility functions and provide underground parking where appropriate.

Section 3.1.3 Built Form – Building Types provides additional guidance for townhouse and low-rise apartments, mid-rise buildings, and tall buildings. Policy 3.1.3.1 encourages a mix of building types on site that can accommodate more than one building.

Tall buildings play a role in achieving residential and office growth ambitions in parts of the Downtown and Central Waterfront and the Centres. It states that tall buildings should be designed to reduce physical and visual impacts of the tower on the public realm and surrounding properties, including limiting shadows and pedestrian level wind impacts and maximizing access to sunlight and open views of the sky from the public realm. Tall buildings should generally align the tower with the street, provide appropriate separation distances from lot lines and adjacent towers and step the tower back from the base building. The top portion of a tall building should be designed to integrate with the building design, contribute to the surrounding skyline identity and character, and avoid any excessive lighting.

Public Art

Public Art can contribute to the identity and character of a place by telling a story about the site's history. It creates a landmark and celebrates the cultural diversity and creativity of our communities. Public Art Policy 3.1.4.1(c) speaks to encouraging public art initiatives on properties under the jurisdiction of the City, its agencies, boards and commissions.

Housing

Section 3.2.1 states that the City's quality of life, economic competitiveness, social cohesion, balance and diversity depend on access to adequate, affordable and appropriate housing. It states that adequate and affordable housing is a basic requirement for everyone.

Policy 3.2.1.1 states a full range of housing, in terms of form, tenure and affordability, across Toronto and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents.

The production of affordable housing is addressed in Policy 3.2.1.4. It states that where appropriate, assistance will be provided to encourage the production of affordable housing. In the case of affordable rental housing, and in order to achieve a range of affordability, municipal assistance may include: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance.

Community Services and Facilities

Community Services & Facilities policies in Section 3.2.2 state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change.

Parks and Open Spaces

Section 3.2.3 of the Official Plan identifies parkland acquisition strategies and promotes the expansion, improvement and maintenance of existing parks and open space system within the City. Policy 3.2.3.1 identifies measures for maintaining, enhancing and expanding the park and open space system, which include:

- Adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks;
- Designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round uses, and to enhance the experience of "place", providing experiential and educational opportunities to interact with the natural world;
- Protecting access to existing and publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages; and
- Promoting and using private open space and recreation facilities, including areas suitable for community or allotment gardening, to supplement the City's parks, facilities and amenities.

Adjacent new development is required to limit additional shadowing and minimize the noise, traffic and wind conditions on the parks and open space as necessary to preserve their utility.

Building New Neighbourhoods

Section 3.3, Building New Neighbourhoods, states new neighbourhoods will have a comprehensive planning framework reflecting the Official Plan's city-wide goals, as well as the local context. Such frameworks should include:

- The pattern of streets, development blocks, open space and other infrastructure, including adequate space for tree planting;
- The mix and location of land uses;
- A strategy to provide parkland and to protect, enhance or restore natural heritage;
- A strategy to provide affordable housing, community services and local institutions; and
- A strategy to provide energy conservation and both stormwater and waste management.

Policy 3.3.2 states that new neighbourhoods will be viable communities and are to include a mix of uses and a range of building types, a community focal point, interconnected streets and pedestrian routes that define the development blocks; high quality parks, community facilities, open space and public buildings and services and facilities to serve the needs of the residents and workers of the area. Policy 3.3.3 requires new neighbourhoods to be carefully integrated into the surrounding fabric of the City.

Natural Heritage

A portion of the lands are located within a Natural Heritage System as identified on Map 9 of the Official Plan. Section 3.4 of the Official Plan describes natural heritage areas as an evolving mosaic of natural habitats that supports nature in the city. Natural heritage systems are also areas where protecting, restoring and enhancing the natural features and functions have a high priority in city-building decisions.

Toronto's Economic Health

Section 3.5.1 of the Official Plan, Creating a Strong Diverse Civic Economy, promotes attracting new and expanding existing employment opportunities and economic growth within Toronto. Policy 3.5.1.2(a) states a multi-faceted approach to economic development in Toronto will be pursued by stimulating transit-oriented office growth in the *Downtown* and the *Central Waterfront*, the *Centres* and within walking distance of existing or approved and funded subway, light rapid transit and GO stations in *Mixed Use Areas*. Policy 3.5.1.3 states a balance of growth of jobs and housing across Toronto will be pursued to maintain a complete community and increase the proportion of travel, walking and cycling.

Chapter 4 - Mixed Use Areas Policies

The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential or institutional uses, in single or mixed-use buildings, as well as parks and open spaces and utilities. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development".

Policy 4.5.2 of the Official Plan includes criteria that direct the form and quality of development in this land use designation. It is the intent that development in *Mixed Use Areas* will:

- (a) Create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- (b) Provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown* and *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- (c) Locate and mass new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights;

- (e) Locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- (f) Provide an attractive, comfortable and safe pedestrian environment;
- (h) Take advantage of nearby transit services;
- (i) Provide good site access and circulation and an adequate supply of parking for residents and visitors;
- (j) Locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- (k) Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Chapter 5- Implementation: Making Things Happen

Secondary Plans provide a more detailed and guided vision for a local area and such policies and designations prevail over the parent Official Plan policies and designations. The Secondary Plans policies in Section 5.2.1 of the Official Plan indicate that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. Policy 5.2.1.1 indicates that "Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives".

Section 5.1.2 of the Official Plan includes policies with respect to Holding By-laws. Where the intended use and zoning is known for lands but development should not take place until specific facilities are in place or conditions are met, the Official Plan allows Council to pass a "holding" zoning by-law that list the conditions that must be met prior to the removal of the "H" symbol. Policy 5.1.2.1 states " a holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in the Plan or by-law are satisfied".

The Etobicoke Centre Secondary Plan

The Secondary Plan sets the policy framework to assist in the implementation of the urban structure and growth management objectives of the City. The Etobicoke Centre is focused on two subway stations and as an inter-regional transit connection point, and can contribute to growth management objectives of the broader region. The Secondary Plan conforms to the Growth Plan (2020), through its growth management approach to achieving complete communities by focusing the highest densities around the Kipling and Islington subway stations.

The Secondary Plan sets out an urban structure for the area that directs different levels of intensification to certain areas within its boundaries. This is reflected in more detail in the two *Mixed Use Areas* designations of the Plan that divide the scale and intensity of growth into either pedestrian scale buildings specific to the *Mixed Use Area B* designation or taller buildings to *Mixed Use Area A*. The Secondary Plan designates the subject lands as *Mixed Use Area A*, which permits a wide variety of land uses and is envisioned and planned to accommodate the majority of the intensification within the Etobicoke Centre boundaries. The Secondary Plan states that *Mixed Use Areas A* will

create a balance of uses to reduce automobile dependency and meet the diverse needs of local community, consist of a broad range of commercial, residential and institutional uses in single use or mixed-use buildings, as well as parks and open space, have access to schools, parks, community centres, libraries and childcare, and be designed and situated to take advantage of nearby transit services.

The primary objective of the Secondary Plan is to create an urban structure that directs the tallest and most intensive development above and adjacent to the Kipling and Islington subway stations. Policy 3.3.1.3 states that "to promote Secondary Plan focal points the zoning for the Etobicoke Centre will permit the greatest heights and highest densities around the Kipling and Islington subway stations". For all other areas, including the Blocks 1 and 5, Policy 3.3.1.5 applies which states "the scale of buildings in areas other than Islington Village will generally be of mid-and-high-rise character consistent with their location and surroundings".

In addition to the station focal points information the urban structure, Policy 3.2.1 states that "Buildings located at gateway locations should be of a scale and design that signifies a sense of arrival. Gateway locations will be identified in urban design guidelines prepared for Etobicoke Centre."

The Secondary Plan places the Housing Now blocks within the Six Points area, which states:

"This area is focussed on the Dundas/Kipling/Bloor intersection known as the "Six Points Interchange". This largely underdeveloped area encompasses both the Kipling Subway Station as well as the 19.7 acre City-owned former Westwood Theatre site.

The lands immediately around the Kipling subway station will form a high-density mixed-use neighbourhood that can reap the benefits of the nearby transit facilities. Large development blocks in the area will be divided with new public roads that will provide connections to the existing community and organize tall urban-scale buildings. Similar conditions will apply to the lands north of Dundas Street West in this area where less substantial heights will be afforded due to their proximity to lower density development to the north.

The City-owned Westwood Theatre lands can form a focus for the area becoming a hub of community activity including potential recreational, cultural, government administration and institutional uses. The ability to achieve city objectives such as the provision of social and affordable housing will also be possible. A variety of building heights, open space areas, an internal road and a pedestrian connection under Kipling Avenue to the subway station are prime objectives."

Policy 3.6.1 encourages a compact, high-density, transit-oriented development pattern in order to provide a tight urban fabric and pedestrian oriented core areas. Notwithstanding the direction of Policy 3.6.1, the Secondary Plan contains urban design policies that specifically apply to tall building proposals, and set out key urban design considerations that proposed tall buildings must, at a minimum:

"(a) Demonstrate how the proposed building and site design will contribute to and reinforce the urban structure of the area;
(b) Demonstrate how the proposed building and site design relate to adjacent buildings and blocks within the immediate neighbourhood;
(c) Minimize the negative impact of shadows, sky view and wind on adjacent public areas including streets, parks and open spaces;
(d) Take into account the relationship of the site to topography of other tall buildings;
(e) Minimize the negative impact of shadows, sky view and wind on neighbouring private properties and residential neighbourhoods;
(f) Provide adequate transition between tall buildings and the adjacent lower scaled buildings; and
(g) Provide high quality, comfortable and usable publicly accessible open spaces areas."

Policy 3.4.4 requires tower floor plate sizes to be limited in order to create a distinct skyline character and allow views through the site. Policy 3.4.7 provide direction that the Urban Design Guidelines will support and implement the objectives and policies of the Official Plan and Secondary Plan.

Policy 3.5.1 (c) of the Secondary Plan encourages the creation of public art that reflects the character and history of the area on properties under the jurisdiction of the City, its agencies, boards and commissions.

Section 3.9 speaks to the vision of expanding parks and open space opportunities through new parkland dedication and privately managed publicly accessible open spaces. Section 3.10 speaks to the creation of a successful and highly functioning pedestrian environment in Etobicoke Centre, by creating and ensuring safe, visually interesting and well connected pedestrian connections.

Policy 3.6.3 is specific to the former Westwood Theatre lands and it states: "With an area of 7.8 hectares located in the geographic heart of Etobicoke Centre, the former Westwood Theatre site provides an opportunity to develop as a campus of institutional uses including: the civic administration centre for the western part of the city; multi-purpose community centre; entertainment and cultural facilities; and open space/plaza and gathering spaces. In addition to foregoing uses, ample land would remain for development of residential and/or commercial office space."

Policy 3.11.7 speaks to the reconfiguration of the Six Points Interchange as a municipal objective and benefits accrued by the reconfigured interchange include:

- Improved connectivity and amenity of pedestrian and bicycle infrastructure through and around the interchange and to adjacent neighbourhoods and employment areas;
- Improved vehicular access to adjacent development sites, particularly the Westwood Theatre Lands;
- The creation of new development opportunities on surplus interchange lands; and
- Improving the cohesiveness and unity of the streetscaping.

Etobicoke Centre Urban Design Guidelines

The Etobicoke Centre Urban Design Guidelines (the "Guidelines") establish the urban design goals for the Etobicoke Centre as it relates to among other matters, building design, pedestrian comfort and streetscape improvements. The Guidelines draw upon Zoning By-law No. 1088-2002 to achieve built form goals envisioned in the Secondary Plan. A variety of building forms are encouraged within the Centre through four general height ranges including Main Street Buildings, Streetwall and Mid-Rise Buildings, Mid-Rise buildings and Tall Buildings. Regardless of the building typology, the Guidelines state that building heights of new development is intended to support the Centre and Secondary Plan initiatives.

New parks and open spaces are to be located and designed to be accessible and visible from the public street, and the guidelines note the importance of publically accessible open space as a way to complement and enhance the network of public open spaces within the community.

With respect to Gateways the Guidelines state that "Sites at the entry points into the Etobicoke Centre will be developed as landmarks to identify the Etobicoke Centre". Landmark identification can occur through the design of buildings at these locations as well as the provision of public elements and monuments.

The Guidelines state that buildings are to be massed to define streets and open spaces with good proportion and with adequate access to sunlight and sky view. According to the Guidelines, taller buildings are to be located near both the Kipling and Islington subway nodes and on portions of the former Westwood Theatre lands. Where more than one building is proposed on a site, the Guidelines speak to only one building being at the maximum height, while the others must represent a full range of heights.

The link to the Guidelines is here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/etobicoke-york/>

Etobicoke Centre Public Space and Streetscape Plan

In 2011, City Council endorsed the Etobicoke Centre Public Space and Streetscape Plan (the "Public Space and Streetscape Plan") to incrementally improve the quality and character of public spaces in the Etobicoke Centre.

The Public Space and Streetscape Plan is intended to unify the diverse parts of the Etobicoke Centre and encourages a friendly pedestrian environment while identifying new park space and public space improvements. In addition to general recommendation on public realm, individual character areas were identified, including the Westwood/Civic District, where specific public realm improvements could be undertaken to further achieve the goals of the Public Space and Streetscape Plan. The key projects for the Westwood/Civic District area are, among others, creating pedestrian connections and improving pedestrian crossings, develop the Six Points Park, encourage a multi-use trail parallel to the rail corridor and support public art.

The Public Space and Streetscape Plan has identified a connection between the Civic Square and the proposed new public park. The Dundas Street Historical Alignment has been delineated as a key pedestrian connection. The intersection of Bloor Street West

and Kipling Avenue has been identified as a primary entryway, while the intersection of Dundas Street West and Kipling Avenue has been acknowledged as a secondary entryway.

Current Zoning

Etobicoke Zoning Code and Site-specific Zoning By-law No. 1088-2002 implements the vision of the Secondary Plan. A portion of the lands are zoned Etobicoke Centre 2 (EC2) (H) by the former City of Etobicoke Zoning Code as amended by Site-Specific Zoning By-law No. 1088-2002. The other portion of the lands that formed part of the Six Point Interchange and were a public highway and have not been given any zoning permissions in the Schedules of Zoning By-law No. 1088-2002. As a result of the Six Points Interchange Reconfiguration Project any surplus lands that were created have been consolidated into the proposed development blocks and would assume the EC2 zoning permissions of the adjacent lands. The EC2 zone permits apartment houses and a limited range of non-residential uses. The By-law does not permit any residential uses on the ground floor.

The maximum permitted building height is 60 metres for the portion of the lands (Block 5) located closest to the Kipling Avenue and Bloor Street West and the remainder of the lands (Blocks 1 and 2) are permitted a maximum building height of 72 metres. The entirety of the lands are permitted a maximum floor space index of 3.5 times the area of the lot. Regardless of the maximum permitted building height, the Zoning By-law requires that no portion of a building shall be higher than the horizontal distance from a Residential or Open Space zone to any portion of the building. The Zoning By-law also includes a number of performance standards including minimum and maximum building setbacks at grade and maximum tower floor plate sizes.

A City-initiated Zoning By-law Amendment is required as the proposed built forms do not comply with the existing performance standards with respect to building height; total density; building setbacks; and the number of vehicular parking spaces. An amendment is also required to establish appropriate development standards for the proposal.

The City-wide Zoning By-law No. 569-2013 does not currently apply to these lands as a Site Specific Zoning By-law is in place for the Etobicoke Centre Secondary Plan area. Through this report, the proposal is to amend Zoning By-law No. 1088-2002 to exclude the subject lands from the Zoning By-law, and to bring the lands into Zoning By-law No. 569-2013 by way of the Zoning By-law Amendment.

Holding By-law Provisions

A Holding provision applies to a portion of the lands, as identified on Schedule B of Zoning By-law No. 1088-2002. In order to lift the Holding provisions, Section 11 of Zoning By-law No. 1088-2002 requires the delivery of municipal works, including municipal rights-of-ways, municipal walkways and the dedication of land and/or easement for future public road and walkways, or the City entering into development agreements to secure such work. The requirements of the Holding provision have been satisfied through the Six Points Road Reconfiguration, and as such staff have no objection to lifting the Holding (H) symbol from the lands.

COMMENTS

The staff comments summarized in this section pertain to the architectural plans and technical reports submitted with respect to the redevelopment of the seven blocks within the Bloor-Kipling Block Context Plan area. The submission allowed for a comprehensive review to enable staff to comment on, and accept the technical merit of the development proposal for all blocks. Where noted, comments are specific to mixed-use Blocks 1 and 5, and the new public park, Block 2, as these are the blocks that are part of the proposed Zoning By-law amendments included as Attachment # and # to this report.

Land Use

The subject lands are designated *Mixed Use Areas* on Map 15 of the Official Plan, and located within a *Centre* as identified on Map 2 Urban Structure. The Secondary Plan identifies these lands as *Mixed Use Area A*. City Planning staff are of the opinion that the proposed development conforms to the *Mixed Use Area* designation and its development criteria, and is supportive of the Built Form policies of the Official Plan. The EC2 zoning permissions for the lands permit the proposed land uses.

The proposed development will create a balance of commercial, residential and open space uses that will meet the needs of the current and future local community. City Planning staff are of the opinion that the proposed development will meaningfully contribute, through the inclusion of a significant affordable housing component and retail and commercial uses, to the fulfilment of the Secondary Plan's *Mixed Use Area A* vision, being an area where residents can live, work, shop and be entertained without relying on an automobile. The range of housing options within a variety of building heights would assist in achieving the Secondary Plan's city building objectives envisioned for the City-owned Westwood theatre lands. The new public park, fronting onto Dundas Street West, would increase the supply of parkland in the area, support the proposed density, facilitate social gathering and continue the network of green/open space/parks within the area.

City Planning staff are of the opinion that the proposed mixed use development is appropriate as it conforms to the land uses contemplated in the Official Plan, the Secondary Plan and Zoning By-law, and is also compatible with the existing and planned context in the area.

Affordable Housing and Housing Issues

As part of the City's Housing Now Initiative, development on Blocks 1 and Block 5 will include at a minimum 33 percent affordable rental units. The recommended Zoning By-law will permit 99,044 square metres of residential gross floor area, which is estimated to provide for approximately 1,229 new residential units, of which approximately 409 units will be affordable rental units. The affordable rental units are planned to be rented for an average cost equivalent to 80% of Toronto's Average Market Rent, as defined by the Canada Mortgage and Housing Corporation (CMHC). The Housing Now Initiative will require the inclusion of deeply affordable rental units within this mix (rented at approximately 40% of Toronto's Average Market Rent). This mix of units would serve households earning approximately \$21,000 to \$68,000 per year before tax. The units'

affordability will be secured for 99 years. The City's partner will construct and operate the property on a 99 year lease. The City and its partner will advertise housing opportunities to prospective tenants, including affordable rental opportunities, approximately one year prior to the completion of construction.

The Housing Now Initiative is part of the City's HousingTO 2020-2030 Action Plan. The Action Plan envisions a city in which all residents have equal opportunity to develop to their full potential. The Action Plan is centred on a human rights based approach to housing. This human rights based approach recognizes that housing is essential to the inherent dignity and wellbeing of a person and to building inclusive, healthy, sustainable and liveable communities. The City's target is to approve 40,000 affordable rental and supportive homes by 2030, the Housing Now Initiative, over its phases, will represent approximate 10,000 of the new affordable rental units.

The proposed affordable unit mix provides for housing options to serve a variety of households and changing needs that is consistent with the policies of the PPS and conforms to the Growth Plan.

Density, Height, and Massing

A Unique Built Form for Etobicoke Centre

The Block Context Plan proposes a tall building form for Blocks 1 and 5 that reimagines this traditional tower-podium approach through the introduction of a compact built form with a variety of building heights connected and organized around a central courtyard open space. The massing will include taller and varied streetwall heights lining the major arterials of Bloor Street West, Kipling Avenue and Dundas Street West, mid-rise elements adjacent to parks and open spaces, lower scale base building heights framing the central courtyard open spaces and strategically placed tower elements that prioritize sunlight access and pedestrian level comfort in the surrounding public realm, parks, plazas and courtyard open spaces. Taken together, this approach to a contemporary built form will enable the City to achieve the overall transit-oriented intensification goals and objectives for the Etobicoke Centre and the Six Points Area.

Figure 3, below provides a view looking north towards Blocks 1 and 5. The Etobicoke Civic Centre is visible between the two towers on Block 1. In the foreground, the entrance to the Block 1 publicly accessible courtyard is visible. This courtyard will provide a connection from the Kipling Mobility Hub to the Etobicoke Civic Centre square and the new Etobicoke Centre park.

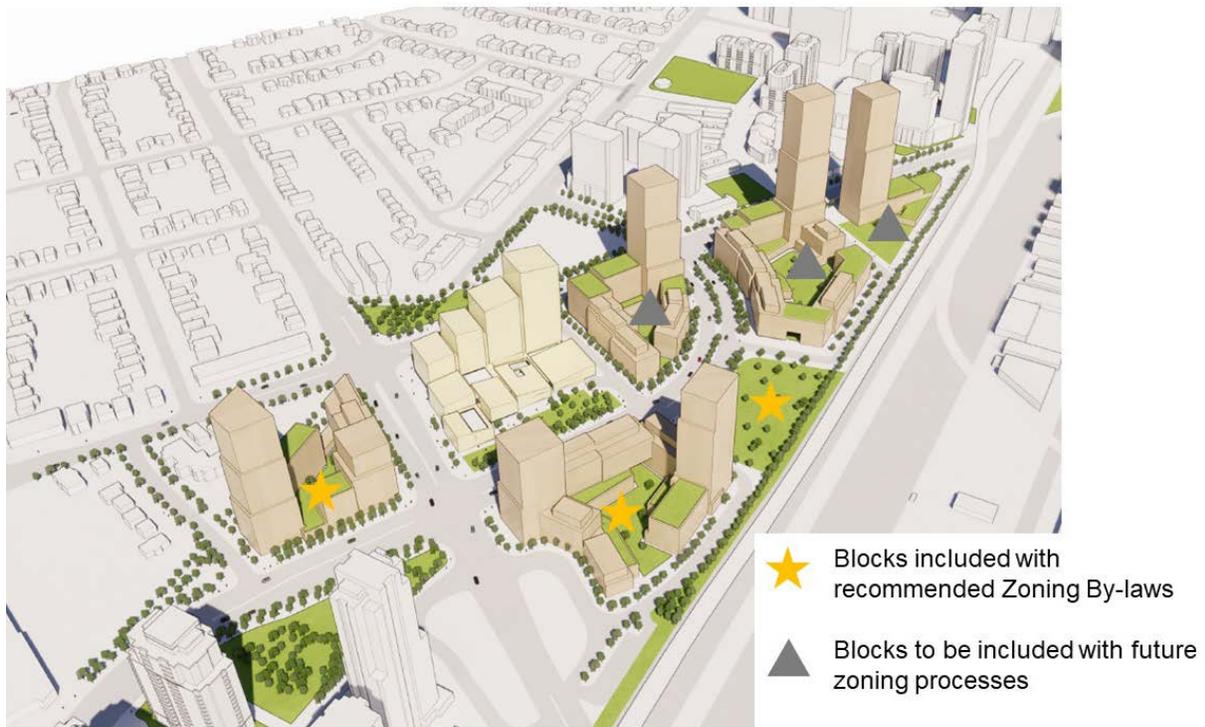
Figure 3: Built form rendering of Block 1 and Block 5



Although the proposed built form departs from the traditional tower-podium form, the proposed tower elements will remain consistent with the established policy and guideline standards for tall buildings. The proposed towers will be generally aligned with and parallel to the adjacent streets as per Official Plan Tall Building policies. Proposed tower separation distances will range between approximately 35 metres and 65 metres, which is consistent with the greater tower separation distances that characterize the existing context within Etobicoke Centre and reinforces the Tall Building Design Guideline direction that separation distances should respond to the area context. The proposed tower floor plate areas are limited to 750 square metres with additional tapering to a reduced floor plate area of approximately 650 square metres as tower heights increase. The resulting slender point tower elements with generous separation distances contribute to a distinct skyline character and allow views through the sites, which is consistent with Official Plan and Secondary Plan policies, and the Urban Design Guideline directions for tall buildings in the Etobicoke Centre.

The overall Block Context Plan for Bloor-Kipling is shown, below. The block numbers are provided in Figure 1 of this report. Within Bloor-Kipling, each mixed-use development block includes at least one residential tower, and a base building of varying heights. The massing provides an opportunity to deliver a range of unit types and sizes, and provides connection to internal courtyards, which are publicly accessible on Blocks 1, 3, and 6. The landscaped area on Block 7 is to provide outdoor play area for the proposed TCDSB elementary school. The future Etobicoke Civic Centre and Civic Centre square is shown on Block 4.

Figure 4: Block Context Plan Massing



Density

The recommended scale of development is consistent with the planning framework for Etobicoke Centre. To achieve the development targets and design envisioned through the Bloor-Kipling Block Context Plan, the recommended Zoning By-law Amendment permits a Floor Space Index of 5.8 times the lot area for Block 1 and 7.6 times on the development portion of Block 5; the remainder of the block is the Historical Alignment of Dundas Street West, to be operated by Parks, Forestry & Recreation.

Height and Massing

The Secondary Plan designates sites for mixed use development with a range of building heights and scale in a compact, high density, transit-oriented development pattern, in order to provide a close-knit urban fabric and pedestrian oriented core area. The sites are located in the Six Points Area, as identified in the Secondary Plan, which envisions tall urban scale buildings, well-served by transit and organized around new public parks and open spaces, roads and pedestrian connections.

In accordance with the Secondary Plan, Urban Design Guidelines and Block Context Plan, development on Block 1 and Block 5 will include a variety of building heights and scale, including mid-rise and tall building elements that will provide for a unique urban character at these gateway locations (e.g. from the Kipling Mobility Hub, at the Dundas Street Historical Alignment).

Attachment 8 to this report includes massing and rendered images of Block 1 and Block 5. Based on the Block Context Plan, development on Block 1 will consist of streetwall building heights with good proportion that range between 18 metres and 36 metres. Additional base building height is permitted through setbacks above the streetwall, including two tower elements at the southeast corner and northwest corner of the block with heights of 86 metres and 65 metres respectively. The building massing also envisions two-storey dwelling units with generous adjoining private outdoor space both at grade and on the tops of the streetwall buildings to support a variety of housing types.

Development on Block 5 will consist of streetwall building heights with good proportion that range between 10.5 metres and 39 metres. Additional height is permitted through setbacks above the streetwall, including two tower elements at the southeast and southwest corners of the block with heights of 42 metres and 91 metres respectively.

The tallest tower elements are strategically located on Blocks 1 and 5 to optimize pedestrian comfort and the local microclimatic conditions within the central courtyards (including the publicly accessible courtyard in Block 1) and the surrounding public realm, while permitting unit yields that exceed the initial minimum targets for the site. Various performance standards have been included in the recommended Zoning By-law Amendment to ensure building heights are carefully regulated and designed to reinforce the Etobicoke Civic Centre as the community focal point at heart of the Centre. The location of towers maximize sunlight access on the future Civic Square in order to create a comfortable climate for year-round use and public enjoyment of this significant public space asset and investment.

Sun, Shadow and Wind

The Block 1 and Block 5 proposal has been reviewed against the Official Plan policies and design guidelines described in this report's Policy Consideration Section. This proposal conforms to the policy direction of the Official Plan and the Secondary Plan, and is consistent with the Tall Building Design Guidelines by ensuring the development would not create undesirable shadowing impacts on the adjacent sensitive open space areas.

The submitted Shadow Study is satisfactory to City Planning staff. The proposed massing, tower locations and building heights have been designed to minimize shadow impacts on the adjacent future Civic Square and new Etobicoke Centre park. As such, the recommended Zoning By-law identifies locations for tall buildings and secures a maximum floor plate size of 750 square metres and further reduced to 650 square metres as tower height increases to ensure slender, faster moving shadows and appropriate mitigation of shadowing on these adjacent sensitive open space areas.

The March 21st and September 21st shadow studies show that the proposed development on Block 1 would cast new shadows between 9:18 a.m. and 2:18 p.m. on portions of the future Civic Square to the north of the block, however the majority of the Civic Square during these times would have access to sunlight. Shadows would also be cast on portions of the new public park to the west of the Block between 1:18 p.m. and 6:18 p.m.

The proposed development of Block 5 would cast shadows on the adjacent property to the north and the Dundas Street Historical Alignment between 9:18 a.m. and 2:18 p.m. At 1:18 p.m. shadows would be cast to the east of the Block specifically on the east sidewalk of Kipling Avenue, and at 5:18 p.m. the shadows would extend onto the Civic Square. Staff are of the opinion that the proposed built form achieves an acceptable balance between shadow impacts and the Secondary Plan objectives for a growing and intensifying *Centre*.

The recommended Zoning By-law Amendment includes minimum tower setbacks above the base buildings, setbacks at grade, and building projections to improve the wind conditions within the pedestrian zones along Dundas Street West, Kipling Avenue and the surrounding area. The Wind Study outlines mitigation measures that will be further reviewed and secured through the detailed design submitted during the Site Plan Control processes for these blocks. In order to achieve wind mitigation at the corner of Beamish Drive and Dundas Street West, a future encroachment into the municipal right-of-way may be required. This encroachment will be limited to the greatest extent possible to ensure the health of street trees.

Streetscape

The Six Points Interchange Reconfiguration included the construction of a Complete Street network in advance of the proposed development and incorporated generously planted medians, tree-lined and landscaped boulevards, special lighting and paving, grade-separated bicycle lanes and sustainable stormwater management infrastructure. The proposed development seeks to create an urban edge that frames the newly constructed streets. The proposed variation in building setbacks and streetwall articulation will frame the public realm and create a dynamic experience, emphasizing different grade-related uses and a pedestrian scale and rhythm, which is consistent with the policies and guidelines for Etobicoke Centre.

Public Realm

The public realm is the fundamental organizing element of the city and its neighbourhoods. A number of significant public realm investments, originally envisioned by the Secondary Plan, are advancing, including the Six Points Interchange Reconfiguration and the Kipling Mobility Hub, which are nearing completion, as well as the relocation of the Etobicoke Civic Centre and associated new library, community centre and child care facilities, new Civic Square and surrounding public park expansions and improvements, which are in the planning stages. These important public realm initiatives are the cornerstones of realizing a complete community at Bloor Kipling, serving to improve connectivity, community amenity, cycling and pedestrian connections, and result directly in the creation of land for public and community use (Block 2) and mixed-use, transit oriented development (Blocks 1 and 5).

Parks and Open Spaces

The City of Toronto's Parkland Strategy identifies this area of Etobicoke Centre as having a parkland provision of between 0-4 square metres per person, which is below the city-wide average, as identified in Figure 08: Toronto Parkland Provision (2016). The

Parkland Strategy identifies this area of Etobicoke Centre as an area of parkland need, as identified in Figure 18: Parkland Study and Acquisition Priority Map.

Through the implementation of the Secondary Plan (Six Points area), four new parkland parcels will be created:

- Block 2: the Etobicoke Centre Park (5,600 square metres);
- Block 5 (portion): The Historical Alignment of Dundas Street West, will be transferred to Parks, Forestry and Recreation, for development and operation of a linear park (2,189 square metres);
- Dunkip Park: a parcel of land created through the Six Points Interchange Reconfiguration (2,210 square metres);
- Six Points Park expansion: the Six Points Interchange Reconfiguration provided an opportunity to expand the existing Six Points Park (1,600 square metres including the expansion).

A Transfer of Operational Management is to occur from Transportation Services to Parks, Forestry and Recreation for the future parklands identified as Etobicoke Centre Park (Block 2), Dunkip Park, Six Points Park (Expansion) and the Historical Alignment of Dundas Street West (Park). This will provide a cumulative minimum of 11,599 square metres of new parkland. All land to be transferred to Parks, Forestry and Recreation shall be in an acceptable environmental condition.

Parks, Forestry and Recreation will undertake a public consultation process for the four new park parcels. The public consultation process is anticipated to start in 2022 and will consider park programming opportunities to support the current and future population.

The design and construction for all parkland within the Six Points area will be led by Parks, Forestry and Recreation. Funds for the park design and construction of Block 2, Dunkip Park and Six Points Park have been secured in the approved Parks, Forestry and Recreation 2021-2030 Capital Budget and Plan. Additional funding to supplement the park design and construction is available through existing Section 37 funds that secured, collected and allocated to park improvements within the Etobicoke Centre. Through this report, Staff are recommending that funds in the amount of approximately \$1.44 million collected from the following projects be used for this purpose:

- 64-70 Cordova Avenue, secured for Parks and Recreation Facilities, in the amount of \$615,616.03 (source account number XR3026-3700791);
- 5365 Dundas Street West, secured for Parks Improvements, in the amount of \$392,672.38 (source account number XR3026-3700781);
- 8 Fieldway Road, secured for Parks Improvements, in the amount of \$21,526.80 (source account number XR3026-3700540);
- 5239, 5245 and 5249 Dundas Street West and 2 Auckland Road, secured for Park Improvements, in the amount of \$305,173.30 (source account number XR3026-3700930);
- 64-70 Cordova Avenue (5 Mabelle Avenue), secured for Park Improvements, in the amount of \$105,670.84 (source account number XR3028-4500212);

Parkland dedication is deemed to be satisfied for Bloor-Kipling (Six Points) based on the allocation of new parkland through the planning framework as part of this report. Any proposal for additional market housing units, delivered in residential gross floor area in excess of what is included in the recommended Zoning By-law Amendment will require a cash-in-lieu payment will be required. Council recommendation 12 through EX 1.1 waives parkland dedication fees for affordable units provided through the Housing Now Initiative. Parkland dedication requirements for future Blocks within Bloor-Kipling, will be calculated through the formal approvals process for those parcels.

Block 2 (the Etobicoke Centre Park) and the Historical Alignment of Dundas Street West are within the Block Context Plan, and are indicated with yellow stars in Figure 3, below. Dunkip Park and the Six Points Park expansion have been secured through the Six Points Intersection reconfiguration. The transfer of operational management will be complete as the Housing Now Initiative at Bloor-Kipling (Six Points) is developed.

Figure 5: Location of new parkland within Bloor-Kipling



Block 2 – Etobicoke Centre Park

Etobicoke Centre Park (5,600 square metres in size) is located at the centre of the Block Context Plan and is an integral component of the overall public realm. The park is in proximity to and has the potential for programming synergies with the Etobicoke Civic Centre Square. The proposed Block 1 development will include an at grade central courtyard publicly accessible open space and a mid-block pedestrian connection linking the eastern Kipling Subway Station entrance area to the Etobicoke Civic Centre Square and Block 2 public park.

Block 5 – Historical Alignment of Dundas Street West

Through the Six Points Interchange Reconfiguration, 2,189 square metres of land has been preserved to commemorate the Historical Alignment of Dundas Street West. This area will be converted into a linear park, creating connectivity between the new Dunkip Park located in the northeast corner of Bloor Street West and Kipling Avenue. Through the Block Context Plan, this parcel has been designed to be unencumbered to ensure that mature tree growth may occur. It is anticipated that the construction of the Historical Alignment will commence following the development of Block 5, which is estimated to be 2025. This land will not contribute to the parkland dedication requirements of any future developer partners for Block 5, as it represents a transfer of operational management of surplus land that Transportation Services no longer requires.

The resulting expansion of the public realm through the proposed new parks and open spaces will play an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life in accordance with Etobicoke Centre and city-wide policy and guideline directions.

Through the public realm planning for this area, the local ward Councillor has identified the potential for a multi-use trail connecting the Six Points area with Burnamthorpe Road. This multi-use trail would be contained within the Hydro One Corridor. Staff are recommending that City Council direct the General Manager, Parks, Forestry and Recreation to allocate funds that have been previously secured and collected by the City through Section 37 agreements in the amount of approximately \$25,000 to commence a feasibility study for this new green connection to the *Centre*.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities (CS&F) 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 recommended Zoning By-law Amendment and Block Context Plan for the Housing Now Initiative at Bloor-Kipling is anchored by the new Etobicoke Civic Centre on Block 4. The majority of new community services and facilities are proposed to be contained within the new Etobicoke Civic Centre (ECC). The ECC will be a regional amenity; a state-of-the-art Civic Centre with a community recreation centre, a public library, a non-profit child care centre, community space and new Civic Square for public programming and events.

Block 7 of the Bloor-Kipling Housing Now site is to be the location for a future new Toronto Catholic District School Board (TCDSB) elementary school. As this report only recommends approval of a Zoning By-law Amendment for Blocks 1, 2 and 5, any required planning approvals for the remaining blocks within the Bloor-Kipling (Six Points) area will be addressed with future phases of development and associated reports to the Planning and Housing Committee. A Final report on the city-initiated zoning by-law amendment for the new Etobicoke Civic Centre is targeted for Q4 2021.

Schools

The Toronto Lands Corporation in consultation with the Toronto District School Board (TDSB) has determined that there is insufficient capacity at local schools to accommodate the students anticipated from development on site. The elementary schools in the site's vicinity are experiencing capacity challenges and do not have the ability to accommodate any additional growth. The TDSB is in the process of exploring the opportunity to repurpose the Etobicoke Year- Round Alternative Care site located at 160 Silver Hill Drive into a new elementary school to accommodate the significant residential growth along Dundas Street West. The TDSB has been engaged in the Block Context Planning Process since it began in 2019. Through this process, the TDSB has indicated that the primary approach to meeting existing and future pupil accommodation needs will be through expansion and refurbishment of its existing facilities, such as the Etobicoke Year-Round Alternative Care site, noted above.

Through the formal circulation of the proposal described in this report, the TDSB has identified that it is seeking the provision of a new elementary school in the vicinity of the Bloor-Kipling area to serve both the existing and new residents. The City and CreateTO will continue to engage with the TDSB during the planning process for the future phases of the Bloor-Kipling implementation to assess the feasibility of locating a TDSB school on one of the remaining mixed-use development sites. In the interim, the TDSB has requested that appropriate signage be erected on site and appropriate warning clauses be included in all lease/rental/tenancy agreements of residential units.

The Toronto Catholic School Board (TCDSB) has advised that the local elementary and secondary schools are operating at capacity, many of which use portables to support the existing enrolment. The TCDSB engaged with CreateTO at the start of the Block Context Plan process to identify a test-fit for a new elementary school facility. As such, the Block Context Plan provides a test-fit for a new TCDSB elementary school to be integrated into a future Block 7 development. Development of Block 7 and provision of an elementary school at that location is only possible should the existing Police Services facility that currently exists in this location be relocated.

Mobility

A Transportation Impact Study (TIS) was prepared by BA Group for the Bloor-Kipling area, dated May 2021. The TIS provided a review of the transportation related aspects of the Bloor-Kipling area including an overview of the proposed development plan, a review of the proposed service areas, a description of the existing transportation context, an outline of the potential mobility (TDM) measures that could be put in place to reduce automobile dependence, and an analysis of current and future multi-modal transportation volumes, noting any potential capacity concerns with identified solutions.

Traffic Impact

The Housing Now blocks are well suited to encourage a range of non-automobile mobility options such as cycling, walking and transit. An analysis of future traffic scenarios as part of the TIS indicated that all study area intersections and site access points operate acceptably at, or under capacity. One additional traffic signal is proposed on Dundas Street West at the future extension of Resurrection Road (Street 'C') to

support traffic operations. The traffic signal will be secured through the lease agreement with the development partner. Transportation Planning staff have identified that a more detailed single warrant analysis and intersection safety assessment at the intersection of Dundas Street West at Resurrection Road (Street 'C') may be required at the discretion of Transportation Services. Council authority for a new signal at that location will be addressed as future blocks within Bloor-Kipling are brought forward to be rezoned.

Pick-up and Drop-off

Pick-up and drop-off (PUDO) activity for Blocks 1 and 5 will primarily be accommodated through on-street zones. In addition to each primary PUDO area, the TIS recommends that additional on-street parking be permitted through off-peak parking provisions along the arterial roads in the Bloor-Kipling area (i.e. Bloor Street West and Dundas Street West) to provide supplementary PUDO opportunities for the residential, retail, and commercial uses located in the development Blocks.

Access

The Bloor-Kipling site will create a walkable public realm with shared streets, pedestrian boulevards and cycling facilities. Key pedestrian routes will have wide sidewalks and central courtyards within the Blocks will provide opportunities for a range of pedestrian routes and connections through the community.

Access to each of Blocks 1 and 5 will be by a single driveway, which will provide access to underground parking, as well as a central loading area. Specific access points will be confirmed through more detailed study provided through Site Plan Control process.

Parking and Loading

The site is subject to By-Law No. 1088-2002 parking requirements which the TIS notes are outdated compared to current and contemporary vehicular parking demand trends. The TIS indicated that providing parking based on this By-Law would result in a significant over-requirement of vehicle parking. Accordingly, Blocks 1 and 5 are to be removed from the Etobicoke Centre Zoning By-law No.1088-2002 and brought into the City-wide Zoning By-law No. 569-2013. An amendment to Zoning By-law No. 569-2013, as amended, is required to permit the proposed parking ratios, among other provisions.

The recommended Zoning By-law Amendment establishes minimum vehicular parking supply standards for residents, visitors, non-residential uses and car share spaces. Based on the site location, proposed local services and job opportunities, and evolving mobility trends within the area, the following site-specific minimum parking rates are proposed for this project:

- 0.3 parking spaces for each dwelling unit for residents;
- 0.1 parking spaces for each dwelling unit for visitors to the dwelling units; and
- 1.0 parking space for each 100 square metres of gross floor area for commercial and retail uses which are to be provided based on shared occupancy rates as set out in the recommended Zoning By-law amendment.

Precise locations for the location of visitor and non-residential parking will be established through the Site Plan Control process.

A total of 509 bicycle parking spaces (446 long-term spaces and 63 short-term spaces) will be provided on Block 1, and a total of 461 bicycle parking spaces (405 long-term spaces and 56 short-term spaces) will be provided on Block 5 located both within the underground garage and at-grade. This represents sufficient bicycle parking spaces to meet the Toronto Green Standards and the Zoning By-law requirements.

The TIS also recommends the loading standards as in Zoning By-Law No. 569-2013 for the site. These requirements are secured in the recommended Zoning By-law Amendment.

Travel Demand Management

The TIS provided a parking strategy to justify the reduction of vehicular parking on site and to reduce single occupancy vehicle use and provide options for residents to find alternative ways to travel to and from the area. Given the transit-oriented nature of the proposed development, future users of the development can utilize the major transit infrastructure adjacent to the site. The parking surveys conducted by the transportation consultant at similar locations indicated that a reduction in parking supply rate can be supported with an appropriate Travel Demand Management (TDM) program for the site. The TDM program and active transportation strategy will be secured through the lease agreement and Site Plan Control, to the satisfaction of the General Manager, Transportation Services.

The proposed TDM strategies could include the following:

- Publicly accessible carshare vehicles;
- Investment in bikeshare stations within the community;
- Designated carpool services and spaces;
- Dedicated pick-up-drop-off spaces and zones for taxis, delivery vehicles and service vehicles;
- Installation of new technologies and practices, including real-time traveller information and parking management systems; and
- Transit passes for residents in the proposed development.

Servicing

As part of the inter-divisional review of the proposed development concept, City staff reviewed a number of reports and studies related to servicing for all blocks within the Bloor-Kipling

Recommendation 4 of this report requests that prior to introducing the necessary Bills to enact the recommended Zoning By-law Amendments attached to this report that Council direct CreateTO to submit an updated Functional Servicing Report and Hydrogeological Report to the satisfaction the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water.

Final servicing analysis is outstanding due to the presence of stockpiled soil from the interchange reconfiguration, which had limited access to some development blocks required for the standard hydrogeological testing and groundwater monitoring. As part of the submission, detailed analysis was provided for Blocks 4, 5, 7 only, and at the request of City staff, CreateTO has provided a memorandum signed by Professional Geoscientists, supporting the threshold for extending the assumptions related to groundwater on the sites that were not accessible for testing during the preparation of the reports. As of late March the stockpiles were relocated to enable standard monitoring to commence, and as such ECS has directed that it is advisable to obtain the groundwater data directly from the remaining blocks, as the FSR analysis is for the entirety of Bloor-Kipling. The final FSR is to include an accurate assessment of groundwater discharge as part of its analysis. A final report with the results of groundwater monitoring and expected groundwater discharge rates will be completed and submitted to the satisfaction of the General Manager, Toronto Water.

These reports, noted above, along with supplementary materials, have been reviewed by Engineering and Construction Services (ECS) staff, in conjunction with Toronto Water. ECS staff have concluded that revisions are required to the FSR including, amongst others, an update to the FSR incorporating the final analysis from the Hydrological Report, analysis related to the capacity of downstream sewers connecting to the Mimico Trunk, and future sanitary demand for Block 2 (Park). The sanitary sewer system analysis completed to-date indicates there may be downstream sanitary sewer flooding risks during wet weather events. Ongoing investigations by the Civil Engineer retained by CreateTO will confirm the potential of these flooding risks during wet weather events. The outcome of the analysis will determine what, if any upgrades are required to the downstream sewer network to facilitate the new development at Bloor-Kipling.

As remaining development blocks will be phased and will be subject to standard planning approvals processes, the analysis in the final FSR that will be submitted to City as part of this proposal will be verified at the time of the technical review for future blocks. Updated analysis may be required depending on the extent of the built form refinement if it is determined to affect the sewer analysis for the remaining blocks.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. City Council direction requires the City's Agencies, Corporations and Divisions to apply the Toronto Green Standard Tier 2 Core performance measures to all new buildings. This Standard also applies to development undertaken as part of the Housing Now Initiative. The materials prepared in support of the proposed development concept included a summary of Toronto Green Standard performance measures to be incorporated at the preliminary design stage. Where possible and appropriate, these measures have been secured in the recommended Zoning By-law Amendment. Implementation of TGS requirements will be confirmed as part of the forthcoming Site Plan Control application and will be secured on site plan drawings and through a Site Plan Agreement.

Next Steps

In parallel with City Council's consideration of the recommended Zoning By-law Amendments in Attachment 5 and Attachment 6, and the other recommendations of this report, the City and CreateTO are advancing marketing of the project to experienced housing developers and operators for Block 1. Marketing of Block 5 will begin later in 2021.

Comments from staff provided through development review and summaries of consultation events will be provided through the market offering process. Development partner(s) will be required to enter into appropriate legal agreements, such as a long-term lease, for each development block. These agreements will set out the obligations related to the terms related to the provision of new affordable housing, and fulfilling the Development Requirements as set out in Attachment 9. The successful developer partner(s) will be responsible for submitting an application for Site Plan Control, and eventual construction and operation of the new mixed-use buildings. Staff propose to continue public consultation and project updates throughout these phases of work.

Conclusion

The recommended Zoning By-law Amendments have been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the recommended Zoning By-law Amendment is consistent with the PPS (2020), and conforms with and does not conflict with the Growth Plan (2020). The recommended Zoning By-law Amendment is also in keeping with the intent of the Official Plan particularly as it relates to the *Centres* directing growth towards *Mixed-Use Areas* and areas served by transit and compatible with adjacent land uses. The proposal also meets the goals and principles of the Secondary Plan.

Development of the Bloor-Kipling Block Context Plan will result in at least 2,300 new housing units, of which at least 765 will be new affordable rental units delivered through the Housing Now Initiative. The two mixed-use blocks (1 and 5) that are the subject of the recommended Zoning By-law Amendment will result in approximately 1,229 new housing units, of which at least 409 will be new affordable rental units. As the phased implementation of the Block Context Plan continues, Staff will consider additional opportunities for density to support the delivery of new affordable rental units within Etobicoke Centre. All new affordable rental units will be secured for 99 years, advancing the Official Plan priority of adequate and affordable housing for all Torontonians.

Through the course of various consultation events, the City and CreateTO have engaged and worked with members of the public to address key concerns, including the following: effective use of public lands, opportunities for a range of unit sizes and commercial spaces, traffic impacts from the proposed development, and improvements to pedestrian movement and the public realm.

The resulting Block Context Plan and recommended Zoning By-law Amendments are a framework that clearly establishes the City's expectations for development on Block 1 and Block 5 of the Block Context Plan, while permitting creativity and design excellence on the part of the development partner. The recommendations in this report will enable the development of Block 1 and 5 and development of the Etobicoke Centre Park (Block 2) in a manner that delivers much needed affordable housing within the complete

community that is being created at Bloor-Kipling. Moreover, the recommendations will ensure the City advances towards the goal of delivering 4,500 new affordable rental housing units through Phases 1 and 2 of the Housing Now Initiative.

CONTACT

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SIGNATURE

Gregg Lintern RPP MCIP
Chief Planner and Executive Director,
City Planning Division

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Official Plan Land Use Map

Attachment 3: Etobicoke Centre Secondary Plan Land Use Map

Attachment 4: Etobicoke Centre Secondary Plan Focus Areas Map

Attachment 5: Draft Zoning By-law Amendment to Zoning By-law 569-2013 (provided separately)

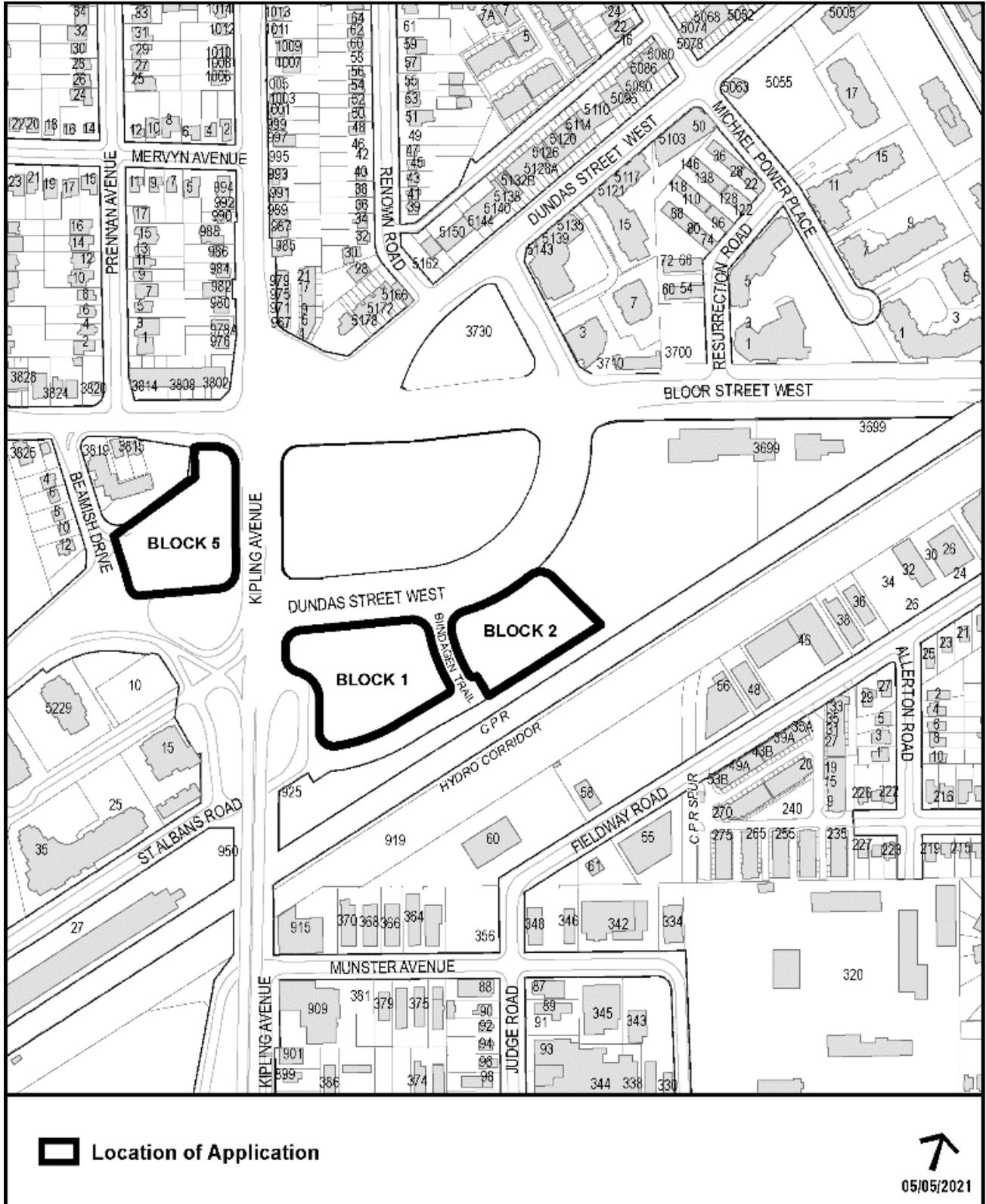
Attachment 6: Draft Zoning By-law Amendment to Zoning By-law 1088-2002 (provided separately)

Attachment 7: Bloor-Kipling Block Context Plan (provided separately)

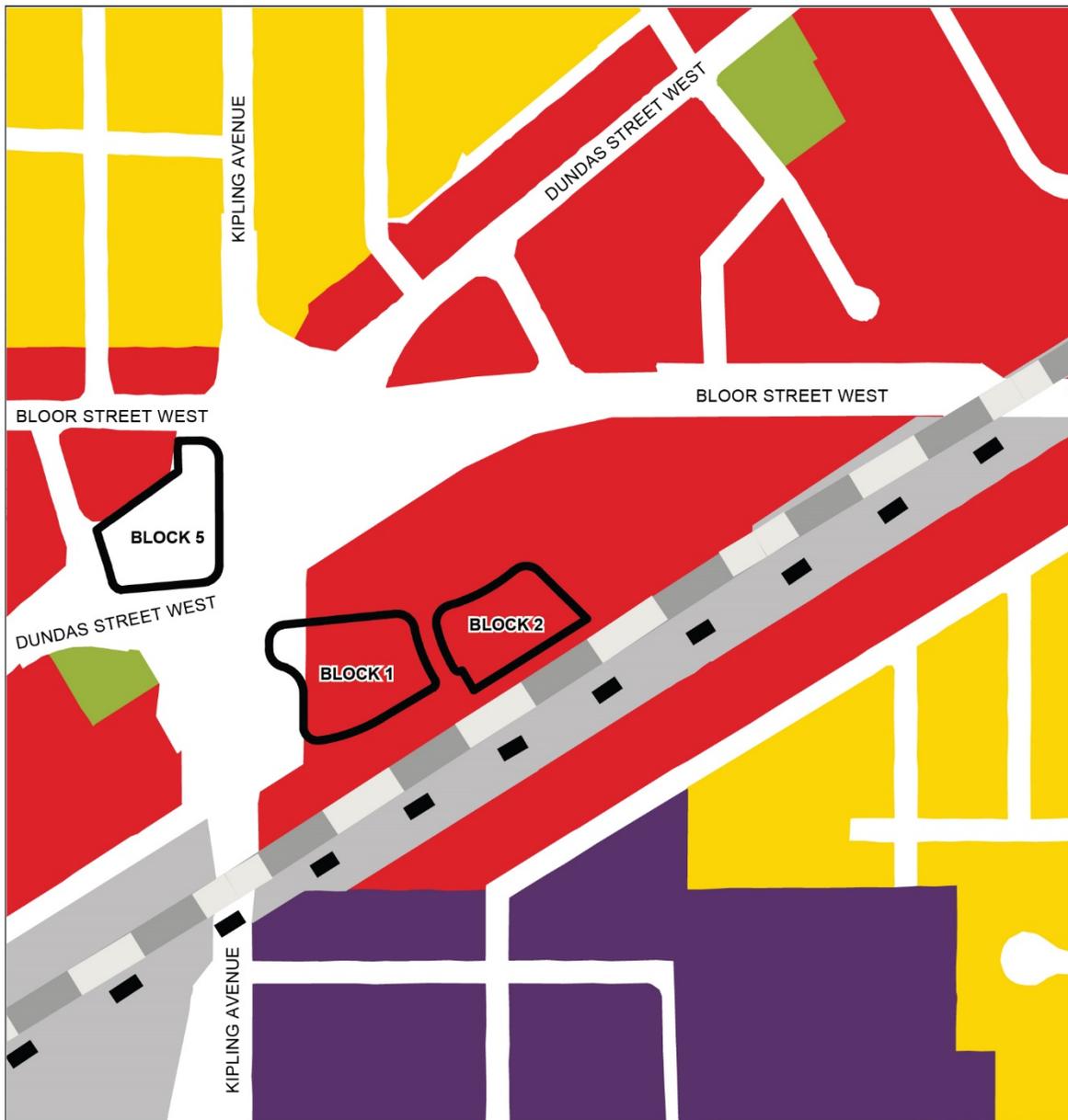
Attachment 8: Development Concept Drawings

Attachment 9: Development Requirements

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Address

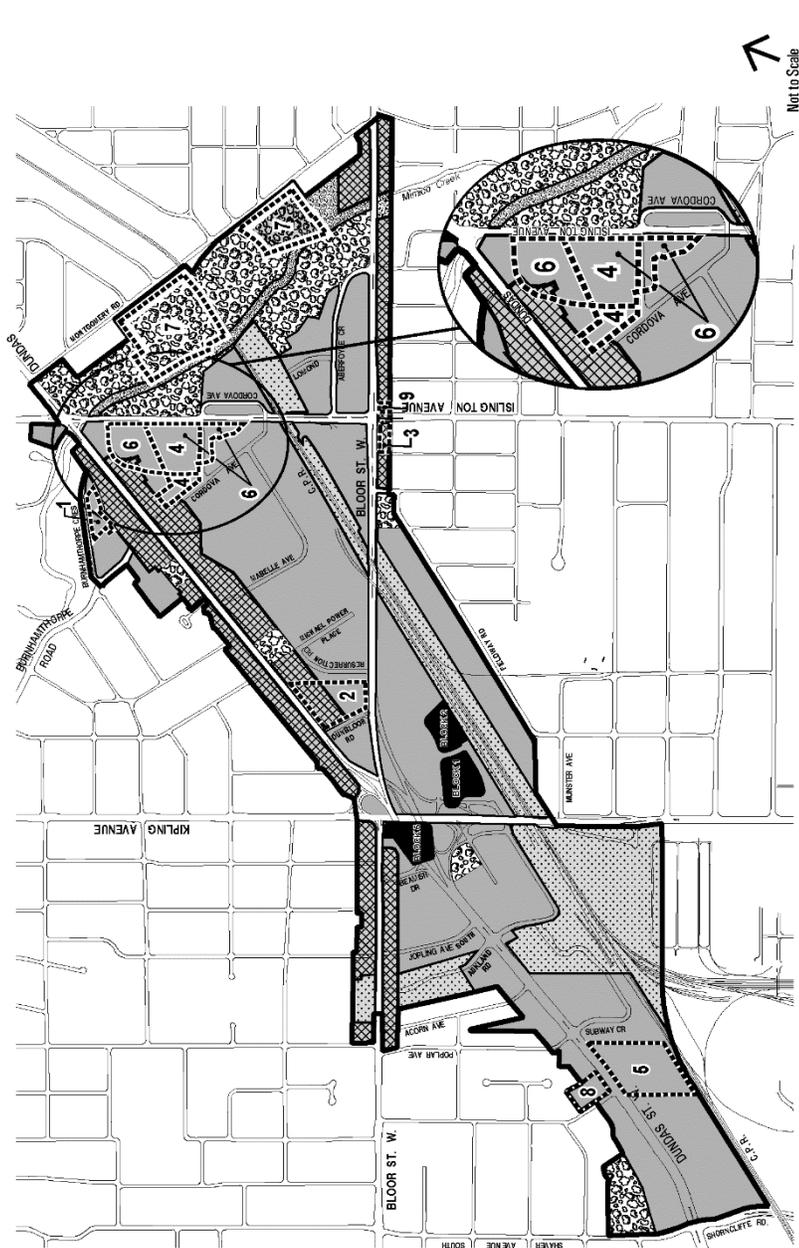
Official Plan Land Use Map #14

File # 19 259429 WET 03 0Z

- | | | |
|--|---|---|
|  Location of Application |  Parks |  Utility Corridors |
|  Neighbourhoods | |  Core Employment Areas |
|  Apartment Neighbourhoods | | |
|  Mixed Use Areas | | |


 Not to Scale
 05/05/2021

Attachment 3: Etobicoke Centre Secondary Plan Land Use Map



Not to Scale
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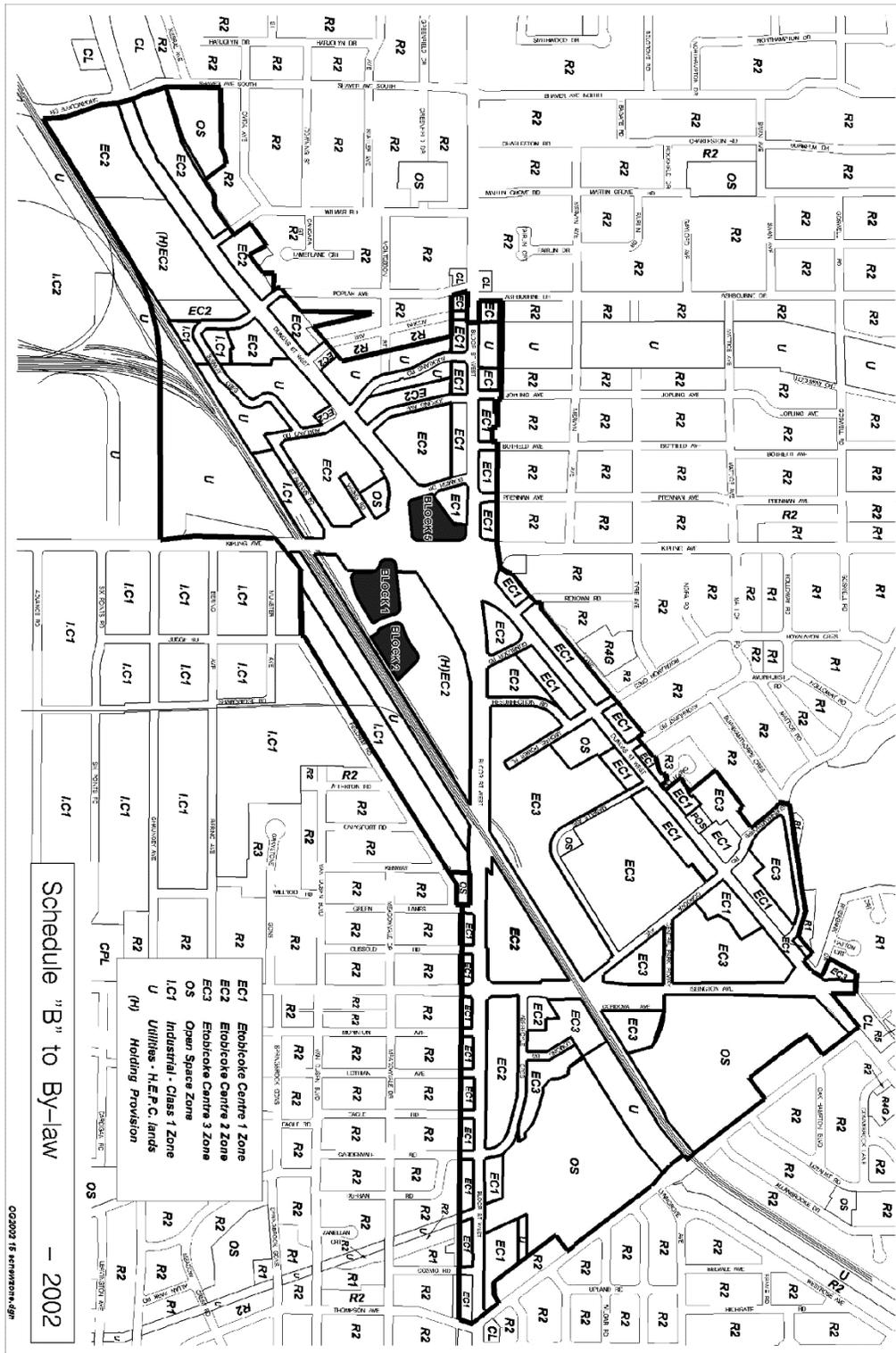
Etobicoke Centre Secondary Plan MAP 12-5 Land Use Plan



- Secondary Plan Boundary**
- Mixed Use Area A**
- Mixed Use Area B**
- Utility Corridors**
- Parks and Open Space Areas**
 - Natural Areas**
 - Parks**
 - Other Open Spaces Areas (Including Golf Courses, Cemeteries, Public Utilities)**
- Site and Area Specific Policies**

December 2010

Attachment 4: Etobicoke Centre Secondary Plan Focus Areas Map



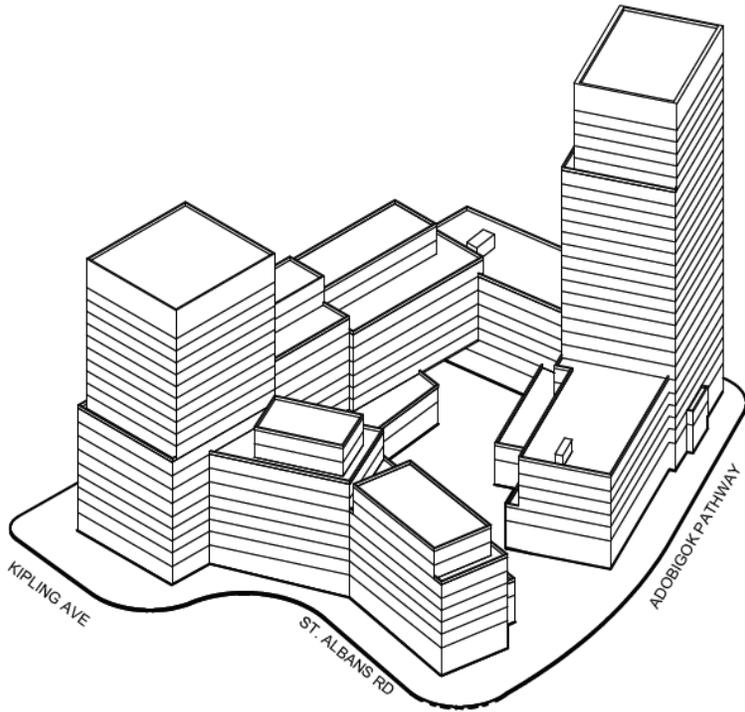
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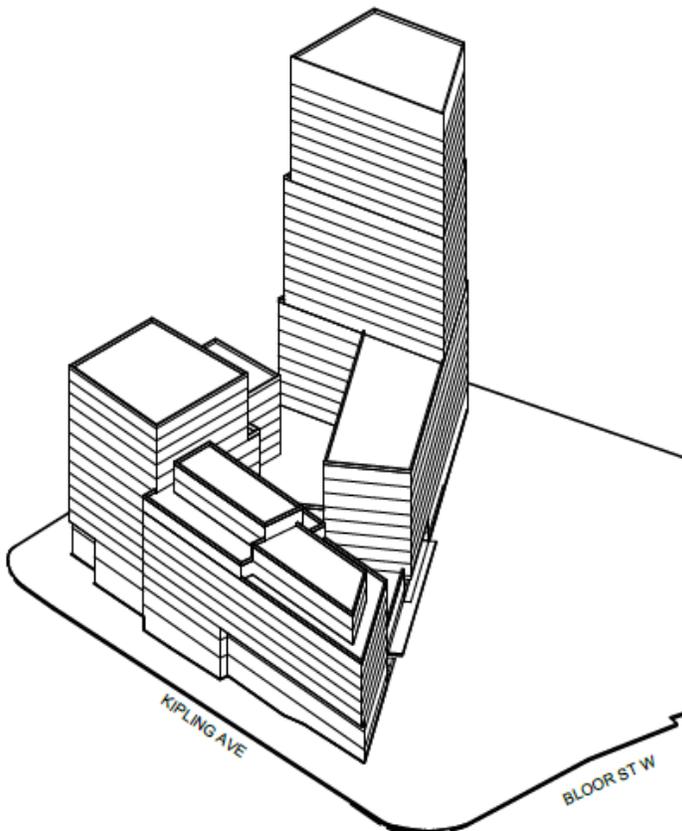
Attachment 7: Bloor-Kipling Block Context Plan
(Provided Separately)

Attachment 8: Development Concept Drawings

Block 1 Axonometric View from Southwest



Block 5 Axonometric View from Northeast



Rendering of Block 1 Publicly Accessible Courtyard



Rendering of Block 5 (left) and Block 1 (right) from Kipling Avenue/Rail line



Attachment 9: Development Requirements:

The development of Blocks 1 and 5 as part of the Housing Now Initiative will be subject to the provision of the improvements set out below on terms secured in the Lease Agreement between the City and the Development Partner, satisfactory to the Chief Planner and Executive Director, City Planning in consultation with the Divisions involved. Where applicable, terms will include that the final detailed scope and design will be confirmed in the Site Plan Approval process:

- publicly-accessible space (design, construction, maintenance and public access) located within Block 1 and generally oriented to provide a pedestrian connection between the intersection of Adobigok Pathway/Kipling Avenue to Dundas Street West;
- Provision of Transportation Demand Management measures to be determined through the Site Plan Control process;
- Architectural drawings as part of the Site Plan Application for Blocks 1 and 5 that address the Bloor-Kipling Block Context Plan (December 14, 2020) , for review and acceptance in the context of the Site Plan Approval.