

580 The East Mall – Zoning By-law Amendment Application – Preliminary Report

Date: January 25, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 21 196655 WET 02 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a new 26-storey residential building containing 253 dwelling units. The new building would be located behind an existing 16-storey residential building containing 128 units to be retained on site.

Staff are currently reviewing the application. The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a Community Consultation Meeting for the application located at 580 The East Mall, together with the Ward Councillor.
2. Notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year, or in future years.

THE SITE

Description:

The site is generally flat and rectangular in shape and has an area of 8,422 square metres, with an approximate frontage of 69 metres along The East Mall. The site has an approximate depth of 120 metres on the south lot line and an approximate depth of 149 metres along the north lot line.

Existing Uses:

A 16-storey rental apartment building with 128 dwelling uses currently occupies the eastern portion of the site fronting onto The East Mall. The site contains a driveway, surface parking and below grade parking. Access to the underground parking garage is by a driveway on the southern part of the site. The western part of the site is currently used for soft landscaped open space.

Official Plan Designation:

The site is designated Apartment Neighbourhoods. Highway 427 is identified as a Transit Priority Segment Expansion Element. The East Mall is defined as a Major Street with a planned right-of-way width of 27 metres. Toronto Official Plan policies may be found here:

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

Zoning:

The site is zoned R4 (Residential Fourth Density Zone) under the former City of Etobicoke Zoning Code and is subject to Site Specific Zoning By-law 1079. This by-law rezoned the lands municipally known as 580 The East Mall, along with 5 Capri Road and 7 Capri Road, to permit the development of three apartment buildings (with heights of 16, 24 and 19 storeys respectively and a total of 704 dwelling units).

The site is zoned Residential Apartment Commercial Zone (RAC f24.0; au116.0) (x107) under city-wide Zoning By-law 569-2013 with a height limit of 14 metres along The East Mall and a maximum lot coverage of 40%.

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

THE APPLICATION

Complete Application Submission Date: August 25, 2021

Description: A 26-storey (88.5 metres including mechanical penthouse) residential apartment building including a three-storey (11 metres) base building. The existing 16-storey residential apartment building would be retained.

Density: 3.92 times the area of the lot.

Dwelling Units: The proposed 253 dwelling units includes 157 one-bedroom (62%), 69 two-bedroom (27%) and 27 three-bedroom (11%) units.

Access, Parking and Loading: Access to the three-level underground parking garage containing 332 vehicle parking spaces would be from the south driveway off The East Mall into the proposed building. An additional 11 vehicle parking spaces would be provided on the surface, accessed from the driveway on the south end of the site.

The proposed 286 bicycle parking spaces include 27 short term bicycle parking spaces located on the surface near building entrances with the remaining long term spaces located internally.

An internalized Type 'G' loading space is proposed to be accessed through the south driveway.

Additional Information: See Attachments 1, 2, 4, and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the applicant can be found on the City's Application Information Centre at www.toronto.ca/580TheEastMall.

Reason for the Application

The proposal requires an amendment to city-wide Zoning By-law 569-2013, as amended, and the former City of Etobicoke Zoning Code (as amended by Site Specific Zoning By-law 1079), in order to increase the permitted height and number of dwelling units, and to revise other development standards as necessary to reflect the development proposal.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the PPS, conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve a net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Appropriateness of the proposed building height, massing, siting, scale and floor plate size;
- Appropriateness of the proposed transition, separation distances, setbacks, step-backs, angular plane and shadow impacts as well as the relationship to adjacent properties;
- Proposed mix of units and their sizes to ensure housing is provided for a broad range of households, including families with children;
- Appropriateness of the location and quantity of indoor and outdoor amenity space for both existing and new building;
- Appropriateness of the proposed open space, including location, access, size, soil volumes, pedestrian level comfort and functionality;
- Appropriateness of the proposed driveway width, access, site circulation, quantity of vehicular and bicycle parking spaces, loading and garbage spaces;
- Appropriateness of the increase in density and the impact to existing services in the area, including infrastructure, public transit, roads, Highway 427 off-ramp and community facilities and services;
- Appropriateness of the transition to neighbouring sensitive land uses including major transportation infrastructure (Highway 427), *Parks* and *Neighbourhoods*;
- Conformity to Toronto Pearson International Airport Zoning Regulations and restrictions;
- Tree removal/injury and planting information required;
- Provision of parkland (on-site or cash-in-lieu);
- Provision of Toronto Green Standard Version 3.0 Tier 1 requirements, and encouraged to pursue Tier 2, 3 or 4;
- Revisions to submission drawings, and studies;
- Enrollment pressures and insufficient capacity for accommodation at local schools; and,
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Issues

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

CONTACT

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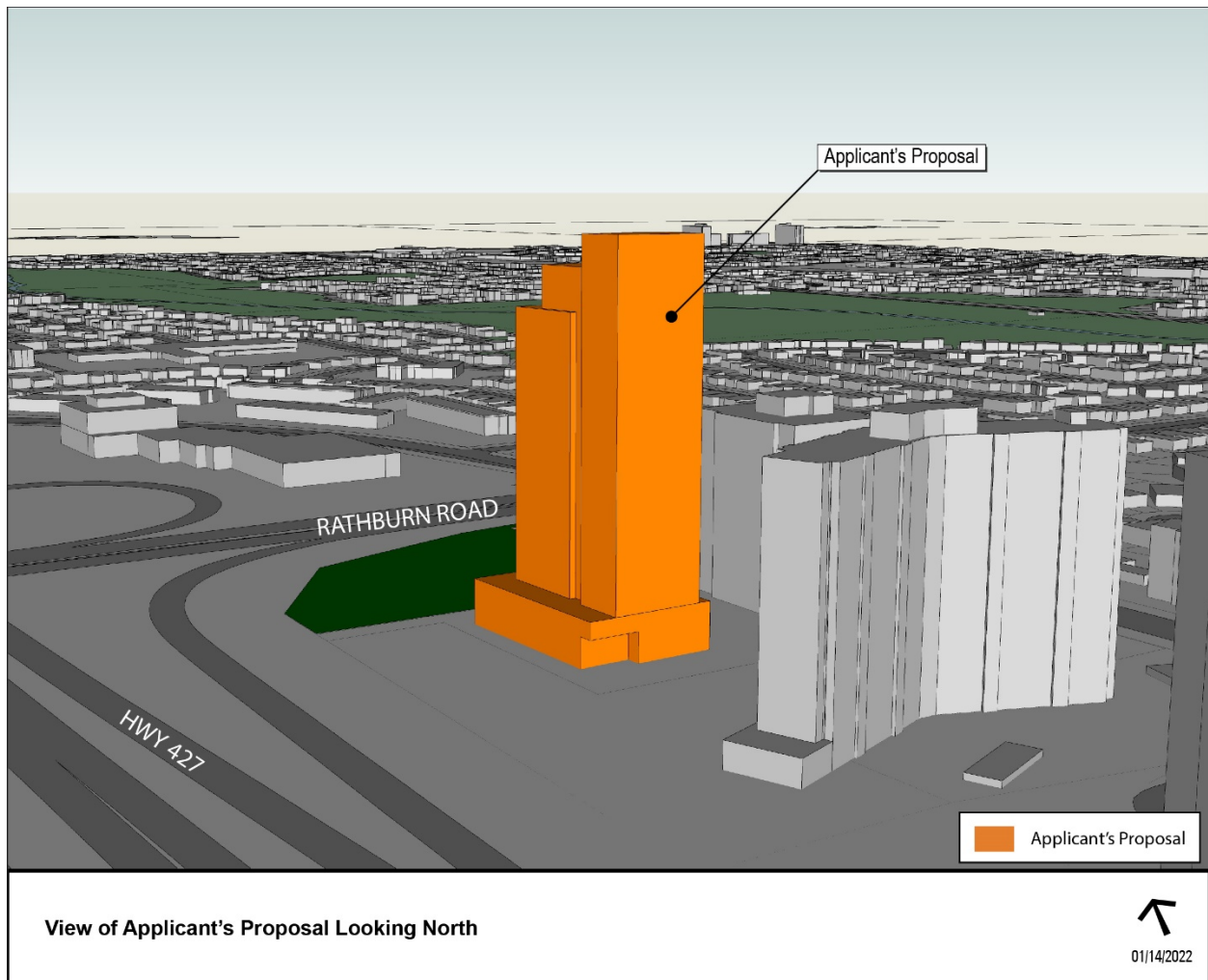
SIGNATURE

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

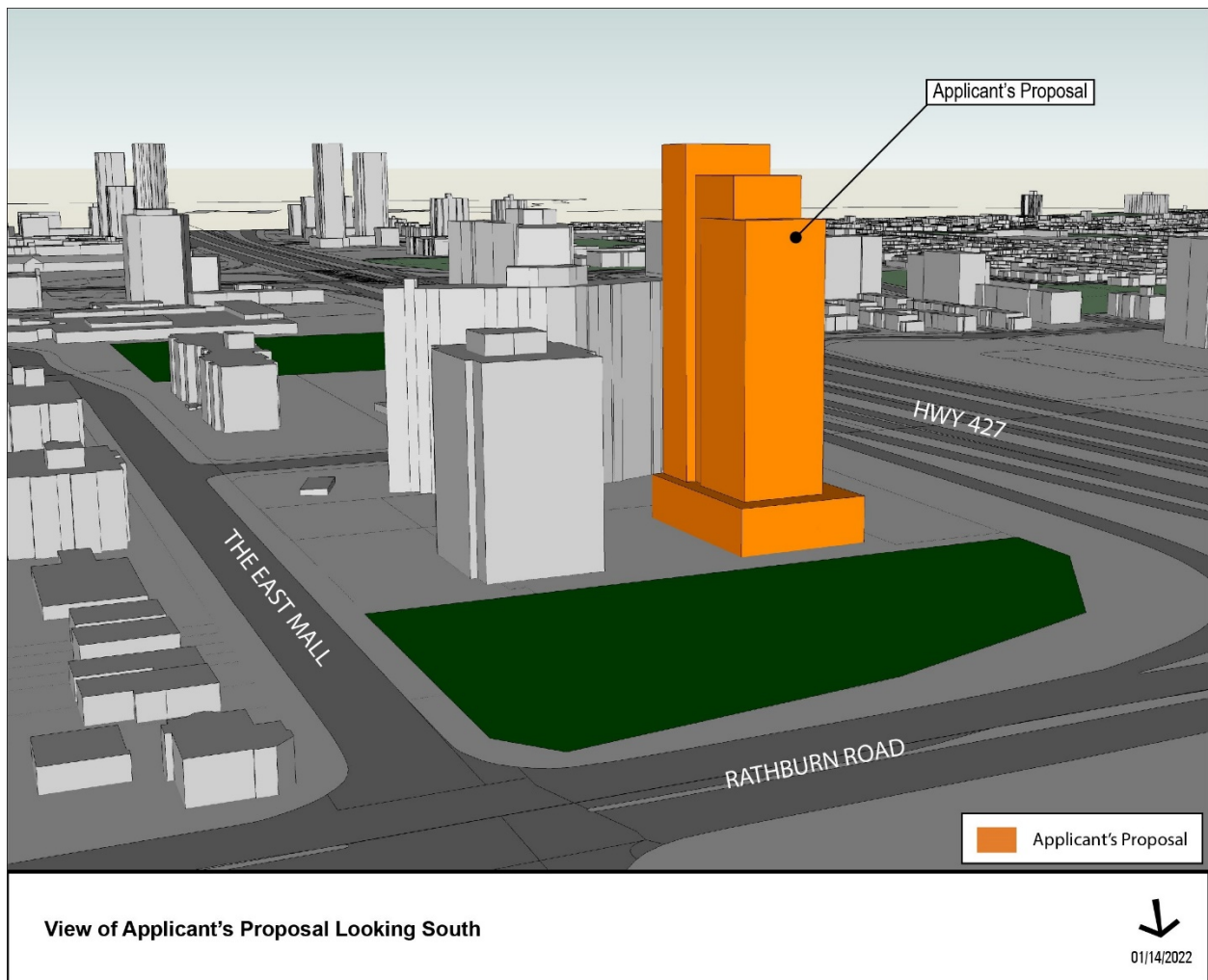
ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context (Looking Northeast)
Attachment 2: 3D Model of Proposal in Context (Looking Southwest)
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning Map
Attachment 7: Application Data Sheet

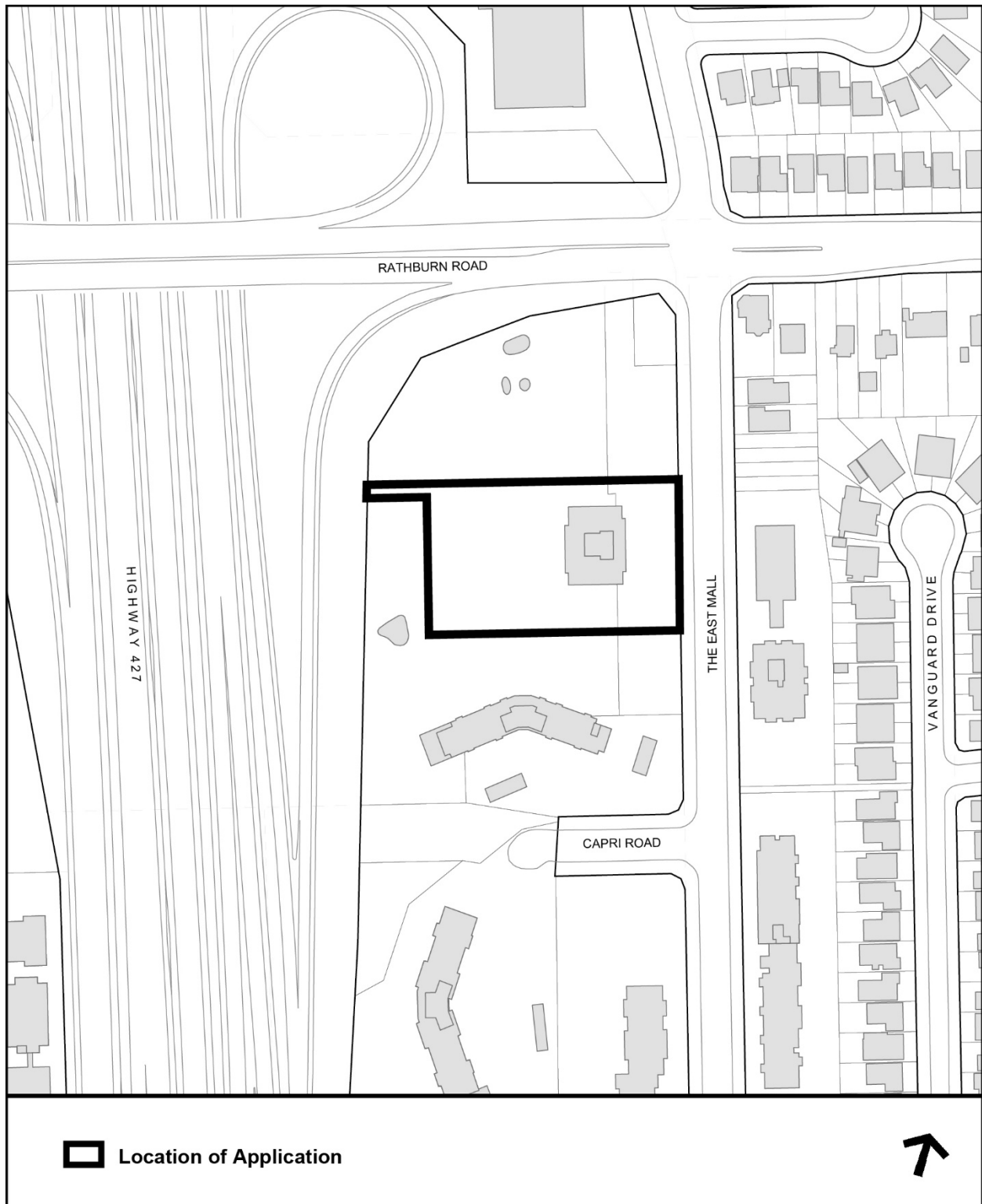
Attachment 1: 3D Model of Proposal in Context (Looking Northeast)



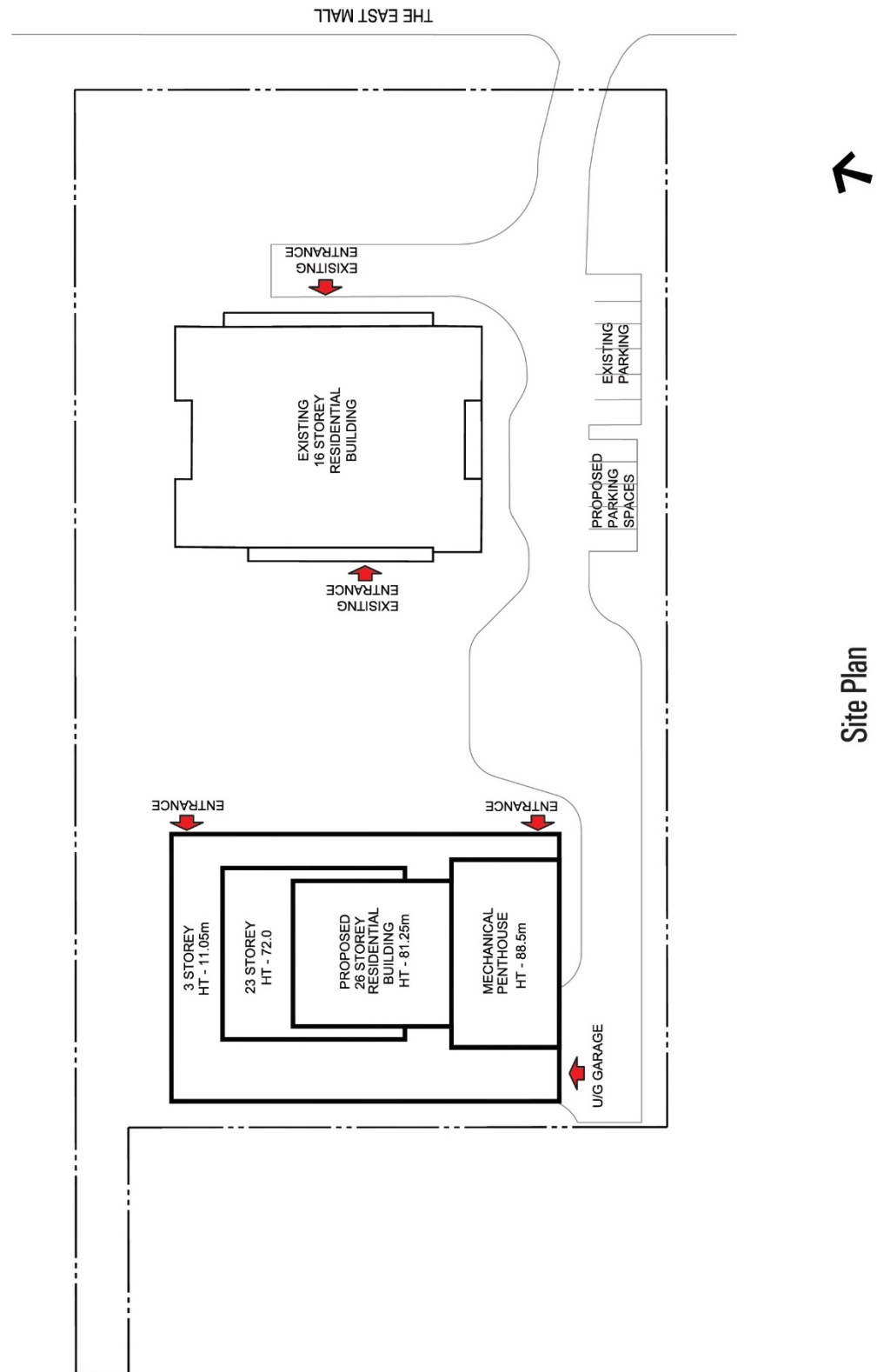
Attachment 2: 3D Model of Proposal in Context (Looking Southwest)



Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #14

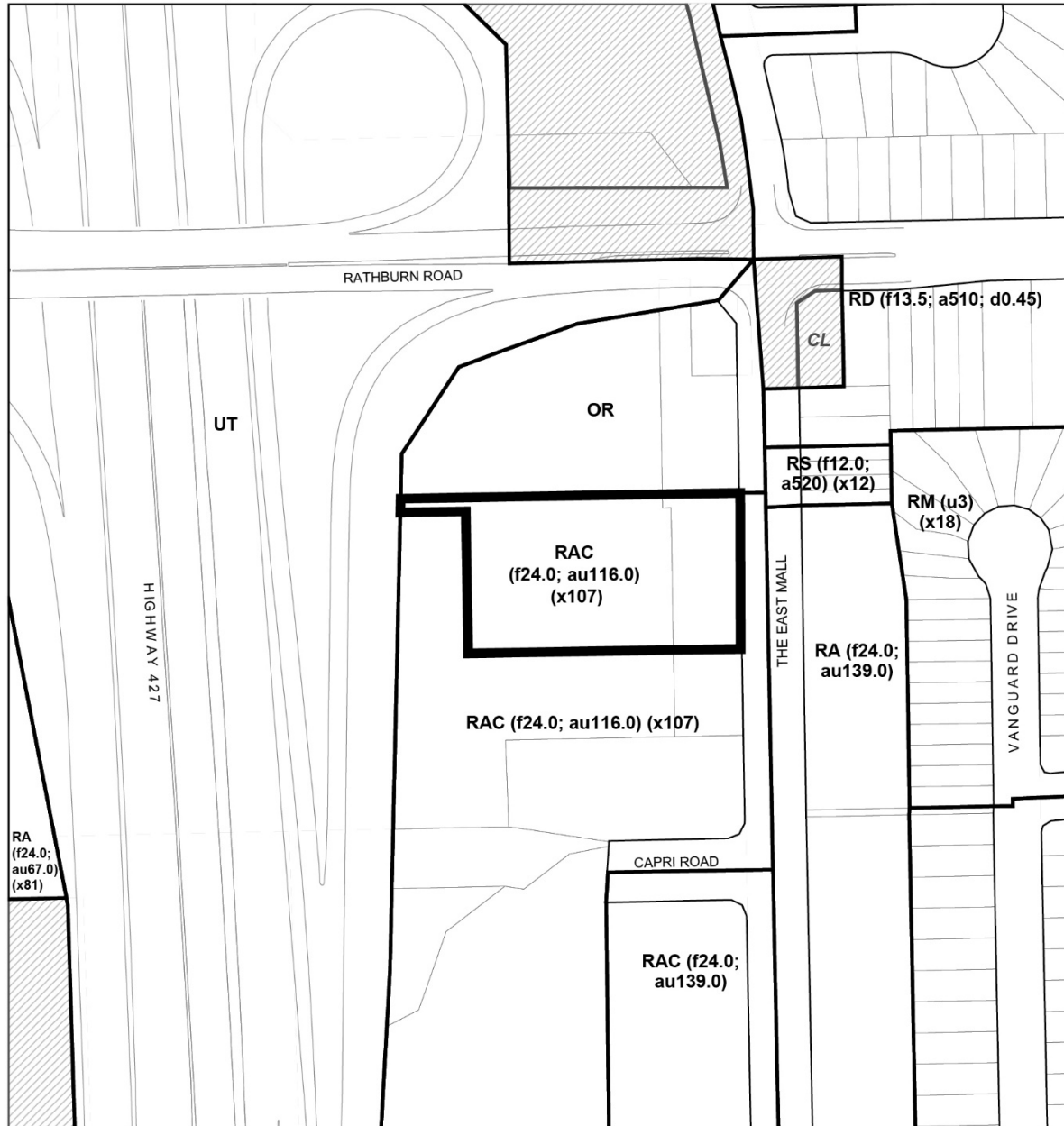
580 The East Mall

File # 21 196655 WET 02 0Z



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Not to Scale
Extracted: 08/16/2021

Attachment 6: Zoning Map



Zoning By-law 569-2013

580 The East Mall

File # 21 196655 WET 02 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
OR Open Space Recreation

UT Utility and Transportation



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

R4G Fourth Density Group Residential Zone
R6 Sixth Density Residential Zone
CL Limited Commercial Zone



Not to Scale
 Extracted: 08/16/2021

Attachment 7: Application Data Sheet

Municipal Address: 580 The East Mall **Date Received:** August 25, 2021

Application Number: 21 196655 WET 02 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: The proposal seeks to redevelop the western portion of the site with a 26 storey tower with a 3-storey base. The total building height of would be 88.5 metres, including the mechanical penthouse. The proposed new building would contain 253 new rental dwelling units. The existing 16-storey rental apartment building is to be retained.

Applicant

Thomas
Dybowski, WND
Associates

Architect

WZMH Architects

Owner

GF 580 The East
Mall Ltd

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	No
Zoning:	RAC (f24.0; au16.0)(x107)	Heritage Designation:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (m ²):	8,422	Frontage (m):	69	Depth (m):	149
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (m ²):	873	873	1,340	2,213
Residential GFA (m ²):	13,400	13,400	19,638	33,038
Non-Residential GFA (m ²):				
Total GFA (m ²):	13,400	13,400	19,638	33,038
Height - Storeys:			26	26
Height - Metres:			81	81

Lot Coverage Ratio (%)	26.28	Floor Space Index:	3.92
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Floor Area Breakdown Above Grade (m²) Below Grade (sq m)

Residential GFA: 19,638 90

**Residential Units
by Tenure Existing Retained Proposed Total**

Rental: 128 128 253 381

Freehold:

Condominium:

Other:

Total Units: 128 128 253 381

Total Residential Units by Size

Rooms Bachelor 1 Bedroom 2 Bedroom 3+ Bedroom

Retained: 4 48 61 15

Proposed: 0 157 69 27

Total Units: 4 205 130 42

Parking and Loading

Parking 343 Bicycle Parking Spaces: 286 Loading Docks: 1
Spaces:

CONTACT:

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