

340 Mill Road – Zoning By-law Amendment Application – Final Report

Date: February 4, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 2 - Etobicoke Centre

Planning Application Number: 19 191585 WET 02 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code and city-wide Zoning By-law 569-2013 for the property at 340 Mill Road (the "Site") to permit a 19-storey (65 metres in height, inclusive of the mechanical penthouse) infill rental apartment building (the "Application"). The proposed building would be located at the northwest corner of Mill Road and Burnhamthorpe Road, contain 191 rental dwelling units and have a total gross floor area (GFA) of 16,945 square metres. The existing 19-storey (56.9 metres, in height inclusive of the mechanical penthouse) rental apartment building comprised of 225 dwelling units would be retained and improved as part of the development.

The Application proposes to add 427 new parking spaces, in four levels of below-grade parking, and retain 83 existing parking spaces. This would result in a total supply of 510 parking spaces comprised of both new and existing spaces serving both buildings.

The subject property is partially located on lands that are regulated by the Toronto and Region Conservation Authority (TRCA) and are subject to the Ravine and Natural Features Protection By-law.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with the provincial Growth Plan. The proposed development represents appropriate intensification that is massed to be compatible with the existing Apartment Neighbourhoods properties in the area, and is consistent with the City's Official Plan and Guidelines. This report reviews and recommends approval of the application to amend the Zoning By-law, subject to conditions, before introducing the necessary bills to City Council for enactment.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, as amended by Zoning By-law 1993-84, for the lands at 340 Mill Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council amend city-wide Zoning By-law 569-2013 for the lands at 340 Mill Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary bills to City Council for enactment, City Council require the following:
 - a. The owner shall submit to the General Manager of Transportation Services, for review and acceptance, a revised Transportation Impact Study addressing the outstanding concerns in their memo dated September 3, 2021 or as may be updated in response to further submission(s) filed by the owner, to the satisfaction of the General Manager of Transportation Services.
 - b. The owner shall address all outstanding issues raised by Engineering and Construction Services as they relate to the Zoning By-law Amendment application as set out in their memo dated September 3, 2021 or as may be updated in response to further submission(s) filed by the owner, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
 - c. The owner shall make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report and Traffic Impact Study accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.
5. Before introducing the necessary bills to City Council for enactment, City Council require the owner to enter into an agreement pursuant to Section 37 of the Planning Act (the "Section 37 Agreement"), which shall include provisions for indemnity, insurance, financial security, maintenance, HST, and indexing, as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:

1. Prior to the issuance of the first above-grade building permit for the Site, the owner shall make a cash contribution to the City in the amount of one million and five hundred thousand dollars (\$1,500,000), payable to the Treasurer, City of Toronto, for the provision of parkland improvements at Centennial Park and/or the provision of bicycle lanes along Burnhamthorpe Road from Etobicoke Creek to Mill Road, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Parks, Forestry and Recreation, in consultation with the Ward Councillor.

2. The cash contribution referred to in Recommendation 5.a.1. above shall be indexed from the date of execution of the Section 37 Agreement to the date the owner makes the payment to the City using the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan Area.

3. In the event the cash contribution referred to in Recommendation 5.a.1. above has not been used for its intended purposes within three years of the Zoning By-law Amendments coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose of the contribution is identified in the Toronto Official Plan and the contribution will benefit the community in the vicinity of the Site.

b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The owner shall continue to provide and maintain the existing 225 rental dwelling units at 340 Mill Road as rental housing, together with the new and retained associated facilities and amenities of the residential rental property, for a period of at least 20 years commencing from the date the Zoning By-law Amendments come into force and effect, with no applications for demolition or conversion to condominium ownership or from residential rental use during such 20-year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

2. The owner shall provide tenants of all 225 existing rental dwelling units at 340 Mill Road with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge, and on the same terms and conditions as any other resident of the development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings.

3. The owner shall provide, at its sole expense and at no cost to tenants, improvements to the existing rental housing at 340 Mill Road, taking into account feedback obtained through a tenant survey, as follows:

a. Prior to the issuance of the first above-grade building permit for the new residential building:

1. provide the City with a Letter of Credit in the amount of eight hundred thousand dollars (\$800,000) to secure the full replacement of the windows and balcony doors of the existing rental building at 340 Mill Road within two years of first occupancy of the development, with any additional costs necessary to complete the window and balcony door replacement borne solely by the owner. For clarity, the owner shall complete the replacement of all windows and balcony doors of the existing building and cover any and all costs over and above the eight hundred thousand dollars (\$800,000) within two years of the date the first residential unit in the new building is occupied;

2. submit to the City a construction schedule and specifications of the replacement windows and balcony doors secured by the Letter of Credit referred to in Recommendation 5.b.3.a.1 above, and such schedule and specifications shall be developed by a qualified contractor with expertise in residential window installation services. Any revisions to the window and balcony door construction schedule and specifications shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

3. construct a new gymnasium, or renovate and undertake improvements to the existing gymnasium, and provide new gymnasium equipment within the existing rental building at 340 Mill Road; and

4. undertake improvements to the existing laundry room in the existing rental building at 340 Mill Road, including the provision of a new television and seating area, new folding tables, and one or more oversized laundry machines.

b. Prior to occupancy of any new residential units:

1. provide a new outdoor barbeque and seating area with a gazebo within a reasonable and accessible vicinity of the entrance of the existing rental building at 340 Mill Road. The location, layout, and specifications of the new outdoor barbeque and seating area and gazebo shall be developed and approved through the site plan review process, to the satisfaction of the Chief Planner and Executive Director, City Planning.

c. Prior to the issuance of Notice of Approval Conditions for site

1. provide plans showing the location, layout, and specifications of the gymnasium and laundry area improvements referred to in recommendation 5.b.3.a.3. and 4. above, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

2. The owner shall submit a Construction Mitigation Strategy and Tenant Communication Plan as part of a Construction Management Plan to mitigate the impacts of construction of the development on tenants of the existing rental building at 340 Mill Road, to the satisfaction of the Chief Planner and Executive Director, City Planning. The Construction Mitigation Strategy is to include an interim parking plan for residents.

3. The costs associated with the provision and maintenance of the rental housing improvements and Construction Mitigation Strategy and Tenant Communication Plan required in Recommendations 5.b.3.a through 5.b.3.c. above shall not be passed on to tenants of the existing rental building at 340 Mill Road in any form. For clarity, the owner shall be prevented from applying to the Landlord and Tenant Board, or any successor tribunal with jurisdiction to hear applications made under the legislation governing residential tenancies in Ontario, for an above-guideline increase in rent to recover expenses incurred in completing the rental housing improvements in Recommendations 5.b.3.a.1. through 5.b.3.b.1. above.

4. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council from time to time, to the satisfaction of the Chief Planner and Executive Director, City Planning. The owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, and consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for the development.

5. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

6. The owner shall, at its own expense, address the following matters in any application for site plan approval for the development, which shall be determined and secured in a Site Plan Agreement with the City, as applicable:

- a. Implementation of any required noise and vibration abatement measures or other recommendations, as detailed in the Noise Feasibility Study prepared by HGC Engineering and dated May 27, 2019, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- b. Implementation of the mitigation measures identified in the Pedestrian Wind Study and addendum prepared by RWDI and dated August 12, 2020 and January 12, 2021, respectively, to the satisfaction of the Chief Planner and the Executive Director, City Planning;
- c. Reconstruction of the City sidewalks to City standards along the frontages of Mill Road and Burnhamthorpe Road, to the satisfaction of the General Manager, Transportation Services;
- d. Provision of on-site dog-relief facilities, with the location, nature, and size of the facilities to be determined through the site plan review process, to the satisfaction of the Chief Planner and Executive Director, City Planning;

7. Prior to final site plan approval, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, a 0.4-metre strip of land along the Mill Road frontage of the Site for road widening, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services, and the City Solicitor, all as generally shown on the Site Plan (Drawing No. A101.S dated February 1, 2021);

8. Prior to final site plan approval, the owner shall prepare a ravine stewardship plan for the lands above the staked top-of-bank line, including lands being conveyed to public ownership, and provide the City with a Letter of Credit to secure the implementation of such ravine stewardship plan, all to the satisfaction of the Toronto and Region Conservation Authority and Parks, Forestry and Recreation Division, Urban Forestry, Ravine and Natural Feature Protection; and

9. Prior to final site plan approval the owner shall convey to public ownership, for nominal consideration, the lands generally within the required 10-metre setback from the long-term stable top-of-bank line as shown on the Site Plan (Drawing No. A101.S dated February 1, 2021), having an area of approximately 1,908 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and in accordance with the terms set out in the Section 37 Agreement. Prior to application for residential occupancy, the owner shall implement a ravine stewardship plan to the satisfaction of the General Manager, Parks, Forestry and Recreation and in accordance with the conditions as set out in the Site Plan Agreement.

FINANCIAL IMPACT

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

DECISION HISTORY

The application permitting the existing rental apartment building at 340 Mill Road was approved by the former City of Etobicoke City Council on April 22, 1968 by way of site-specific Zoning By-law 703, which amended the former City of Etobicoke Zoning Code Zoning By-law 703 to rezone the Site to Fourth Density Residential (R4), permitting the construction of one 19-storey apartment building with a maximum of 225 dwelling units. Zoning By-law 1524 was enacted in March 1970 to allow for limited retail use within the apartment building.

Zoning By-law 1993-84, enacted in June 1993, rezoned the site to Sixth Density Residential (R6) to permit the development of a 12-storey apartment building comprised of 135 dwelling units and two guest suites in conjunction with the existing 19-storey, 225-unit apartment building. The 12-storey apartment building is known municipally as 350 Mill Road ("Chestnut Place") and under separate ownership from the existing 19-storey rental apartment building at 340 Mill Road. Zoning By-law 1993-84 permits a maximum Floor Space Index (FSI) of 1.94 times the area of the lot at 340 Mill Road.

A pre-application consultation meeting on the current proposal for 340 Mill Road was held by City Planning staff on September 19, 2018 to discuss complete application submission requirements and identify issues with the proposal. Identified issues included the Site's location within the Ravine and Natural Feature Protection By-law area and the Toronto and Region Conservation Authority (TRCA) Regulation Limit and proximity to Site and Area Specific Policy No. 29. City Planning staff also identified the need for a Ravine Stewardship Plan and a Noise Impact Study.

The formal Zoning By-law Amendment application (19 191585 WET 02 OZ) was submitted on July 19, 2019 and deemed complete on November 26, 2019.

A Preliminary Report on the application recommending that staff conduct a community consultation meeting with an expanded notification area was adopted by Etobicoke York Community Council on February 5, 2020:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY13.7>

PROPOSAL

The Application proposes to amend the former City of Etobicoke Zoning Code and city-wide Zoning By-law 569-2013 for the property at 340 Mill Road to permit the development of a new 19-storey (65.89 metres in height, inclusive of the mechanical penthouse) infill rental apartment building comprised of 191 rental dwelling units while retaining the existing 19-storey rental apartment building comprised of 225 rental

dwelling units. The total gross floor area (GFA) of the existing (26,069 square metres) and proposed apartment buildings (16,945 square metres) is 43,014 square metres, which would result in a FSI of 3.16 times the area of the lot. The FSI of the development net, or exclusive, of the lands to be conveyed to public ownership would be 3.69.

The proposed building would include a five-storey (17.59 metres in height) podium with a 14-storey tower above (42.95 metres in height). The tower would step back 2.4 metres from the base on the north side of the building, between 4.98 and 6.18 metres on the east side, 5.5 metres on the south side, and between 6.8 and 15.8 metres on the west side. There is a 29-metre separation between the existing and proposed towers. The proposed building would be set back 6.0 metres from Burnhamthorpe Road and between 6.83 and 7.43 metres from Mill Road.

The proposed new apartment building would be located on the existing surface parking lot at the southerly portion of the site and reduce the number of existing surface parking spaces. The Site currently has a total of 296 resident and visitor vehicular parking spaces, consisting of 130 surface parking spaces and 166 spaces in one level of below-grade parking. Of the 130 surface spaces, 25 are proposed to be retained, as are 58 of the below-grade spaces. The other 213 spaces would be fully replaced within the four levels of parking and three new surface spaces included as part of the proposed development ensuring that the existing building continues to be served by 296 parking spaces. The below-grade parking structure would also include an additional 214 spaces to serve the new building. This would result in a total supply of 510 vehicular parking spaces to serve the existing and proposed apartment buildings. The new and existing below-grade parking garages are proposed to be connected on the first level. The below-grade parking garage would be accessed by the existing ramp along the northern property line and via a new ramp on the north side of the proposed apartment building.

One Type G loading space and one Type C loading space are proposed to service the development and would be located on the north side of the proposed building. The proposal includes a total of 149 bicycle parking spaces, consisting of 135 long-term spaces located in the first level of below-grade parking and 14 short-term spaces located at grade at the southeast corner of the proposed building.

The proposal would result in several improvements to the existing rental apartment building and to amenities, without pass-through of costs to tenants. These rental housing improvements would include full replacement of the windows and balcony doors of the existing apartment building, the provision of a new or completely renovated gymnasium with new gymnasium equipment in the existing building, improvements to the existing laundry room (e.g. new televisions and seating area, new folding tables, introduction of over-sized laundry facilities), and the development a new outdoor barbeque and seating area with a gazebo outside of the existing building.

The Application is also proposing to add 829 square metres of amenity space, consisting of 391 square metres of indoor amenity area and 438 square metres of outdoor amenity area. The new amenity space would be accessible to both existing and new tenants. The new outdoor and indoor amenity spaces would be adjoined and located at grade along the western portion of the podium of the proposed building. Combined with the existing 678 square metres of amenity space, the Site would have a

total of 1,442 square metres of outdoor and indoor amenity space. The Site currently has 5,870 square metres of existing landscaped open space and the proposal would retain 4,472 square metres of this space while adding 1,623 square metres, for a total of 6,095 square metres of landscaped open space.

The application proposes to convey to the City 1,908 square metres of land within the required 10-metre setback from the long-term stable top-of-bank line.

Attachment 1 provides the project data sheet. Attachment 7 (Site Plan), and Attachments 8 to 11 (Elevations) illustrate the development concept for the subject site.

Revisions to Original Proposal

The applicant submitted the original proposal on July 19, 2019 and a revised proposal on July 30, 2021. The revised proposal incorporates a number of changes, including key changes to the proposed apartment building's massing, site circulation, and connectivity to the public realm. Revisions were also made to ensure the protection of Etobicoke Creek. Key revisions include:

- a reduction to the massing of the proposed building's podium, from the ground floor plan up to the fifth floor, to address issues related to wind comfort and safety;
- the provision of a wind screen at the northeast corner of the new exit stair to improve wind comfort and safety;
- the elimination of the retaining wall along Burnhamthorpe Road;
- a revised secondary entrance to the proposed building (southeast corner of the site) including an enlarged vestibule, replacement of steps to the public sidewalk with a sloped path, and internalized steps within the building;
- an increase in amenity space from 764 to 829 square metres;
- a decrease in the number of one-bedroom units (from 105 to 102), an increase in the number of two-bedroom units (from 54 to 56), and an increase in the number of three-bedroom units (from 32 to 33);
- the loading spaces that were previously recessed into the façade are now fully enclosed within the building;
- an addition of five vehicular parking spaces and four bicycle parking spaces;
- a road widening to allow for 2.1-metre sidewalks along Mill Road and Burnhamthorpe Road; and
- the conveyance of approximately 1,900 square metres of land adjacent Etobicoke Creek to the City.

Site and Surrounding Area

The Site is located on the northwest corner of Mill Road and Burnhamthorpe Road (see Attachment 3: Location Map). The Site is irregular in shape and approximately 13,625 square metres in size. The Site has an existing 19-storey rental apartment on the northern portion and a large surface parking area on the southern portion. The westerly edge of the Site is landscaped with numerous tree plantings and is adjacent to Etobicoke Creek.

Surrounding land uses include:

North: Immediately north is a 12-storey residential building located on lands municipally known as 350 Mill Road and designated Apartment Neighbourhoods. The residential building is setback seven metres from the adjoining property line. Further north is a low-rise residential area designated Neighbourhoods.

South: On the south side of Burnhamthorpe Road are two 16-storey residential buildings on the lands municipally known as 284-300 Mill Road, which are designated Apartment Neighbourhoods. The apartment buildings front onto Mill Road and provide surface parking in the front yard. The apartment buildings have private recreation facilities at the rear of the property and back onto Markland Wood Golf Course, located further southwest. Southeast of the subject site is a Petro Canada gas station at the southeast corner of Burnhamthorpe Road and Mill Road. Further southeast are three 22-storey residential buildings. The Petro Canada gas station and residential buildings are on lands designated Apartment Neighbourhoods.

West: Immediately west of the subject site is Etobicoke Creek on lands designated Natural Areas. Etobicoke Creek is a tributary of Lake Ontario and forms the boundary between the City of Toronto and the City of Mississauga. Further west of Etobicoke Creek is Sheridan Nurseries and a low-rise residential area in the City of Mississauga.

East: On the east side of Mill Road is a 17-storey residential building on lands municipally known as 335 Mill Road, which are designated Apartment Neighbourhoods. Further east is a low-rise residential area designated Neighbourhoods.

Reasons for Application

An amendment to city-wide Zoning By-law 569-2013, as amended, and the former City of Etobicoke Zoning Code, as amended (Site Specific By-law 1993-84), are required to permit the proposed increase in density, the number of buildings and dwelling units, and lot coverage, as well as the proposed decrease in the number of parking spaces per dwelling unit, among other permissions as necessary to reflect the development proposal.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Rationale;
- Energy Efficiency Report;
- Environmental Impact Study;
- Noise Impact Study;
- Geotechnical Study;
- Hydrogeological Report;
- Housing Issues Report;
- Landscape and Lighting Plans;
- Pedestrian Level Wind Study;

- Sun and Shadow Study;
- Functional Servicing Report;
- Stormwater Management Report;
- Toronto Green Standard Checklist;
- Transportation Impact Study and associated addendum;
- Arborist Report and Tree Preservation Plan;
- View Study;
- Public Consultation Strategy Report; and
- Community Services and Facilities Report

The following reports/studies were

The above materials are available online at the Application Information Centre (AIC) and may be found at the following link:

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

Agency Circulation Outcomes

The Application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law provisions.

Community Consultation

City Planning staff hosted a virtual community consultation meeting on November 4, 2020. The meeting was attended by approximately 54 members of the public, along with City staff, the applicant, and their consulting team. In accordance with the direction of Etobicoke York Community Council, notice was sent to an expanded notification area that exceeded the required 120 metres.

At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their development proposal. The meeting concluded with a question and answer period. Comments raised through the virtual meeting, along with comments raised through written correspondence with City staff, concerned:

- the height and number of storeys of the proposed building;
- the traffic impact of the proposed development at the intersection of Mill Road and Burnhamthorpe Road;
- the potential impact of the proposed development on Etobicoke Creek and surrounding open space;
- the impact of the proposal on view corridors;
- the noise impact of the proposed development;
- the bedroom type and mix of residential units and the opportunity for affordable housing in the proposed development;

- the adequacy of parking to service the proposed development; and
- the construction impacts of the proposed development on residents of the existing apartment building and surrounding area.

Based on the comments received by the community and City staff, the applicant revised their proposal as discussed in the Revisions to Original Proposal section of this report.

Statutory Public Meeting Comments

Council members have heard oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this Application, as these submissions are broadcasted live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the adequate provision and efficient use of transportation systems; the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the adequate provision of employment opportunities; the appropriate locations to target growth and development; the adequate provision and distribution of educational, health, social, cultural, and recreational facilities; the promotion of development that is sustainable and supports public transit and active transportation; and the promotion of a built form that is well designed, encourages a sense of place, and provides public spaces that are of high quality, accessible, attractive, and vibrant.

Provincial Land use Policies: Provincial Policy Statement and Provincial Plans

Provincial policy statements and geographically-specific provincial plans, along with municipal official plans, provide a policy framework for planning and development in Ontario. 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 provincial policy direction 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 provision of housing, including affordable housing, to meet changing needs;
- ensuring opportunities for job creation;
- ensuring appropriate transportation, water, sewer, and other infrastructure is available to accommodate current and future needs; 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 inter-relationships 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 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 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 4.7 of the PPS states:

"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."

Provincial Plans

Provincial plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with provincial plans. All comments, submissions, or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with provincial plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to come into effect on May 16, 2019. Amendment 1 (2020) to the 2019 Growth Plan came into effect on August 28, 2020. The amended Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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

- Directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, contribute to environmental sustainability, and provide for a more compact built-form;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving a diverse range of housing options, protected employment zones, recreation and public service facilities, and green spaces;

- Planning for transit-supportive densities and integrating transit services to facilitate the efficient movement of people and goods;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retains space to accommodate jobs on-site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan 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 to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions, or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan

The Toronto Official Plan outlines City Council's policies and objectives for land use planning and development. The Official Plan designates this site as Apartment Neighbourhoods on Map 14 of the Official Plan (See Attachment 3: Official Plan Land Use Map). A portion of the site is located within the Natural Heritage System on Map 9 of the Official Plan. The lands are located immediately adjacent to Etobicoke Creek, which is identified on the Natural Heritage System on Map 9 of the Official Plan and designated Natural Areas on Map 14 of the Official Plan.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

This application has been reviewed against the following Official Plan policies:

Chapter 2 - Shaping the City

Section 2.1 Building a More Liveable Urban Region

The Official Plan contains principles for steering growth and change to appropriate areas of the city while protecting the City's neighbourhoods and green spaces from development pressures.

Section 2.3.1 Healthy Neighbourhoods:

Policy 2.3.1.2 states that Apartment Neighbourhoods are residential areas with taller buildings and of higher densities than Neighbourhoods, and are considered to be physically stable. While Apartment Neighbourhoods are not foreseen as areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place. This compatible infill development may occur where there is sufficient space on a site to accommodate additional buildings or building additions while providing a good quality of life for both new and existing residents and improving site conditions by maintaining or substantially replacing and improving indoor and outdoor amenity space; improving landscaped open space; maintaining adequate sunlight and privacy for residential units; and adequately limiting shadowing on outdoor amenity space and landscaped open space.

Chapter 3 - Building a Successful City

Section 3.1.1: The Public Realm

Public realm policies promote quality architecture, landscape and urban design, and construction that ensures that new development enhances the quality of the public realm. The policies also 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 both public works and private developments.

Policy 3.1.1.2 states the public realm will: d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; and g) be functional and fit within a larger network.

Policy 3.1.1.6 states city streets are significant public open spaces and be designed to perform their diverse roles.

Policy 3.1.1.13 states that sidewalks and boulevards will be designed to provide safe, attractive, interesting, and comfortable spaces for pedestrians.

Policy 3.1.1.14 states that design measures which promote pedestrian safety and security will be applied to streetscapes, parks, other public and private open spaces, and all new and renovated buildings.

Policy 3.1.1.22 states that Scenic Routes with public views of important natural or human made features should be preserved and, where possible, improved by maintaining views and vistas as new development occurs.

Section 3.1.2: Built Form

This section states that development must not only fit on a site but also address how the site, building, and its street wall fit within the existing and/or planned context of the surrounding neighbourhood and the city at large.

Policy 3.1.2.1 states that new development will be located and organized to fit within its existing and/or planned context by: locating buildings parallel to the street; providing additional setbacks at street intersections, prominent destinations, parks and open spaces, and transit stops; locating main building entrances to front on public streets; providing for ground floor uses that allow views to and from the public realm; preserving existing mature trees; and providing comfortable wind conditions.

Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances.

Policy 3.1.2.4 states that development will locate vehicular activities by: consolidating driveways and minimizing curb cuts; providing underground parking; and limiting aboveground parking structures.

Policy 3.1.2.5 states that development will be located and massed to fit within the existing and planned context by providing street wall heights and setbacks that fit harmoniously with the existing and/or planned context; and stepping back building mass and reducing building footprints above the street wall height.

Policy 3.1.2.10 states development will promote civic life and provide amenity for pedestrians to make areas adjacent to streets attractive, interesting, comfortable, and functional.

Section 3.1.3: Built Form - Tall Buildings

Section 3.1.3 of the Official Plan states that tall buildings should only be considered where they can fit into the existing or planned context, and where the site's size, configuration and context allows for the appropriate design criteria to be met.

Policy 3.1.3.7 states that tall buildings are generally defined as those buildings taller than the width of the right-of-way abutting the site.

Policy 3.1.3.8 states that tall buildings should be designed to consist of three parts, carefully integrated into a single whole: base building, tower, and top.

Policy 3.1.10 requires tall building proposals to address key urban design considerations that include: reducing the physical and visual impact on the public realm; limiting shadow impacts on the public realm and surrounding properties; maximizing access to sunlight; and limiting and mitigating wind impact.

Section 3.2.1: Housing:

The Official Plan states that current and future residents must be able to access and maintain adequate, affordable, and appropriate housing. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of housing.

Policy 3.2.1.2 states that the existing stock of housing will be maintained, improved, and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with the Plan.

Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure the rental tenure of the existing rental units and should secure needed improvements and renovations to extend the life of the building(s) that are to remain and to improve amenities, without pass-through of costs to tenants.

Section 3.4: The Natural Environment

The western (rear) portion of the site is located within the Natural Heritage System as identified on Map 9 of the Official Plan. The Official Plan notes that the Natural Heritage System is made up of areas where protecting, restoring, and enhancing the natural features and functions should have high priority in city building decisions.

Section 3.4 of the Plan contains a number of policies related to development in or near the Natural Heritage System. Policy 3.4.8 states that development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) top-of-bank of valleys, ravines, and bluffs;
- b) toe-of-slope of valleys, ravines, and bluffs;
- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion, or dynamic beach processes.

Policy 3.4.11 states that development is generally not permitted in the Natural Heritage System illustrated on Map 9. Where the underlying land use designation provides for development in or near the Natural Heritage System, development will:

- a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- b) minimize adverse impacts and, when possible, restore and enhance the Natural Heritage System.

Policy 3.4.13 states that all proposed development in or near the Natural Heritage System will be evaluated to assess the development's impacts on the system and

identify measures to mitigate negative impacts on, and/or improve, the Natural Heritage System, taking into account the consequences for:

- a) terrestrial natural habitat features and functions, including wetlands and wildlife habitat;
- b) known watercourses and hydrologic functions and features;
- c) significant physical features and land forms; d) riparian zones;
- e) buffer areas and functions;
- f) vegetation communities and species of concern; and
- g) aquatic features and functions including the shoreline of Lake Ontario.

To assist this evaluation, the applicant submitted an Environmental Impact Assessment with other materials/plans in support of the Application. City Planning, Urban Forestry (both Tree Protection and Plan Review and Ravine and Natural Feature Protection), and TRCA staff have evaluated the Application to determine conformity with applicable natural heritage policies and other regulations.

Chapter 4: Land Use Designations

The subject lands are designated Apartment Neighbourhoods on Map 14 of the Official Plan (see Attachment 3: Official Plan Land Use Map).

Policy 4.2.2 outlines the development criteria within Apartment Neighbourhoods, including the location and massing of new buildings, which should provide a transition between areas of different development intensity and scale, with adequate setbacks, and have minimal shadow impacts on properties in adjacent lower-scale Neighbourhoods. The policy further outlines that new buildings should 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. There should be sufficient off-street motor vehicle and bicycle parking for residents and visitors as well as the provision of appropriate indoor and outdoor recreation space for building residents in every significant multi-residential development.

Policy 4.3.3 specifies that significant growth is generally not intended within developed Apartment Neighbourhoods. However, the policy does state that compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate both developments. Infill development must meet the development criteria outlined in Policy 4.2.2 in addition to providing adequate levels of residential amenity space and providing existing residents with access to community benefits. Any infill development is required to maintain adequate sunlight, privacy, and landscaped open space and preserve or replace important landscape features or on-site recreational features. Adequate parking and loading should be provided and consolidated with the existing development.

Chapter 5: Implementation: Making Things Happen

Section 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the Planning Act and establishes the provisions under which Section 37 may be used.

Section 5.3.2 Implementation Plans and Strategies for City-building

This section indicates detailed action-oriented plans, programs, and strategies will be needed to implement the Official Plan and to adapt to changing circumstances and challenges over the life of the Official Plan.

Policy 5.3.2.1 states implementation plans, strategies, and guidelines will be adopted to advance the vision, objectives, and policies of this Plan.

Section 5.6 Interpretation

This section establishes how the policies of the Official Plan are to be understood and interpreted.

Policy 5.6.1 states that the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision-making.

Policy 5.6.1.1 states that Official Plan policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

The City of Toronto Official Plan can be found here:

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

Zoning

The site is subject to the former City of Etobicoke Zoning Code and to site-specific Zoning By-laws 1524 and 1993-84. The former City of Etobicoke site-specific Zoning By-law 1524 permits a neighbourhood store with a maximum GFA of 500 square metres to be located on the ground floor of the existing apartment building.

The former City of Etobicoke By-law 1993-84 zones the site as Sixth Density Residential (R6) and restricts the site to one apartment building subject to a number of development provisions. By-law 1993-84 requires a minimum of 62 square metres of lot area per dwelling unit and permits a maximum of 225 residential units. The maximum permitted building height is 19 storeys, the maximum permitted FSI is 1.94 times the area of the lot, and 49% of the lot must be provided as landscaped open space.

In addition, a minimum of 1.4 parking spaces must be provided per dwelling unit, and a minimum of 0.2 parking spaces per dwelling unit must be provided as at-grade visitor parking.

Under city-wide Zoning By-law 569-2013, the site is zoned RA (f24.0; au62.0; d1.94) (x73), which permits apartment buildings, as well as emergency services, facilities, and parks. Site Specific Exception 73 to the By-law states that the site is subject to the former City of Etobicoke Zoning By-laws 1993-84 and 1524. The city-wide zoning by-law reflects all of the same requirements as set out in the former City of Etobicoke By-law 1993-84 while also imposing a minimum lot frontage requirement of 24 metres and a maximum lot coverage requirement of 20%.

City-wide Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/citygovernment/planning-development/zoning-by-law-preliminary-zoning-reviews/zoningby-law-569-2013-2/>

See Attachment 4 for the Zoning Map.

Design Guidelines

The following Design Guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird-Friendly Guidelines;
- Toronto Green Standard; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize local impacts.

The city-wide Tall Building Design Guidelines define a tall building as having a height that is greater than the width of the adjacent street right-of-way or wider than two streets if located at an intersection. The Tall Building Design Guidelines do not determine where tall buildings are permitted but provide measurable direction to promote harmonious fit and compatibility with existing and planned contexts, and emphasize relationships to lower-scale buildings, parks, and open spaces.

The link to the Tall Building Design Guidelines is here:

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

Growing Up: Planning for Children in New Vertical Communities

On July 28, 2020, City Council adopted the Growing Up Urban Design Guidelines ("Growing Up Guidelines") and directed City Planning staff to apply the Guidelines in the evaluation of new multi-residential development proposals. The objective of the Growing Up Guidelines is to increase the liveability of multi-residential communities for larger households, including families with children, at the neighbourhood, building, and unit scales. Importantly, the Growing Up Guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up guidelines states that a building should provide a minimum of 25% large units (10% of the units should be three-bedroom units and 15% of the units should be two-bedroom units).

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

The Growing Up Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-vertical-communities/>.

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm and provide needed pet amenities for high-density residential communities.

The Pet Friendly Design Guidelines can be found here: <https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-FriendlyGuidelines.pdf>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (File No. 20 146806 WET 03 SA) and is currently under review.

COMMENTS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision on the Application. Relevant matters of provincial interest include:

- (f) The adequate provision and efficient use of communication, transportation, sewage, and water services and waste management systems;
- (h) The orderly development of safe and healthy communities;
- (h.1) Accessibility for persons with disabilities to all facilities, services, and matters to which the Planning Act applies;
- (i) The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;
- (j) The adequate provision of a full range of housing, including affordable housing;
- (k) The adequate provision of employment opportunities;
- (p) The appropriate location of growth and development;
- (q) The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians;
- (r) The promotion of a built form that (i) is well designed;
- (ii) encourages a sense of place; and (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant; and
- (s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

Staff are satisfied that the current proposal has regard to relevant matters of provincial interest, including subsections h), j), p), and r) of Section 2 of the Planning Act. The proposal is in an appropriate location for development; represents an appropriate built-form that addresses the existing and planned context of the Apartment Neighbourhood, which permits compatible infill development; provides a range and mix of rental housing, including family-sized units; secures land adjacent to Etobicoke Creek to be conveyed to the TRCA; encourages a sense of place; and improves the public realm.

Provincial Policy Statement

City Planning staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The PPS requires the provision of an appropriate range of housing types and densities to meet projected requirements of current and future residents. This objective may be achieved, amongst other means, by facilitating appropriate forms of residential intensification and redevelopment and promoting densities for new housing which effectively use land, resources, infrastructure, and public services, and support the use of public transit.

The proposal is consistent with the PPS in this regard as it would provide additional housing through the residential intensification of a compatible property by removing surface parking. Additionally, the proposal is consistent with the PPS as it:

- Proposes densities and land uses that represents an efficient land use pattern and resources (Policies 1.1.1, 1.1.2, 1.1.3.1 and 1.1.3.2, and 1.1.3.4);
- Efficiently uses planned and existing infrastructure and public service facilities, and supports transit and active transportation (Policy 1.1.3.2);
- Contributes to a range and mix of housing types to meet projected requirements of current and future residents (Policy 1.4.3); and

- Promotes healthy communities by recognizing conservation areas and minimizing negative impacts on these areas (Policy 1.5.1) through the conveyance of land adjacent to Etobicoke Creek as well as the protection of an additional 10-metre buffer zone.

This proposal is consistent with the PPS, as the massing, scale, and height of the proposed development fits in its immediate existing and planned context, and complements the varied building typologies that form the existing and planned context of the area. The application and the draft Zoning By-law Amendments are consistent with the PPS.

Growth Plan

The Growth Plan requires municipalities to identify intensification areas in their Official Plans, and generally encourage intensification in built-up areas as directed by Policy 2.2.1. Municipalities are also directed to make more efficient use of land, resources, and infrastructure to reduce sprawl, contribute to environmental sustainability, and provide a more compact built form. One of the Growth Plan's primary objectives is to achieve "complete communities", which are described in part by Policy 2.2.1.4 as places that (among other things):

- Provide a diverse mix of land uses, including residential employment uses, and convenient access to local stores, services, and public service facilities;
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and incomes;
- Provide for a more compact built form and a vibrant public realm, including public open spaces; and
- Expand convenient access to public service facilities and an appropriate supply of publicly-accessible open spaces and parks.

Policy 4.2.2.2 directs municipalities to apply appropriate policies to maintain, restore, or enhance the diversity and connectivity of the system and the long-term ecological or hydrologic functions of the Natural Heritage System identified in the Growth Plan. This proposal satisfies this condition through the land conveyance and a buffer zone. Policy 4.2.2.3 requires the maintenance of connectivity between natural heritage features, which is achieved through both public ownership and the development of a ravine stewardship plan.

The proposal conforms to the Growth Plan which establishes that population growth will be accommodated by directing new growth to the built-up areas of the City through intensification. The application proposes compatible and appropriate intensification in a built-up area. The proposal would make efficient use of land, existing infrastructure, and services. The proposed development has a compact and efficient form that has located the proposed massing, height, and density on the eastern portion of the site, to provide transition to the Etobicoke Creek Natural Heritage System, and to minimize the incremental shadowing on that system. The application and the draft Zoning By-law Amendments conform to the Growth Plan.

Land Use

The Application has been reviewed against the Official Plan policies and planning studies described in the Policy Consideration Section of this report as well as the policies of the Toronto Official Plan as a whole.

The Site is designated Apartment Neighbourhoods in the Official Plan, which may accommodate infill development that is compatible with the scale of the existing apartment buildings on and adjacent to the site. The existing building to the north is also 19 storeys (52 metres). Immediately to the east is a 17-storey apartment building, to the south are a pair of 15-storey apartment buildings, and to the southeast are three 22-storey apartment buildings adjacent to a gas station. There are no adjacent lands designated Neighbourhoods.

This application is an opportunity to provide an appropriately scaled built form that is compatible with, and would enhance, the existing neighbourhood; would achieve adequate building separation distances; and would provide a range of housing options and new protected open space adjacent to Etobicoke Creek. The proposed residential infill development would be appropriate at this location and would be compatible with the planned context of this area, particularly as it relates to the existing residential towers to the north, east, and south of the site. As such, staff are recommending the requested Zoning By-law Amendment be approved.

Density, Height, Massing

The proposed density, height, and massing have been assessed by applying the relevant Official Plan policies and design guidelines referenced in the Policy Consideration Section of this report.

The proposed tower has an overall height of 65.89 metres, including the mechanical penthouse. It would be the fourth tallest building within the area bounded by Etobicoke Creek, Old Burnhamthorpe Road, Markland Drive, and Stoneham Road. Staff are satisfied that the overall height proposed is appropriate as it is similar in scale to the existing building. The proposal provides sufficient separation to the existing building by providing a tower separation of 29 metres, exceeding the 25-metre minimum directed by the City's Tall Building Guidelines and in keeping with the larger "tower in the park" separation distances found in this area. The building's location to the east of the site towards Mill Road and Burnhamthorpe provides a minimum setback from the new west side property line (after land conveyance) of 16 metres, ensuring minimal incremental shadowing along Etobicoke Creek.

The proposed building's base is 17.3 metres in height, consisting of five storeys massed in a rectangular shape, with a saw-toothed footprint on the west and east façades. Above the base building, the tower floor plate is approximately 744 square metres, which complies with the maximum of 750 square metres directed by the Tall Building Design Guidelines.

Based on the policy framework for the site, the massing is appropriate. The base building height of 17.3 metres represents approximately 64 percent of Mill Road's right-

of-way, between the minimum of 10.5 metres and the maximum of 21.6 metres (80% of the Mill Road right-of-way).

The base building is set back well beyond the long-term stable top-of-bank line 10-metre setback requirement set out in Policy 3.4.8 of the Toronto Official Plan and beyond 10 metres from the natural feature limit. Through these setbacks, the proposal provides an appropriate transition to Etobicoke Creek and the ravine system.

The overall massing of the proposal provides a base building that will create a street wall along Mill Road and Burnhamthorpe Road, with the tower stepping back 5.1 metres from the base building along Mill Road and 5.53 metres along Burnhamthorpe Road, thereby reducing the visual impact of the taller building elements from the street level.

City Planning staff are of the opinion that the proposed infill development provides appropriate density, height, and setback from the adjacent Natural Areas and is compatible with the surrounding context. Building heights, setbacks, and floorplate standards will be secured in the draft Zoning By-law Amendments.

Amenity Space

The proposal provides for 391 square metres and 438 square metres of new indoor and outdoor amenity space, respectively. The amount of amenity space equates to two square metres of indoor amenity space per new dwelling unit, and 2.3 square metres of outdoor amenity space per new dwelling unit. The total amenity space, including the existing amenity space, is 488 square metres of indoor amenity space and 1,018.5 square metres of outdoor amenity space. All amenity space will be available to residents of both the existing and proposed buildings.

Policy 3.1.2.11 of the Official Plan indicates that amenity spaces are encouraged to be high quality and well-designed. Policy 3.1.2.13 states that outdoor amenity spaces should have access to daylight and direct sunlight, and have comfortable wind, shadow, and noise conditions, and promote use in all seasons. Guideline 4.1.1 of the Pet Friendly Guidelines indicates that 10 percent of amenity space should be allocated as pet friendly spaces – including pet relief areas, wash stations, and off-leash areas – which is achieved in the proposal.

The new outdoor amenity space and the majority of the new indoor amenity space is proposed to be adjoined and located at grade along the western portion of the base of the proposed building. A portion (22 percent) of the indoor amenity space is proposed to be located on the second storey.

A pet relief area (66 square metres) is proposed as part of the outdoor amenity space to the rear of the building on the north side. Some of the outdoor amenity space would experience incremental shadows in the early morning, but will have direct sunlight for the majority of the day (at the latest, from 11:18 a.m. onwards). Wind and noise considerations are provided in the respective sections in this report. The overall amount of amenity space proposed exceeds the Zoning By-law requirements. Staff are satisfied with the provision, siting, and proposed programming of the amenity spaces. The amount of amenity space will be secured in the amending Zoning By-laws, and the

detailed design and programming of the amenities will be secured in the Section 37 agreement and through the site plan review process.

Sun, Shadow, Wind

Built Form policies and Apartment Neighbourhood policies of the Official Plan require limiting shadow and wind impacts on neighbouring streets, properties, open spaces, and the public realm (Policies 3.1.2.3 d, e, and f; 3.1.2.3 e; 3.1.3.10 b; and 4.2.2 c), and on the site itself (Policy 4.2.3 c). Guideline 1.4 of the Tall Building Design Guidelines refers to maintaining access to sunlight for surrounding streets, parks, and open spaces.

The applicant submitted a Sun/Shadow Impact Study illustrating the impact of the proposed development on the surrounding context during the spring and fall equinoxes. The study illustrates that, for the required test times (March 21 and September 21 during the hours between 9:18 p.m. and 6:18 p.m.), there would be shadow cast on the south wall of the existing apartment building at 340 Mill Road from 9:18 a.m. to 12:18 p.m. (permitting at least six hours of sunlight), containing one bedroom window on each floor between the second and 19th storeys. The proposed building would begin to shadow the southwest wall of 335 Mill Road at 2:18 p.m. and clear this building by 4:18 p.m., allowing for approximately seven hours of sunlight. There would be shadow cast on the existing apartment building at 820 Burnhamthorpe Road for up to two hours in September (from 5:18 p.m. to 7:18 p.m.) and one hour in March (from 6:18 p.m. to 7:18 p.m.). Shadow impact on Etobicoke Creek would be limited to approximately one hour per day (shown at 9:18 am). All of the above mentioned addresses are in Apartment Neighbourhoods; there is no shadowing of lands designated Neighbourhoods.

City Planning staff have assessed the incremental shadowing impacts that would result from the proposed development and are satisfied that the development would adequately limit shadowing on the surrounding lands.

City Planning staff are also satisfied with the wind conditions that would result from the proposed development, subject to further assessment during the Site Plan Control process. Policy 3.1.2.1 f) of the Official Plan states that development will be located and organized to fit its context by providing comfortable wind conditions at the street level and adjacent to open spaces to preserve their utility. Policy 3.1.2.13 d) states that residential outdoor amenity spaces should provide comfortable wind conditions. Guidelines 2.4, 2.5, 3.2.1, 3.2.2, 3.2.3, and 4.3 of the Tall Building Design Guidelines provide direction for tall buildings and open spaces to be organized, sited, and articulated to minimize negative wind conditions.

The applicant submitted a Pedestrian Wind Study prepared by RWDI Consulting Engineers and Scientists, dated July 10, 2019 and updated on January 12, 2021. The initial study concluded that wind speeds around the building are expected to be lower than the existing conditions throughout the year. The wind study addendum addresses areas that would experience more substantial wind impacts through landscaping improvements, alternating the massing of the building, and adding screens.

The study addendum suggests that, during the summer, wind conditions at all entrances would be comfortable for sitting or standing, which is suitable for the intended use, and that wind conditions around the proposed development and surrounding sidewalks would be comfortable for walking. In the winter, all main entrance locations around the proposed development would be suitable for standing. The study addendum also suggests that elevated wind speeds would occur at some sidewalk and walkway locations during the winter, but would still be suitable for use.

City Planning staff have reviewed the study and are satisfied with the assessment. Wind mitigation measures will be secured as legal convenience matters in the Section 37 agreement and through the site plan review process.

Traffic Impact, Access, Parking

The applicant's transportation consultant prepared a Transportation Impact, Parking, and Loading Study, dated July 9, 2019, with an addendum dated February 1, 2021, to reflect the projected future conditions. The study estimates that the proposed development would generate 86 and 68 two-way trips during the morning and afternoon peak hours respectively.

Based on the projected vehicular traffic volume, the study concludes that the traffic generated by the proposed development would have a negligible impact on study intersections and the surrounding street network. The road network surrounding the Site is forecasted to operate with acceptable delays and sufficient capacity.

The three existing driveway entrances from Mill Road are proposed to be maintained, including the passenger driveway loop which provides access to the main entrance to the existing building. The southernmost driveway is proposed to provide vehicular access to the north side of the new building, to the ramp for the proposed building, to the surface parking spaces, and to the loading bays. Transportation Services staff reviewed the vehicular and loading accesses and are also supportive of the proposed configuration.

The applicant proposes a total of 510 vehicular parking spaces to service both buildings, including 450 residential parking spaces and 60 visitor vehicular parking spaces. The residential parking supply for the proposed rental building is 186, which satisfies the requirements under Zoning By-law 569-2013. The visitor parking supply for the proposed building is 28 regular parking spaces (a rate of 0.146 spaces per unit) and 14 accessible parking spaces. Transportation Services staff have reviewed the documentation and are satisfied with the number of proposed vehicular parking spaces. The Application proposes a total of 149 bicycle parking spaces, consisting of 135 long-term spaces located in the first level of below-grade parking and 14 short-term spaces located at grade, at the southeast corner of the proposed building. The proposed number of bicycle parking spaces for this development complies with the bicycle parking requirements in city-wide Zoning By-law 569-2013. Details with respect to the location, design and layout for the bicycle parking will be secured through the Site Plan application review process for this development.

The Draft Zoning By-law Amendments, appended as Attachments 5 and 6 to this report, incorporates the parking and loading space requirements. The final detailed review of

the above-grade parking layout, and the configuration of the loading space, as well as appropriate truck circulation supporting this configuration, would be secured through the site plan review process.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Mill Road, a 0.40-metre road widening dedication along the Mill Road frontage is required and proposed to be conveyed to the City as part of the site plan review process, and secured in the Section 37 agreement as a legal convenience.

Streetscape and Public Realm

Policy 3.1.1.2 states the public realm will: d) provide a comfortable, attractive and vibrant, safe, and accessible setting for civic life and daily social interaction; and g) be functional and fit within a larger network of public spaces. Policy 3.1.1.6 states that city streets are significant public open spaces and should be designed to perform their diverse roles. Guidelines 4.1 and 4.2 of the Tall Building Design Guidelines provide direction for streetscapes to be designed to support the safe movement of pedestrians. Existing public sidewalks are provided along the Burnhamthorpe Road East and Mill Road frontages, which both measure approximately 1.6 metres in width. In order to comply with current City standards, along with requirements related to the Accessibility for Ontarians with Disabilities Act (AODA), the proponent is proposing to construct the sidewalks along both streets with minimum clear widths of 2.1 metres each.

The Application also proposes streetscape improvements through landscaping and street tree plantings. The proposal includes an increase in the site area devoted to soft landscaping from 5,870 square metres to 5,967 square metres, representing 57% of the total landscaped area. The Landscape Masterplan also illustrates a total of 21 new trees on the City road allowance and 25 new trees on private property. City Planning staff are of the opinion that the proposed development would create high-quality, properly landscaped, and well-connected pedestrian-oriented streetscapes.

Servicing and Stormwater Management

The applicant submitted a Functional Servicing and Stormwater Management Report, dated July 9, 2021, and prepared by Counterpoint Engineering, and a Hydrological Report, dated July 10, 2019, and prepared by Terrapex Environment Ltd. The objectives of these reports were to identify the municipal servicing and stormwater management requirements for this development and to demonstrate how each service would be accommodated by the existing infrastructure.

Engineering and Construction Services staff have requested that the applicant make the following revisions to the Hydrological Review Servicing Report Groundwater Summary Form and:

- Submit testing demonstrating that groundwater quality meets the required limits;
- Confirm that there is sufficient capacity in the sewer system ; and

- Address any comments pertaining to the request for an exemption for a long term discharge agreement for the existing building

It is recommended that the owner undertake additional work to satisfy servicing matters required by ECS as set out in the memorandum dated September 3, 2021 to City Planning prior to introducing the necessary bills to City Council for enactment.

Rental Housing Intensification

The proposal is consistent with the housing policy objectives of the Official Plan, as it would result in new rental housing supply through appropriate residential intensification and infill, while retaining and improving the existing rental housing on the lands.

The Housing Issues Report submitted with the application confirms that 201 of the existing rental units on the lands have affordable rents and 22 of the rental units have mid-range rents, and that the owner would maintain all 225 rental units (including two units occupied by superintendents) as rental housing for at least 20 years, with no application for demolition or conversion to condominium ownership or from residential rental use during that period, in accordance with Policy 3.2.1.5.(a) of the Official Plan.

A tenant survey was administered (both physically and online) between September 30 and November 3, 2020 to identify needed improvements to the existing rental building and amenities for the purposes of satisfying Official Plan Policy 3.2.1.5(b). Rental housing improvements should be capital in nature and extend beyond repairs which form part of regular building maintenance. The applicant proposes to undertake the following improvements, without pass-through of costs to tenants, as informed by the results of the tenant survey:

Prior to the issuance of the first above-grade building permit, the owner shall provide:

- A Letter of Credit in the amount of \$800,000 to secure the replacement of the windows and balcony doors of the existing rental apartment building within two years of first occupancy of the new building. The owner would be required to cover any and all costs over and above the \$800,000 if necessary to complete the replacement of all windows and balcony doors, and to submit to the City a construction schedule and specifications of the replacement windows and balcony doors prepared by a qualified contractor with expertise in residential window installation services;
- A new gymnasium, or a completely renovated and improved gymnasium, with new gymnasium equipment within the existing rental building. The location, layout, and specifications of the new/renovated gymnasium and associated equipment shall be developed and approved through the site plan review process; and
- Improvements to the existing laundry room in the existing rental building, including the provision of a new television and seating area, new folding tables, and one or more oversized laundry machines. The location, layout, and

specifications of the laundry room improvements shall be developed and approved through the site plan review process.

Prior to first occupancy of the new residential building:

- A new outdoor barbeque and seating area with a gazebo outside of the existing rental building. The location, layout, and specifications of the new outdoor barbeque and seating area and gazebo shall be developed and approved through the site plan review process.

The owner will be prevented from passing through the costs associated with the provision and maintenance of the rental housing improvements listed above to tenants, including by way of an application to the Landlord and Tenant Board for an above-guideline increase in rent to recover expenses incurred in completing the improvements. Prior to site plan approval, the applicant will also be required to submit a Construction Mitigation Strategy and Tenant Communication Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning, to mitigate construction impacts on existing residents.

The rental tenure of the existing apartment building, the rental housing improvements, and the Construction Mitigation Strategy and Tenant Communication Plan will be secured through the Section 37 Agreement (as a legal convenience) and incorporated into the Section 37 provisions of the amending zoning by-laws.

Residential Unit Mix and Sizes

The Application proposes to provide 56 (29.3%) of the 191 net new residential units in the development as two-bedroom units and 33 (17.3%) of the 191 new residential units as three-bedroom units, which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up Guidelines. In addition, 32 of the proposed three-bedroom units (16.8% of all units) are approximately 100 square metres (≥ 99 square metres) or larger in size, and 19 of the proposed two-bedroom units (9.9% of all units) are approximately 87 square metres (≥ 84 square metres) or larger in size, which supports the unit size objectives of Guideline 3.0 of the Growing Up guidelines. The applicant is well-positioned to accommodate a broad range of households, including families with children, within the proposed development.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the Toronto Official Plan illustrates local parkland provisions across the city. The lands which are the subject of this Application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The Site is in the second highest quintile of current provision of parkland. The Site is also in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The proposal is subject to a parkland dedication cap of 15% through cash-in-lieu. The value of the cash-in-lieu of parkland dedication would be appraised through Real Estate

Services. The appraisal would be conducted upon the submission of an application for the first above-grade building permit and valid for six months. Payment would be required prior to the issuance of the first above-grade building permit.

In addition, the lands located 10 metres inland from the Top of Slope (1,908 square metres) are to be conveyed to the City as Open Space.

Ravine Protection and Natural Heritage Protection

Etobicoke Creek is situated adjacent to the subject property to the west. The portion adjacent to the subject property is identified on Map 9 of the Official Plan as part of the Natural Heritage System, and is designated as Natural Areas on Map 14.

A portion of the subject property is protected by the City's Ravine & Natural Feature Protection By-law. The buildings are set back well beyond 10 metres from the top of the bank. Through the site plan review process, RNFP staff will require a grading/drainage plan, the addition of the Ravine & Natural Feature Protection By-law note to site and construction drawings, a sediment control plan, and a Stewardship Plan.

The subject property is partially located within a TRCA-regulated area of the Etobicoke Creek watershed. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation), a permit is required from the TRCA prior to any development taking place on the regulated portion of the property.

The natural system, which includes those lands located 10 metres inland from the Long-Term Stable Top of Slope (LTSTOS), is to be conveyed to public ownership. These lands are required to be zoned "Open Space-Natural Areas." Encroachments or removal of vegetation would be prohibited, and a three-metre building setback to the future open space block/new lot line would provide. The required conveyance would be secured through the Section 37 agreement.

A number of other recommendations from the TRCA related to geotechnical engineering, water resource engineering, erosion and sediment control, hydrogeology, and ecology are to be addressed through the site plan review process. The applicant would also be required to prepare and submit a ravine stewardship plan through the site plan review process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Articles II (Street Tree By-law) and III (Private Tree By-law).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that: "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on preserving and enhancing the urban forest by:

- a) Providing suitable growing environments for trees;
- b) Increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
- c) Regulating the injury and destruction of trees".

The submitted Arborist Report & Tree Protection Plan, prepared by Bruce Tree Expert Company Ltd., and most recently revised February 1, 2021 inventoried 98 protected trees. The applicant is proposing to remove five protected private trees, and to injure three protected private trees and one City-owned tree. The applicant has not yet submitted the required Application to Injure or Destroy Trees to Urban Forestry.

The Landscape Plan, prepared by NAK Design Group, and most recently revised February 1, 2021 shows a total of 49 new trees, including 21 new street trees within the City's road allowance and 28 new trees on private property. Urban Forestry staff are of the opinion that this Landscape Plan is acceptable.

Noise Impact

The Site is in proximity to the flight path of the Toronto Pearson International Airport. Policy 3.4.21 of the Official Plan indicates that sensitive land uses will be designed and buffered from adverse noise and vibration impacts generated from major facilities such as airports and transportation corridors.

A Noise Impact Study prepared by HGC Engineering and dated May 27, 2019 was submitted in support of the Application. The study assessed transportation and stationary noise sources surrounding the proposed development using applicable provincial guidelines and concluded that the proposal is anticipated to meet the applicable criteria with respect to noise from aircraft.

As a result of the impacts of sounds generated by the adjacent transportation sources, the Noise Impact Feasibility Study provided several mitigation recommendations for the proposal including:

- The installation of central air conditioning for all units;
- A 2.8-metre high windscreen at the south side of the outdoor amenity space that also meets the requirements of an acoustic barrier;
- Future tenants are to be warned of potentially high sound levels through appropriate warning clauses in all agreements of purchase and sale, and lease agreements; and
- Upgraded building, glazing, mechanical, and electrical equipment to be studied when building design is at a more developed stage.

R.J. Burnside & Associates Limited was retained to peer review the Noise Impact Study and supporting materials on behalf of the City and provide an opinion on the sufficiency and accuracy of the submitted materials, and concurrence with the opinions of the Study and associated documentation. R.J. Burnside reviewed the revised study findings

and concurred with much of the analysis and conclusions of the report with respect to the Zoning By-law Amendment application, and recommended refining the proposed mitigation measures through the Site Plan Approval process when the building design is at a more advanced stage.

Toronto Green Standard

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

The applicant is encouraged to achieve Tier 2 of the TGS or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Performance measures for the Tier 1 development features would be secured through the Site Plan Control process.

School Boards

Toronto District School Board (TDSB) staff have advised that there is sufficient capacity among local schools to accommodate increased student demand that would be generated by the proposed development. The local schools include: Mill Valley Junior School; Bloordale Middle School; and Silverthorn Collegiate Institute.

Toronto Catholic District School Board (TCDSB) staff have advised there is currently significant enrollment pressures in the area. Local TCDSB schools include Michael Power/St. Joseph High School and Bishop Allen Academy. The TCDSB request that the owner be required to erect signs on-site to communicate the accommodation concern and include warning clauses related to this issue in purchasing and lease agreements. Staff are recommending imposing requirements to satisfy TCDSB obligations to erect signs and include warning clauses, and such obligations would be secured in the Section 37 Agreement and would be implemented through the Site Plan Control process.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong, and complete communities. CS&F are the lands, buildings, and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards, and commissions, including recreation facilities, libraries, childcare facilities, schools, and public health, human, cultural, and employment services and facilities.

The timely provision of CS&F is as important to the livability of the City's neighbourhoods as "hard" services like sewer and water systems, roads and public transit. The City's Official Plan establishes and recognizes that the provision of, and investment in, CS&F supports safe, liveable, and accessible communities. Providing for

a full range of CS&F in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies, and the development community.

The applicant submitted a CS&F Study dated July 2019 in support of the proposal. In evaluating the Application, staff recommended three potential areas for investment:

- New childcare centres;
- Capital improvements to Eatonville Neighbourhood Library and Elmbrook Neighbourhood; and
- New outdoor community recreation facilities.

The proposed development would contribute towards the CS&F needs of the area by providing a \$1,500,000 Section 37 community benefit contribution to invest in improvements to outdoor community recreation facilities in Centennial Park as set out in the Centennial Park Master Plan.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning. The community benefit recommended to be secured in the Section 37 Agreement is a cash contribution of \$1,500,000 for future capital improvements to Centennial Park and/or bicycle lane construction.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

- The owner shall continue to provide and maintain the existing 225 rental dwelling units as rental housing, together with the new and retained associated facilities and amenities of the residential rental property, for a period of at least 20 years commencing from the date the Zoning By-law Amendments come into force and effect.
- The owner shall provide tenants of all 225 existing rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge, and on the same terms and conditions as any other resident of the development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings.
- The owner shall provide, at its sole expense and at no cost to tenants, the following rental housing improvements:
- The owner shall provide the City with a Letter of Credit in the amount of \$800,000 to secure the full replacement of the windows and balcony doors of the existing rental building, with any additional costs necessary to complete the window and balcony door replacement borne solely by the owner.

- The owner shall submit to the City a construction schedule and specifications of the replacement windows and balcony doors secured by the Letter of Credit referred to above, and such schedule and specifications shall be developed by a qualified contractor with expertise in residential window installation services.
- The owner shall construct a new gymnasium, or renovate and undertake improvements to the existing gymnasium, and provide new gymnasium equipment within the existing rental building.
- The owner shall undertake improvements to the existing laundry room in the existing rental building, including the provision of a new television and seating area, new folding tables, and one or more oversized laundry machines.
- The owner shall provide a new outdoor barbeque and seating area with a gazebo within a reasonable and accessible vicinity of the entrance the existing rental building.
- The owner shall provide a Construction Mitigation Strategy and Tenant Communication Plan to mitigate the impacts of construction of the development on tenants of the existing rental building.
- The costs associated with the provision and maintenance of the rental housing improvements and Construction Mitigation Strategy and Tenant Communication Plan above shall not be passed on to tenants of the existing rental building in any form, including by way of an application to the Landlord and Tenant Board for an above-guideline increase in rent to recover expenses incurred in completing the rental housing improvements.
- The owner shall construct and maintain the development of the site in accordance with Tier 1 of the Toronto Green Standard, and be encouraged to achieve Tier 2 of the Toronto Green Standard or higher, where appropriate.
- The owner shall satisfy applicable signage and warning clause requirements of the Toronto District School Board and the Toronto Catholic District School Board in connection with student accommodation.
- The owner shall implement recommended mitigation measures from the Noise Impact Study.
- The owner shall implement the mitigation measures from the Pedestrian Wind Study.
- Reconstruction of the City sidewalks along Mill Road and Burnhamthorpe Road to City standards.
- The provision of pet relief areas and washing stations as part of the total amenity space area.

- The owner shall convey a 0.4-metre road widening to the City prior to site plan approval.
- The owner shall also convey the 1,908 square metres within the 10-metre setback requirement from the long-term stable top-of bank-line to public ownership, and prepare and implement a ravine stewardship plan.

Conclusion

The proposal has been reviewed against the policies of the Planning Act, PPS, Growth Plan, and Toronto Official Plan. Staff are of the opinion the proposal is consistent with the PPS and does not conflict with the Growth Plan. The proposal is in keeping with the intent of the City of Toronto Official Plan, particularly as it relates to Apartment Neighbourhoods, Built Form, Public Realm, and Healthy Neighbourhood policies.

Staff worked with the applicant to address and resolve key concerns, including reducing the massing of the proposed development to minimize shadow and wind impacts on the site and surrounding properties, increasing the west side setback and public land conveyance to ensure protection of Etobicoke Creek, increasing the proportion of two- and three-bedroom units in the development, increasing the amount of soft landscaping, and increasing the amount of vehicle and bicycle parking. The application would contribute positively to the area by providing new purpose-built rental housing, a range of unit types and sizes, and replace surface parking with underground parking. Staff are of the opinion the proposed development is an appropriate infill development for the site that is compatible with the surrounding context.

Staff recommend that City Council approve the application and Draft Zoning By-law Amendments, subject to the conditions outlined in the recommendations of this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Etobicoke Zoning Code Amendment (provided separately)
- Attachment 6: Draft Zoning By-law 569-2013 Amendment (provided separately)

Applicant Submitted Drawings

- Attachment 7: Site Plan/Draft Plan of Subdivision
- Attachment 8: Elevation (South)
- Attachment 9: Elevation (North)
- Attachment 10: Elevation (West)
- Attachment 11: Elevation (East)
- Attachment 1: Application Data Sheet

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 340 MILL RD Date Received: July 18, 2019

Application Number: 19 191585 WET 02 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Application to amend city-wide Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code to permit a new 19-storey residential rental building proposed on the southern portion of the subject site, consisting of 191 rental units and a total of 16,945 square metres of gross floor area. The existing 19-storey residential rental building located on the northern portion of the site will be maintained.

Applicant	Agent	Architect	Owner
MOHICAN HOLDINGS LIMITED			MOHICAN HOLDINGS LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R6	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 13,625 Frontage (m): 139 Depth (m): 80

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,473	1,473	1,273	2,746
Residential GFA (sq m):	26,069	26,069	16,945	43,014
Non-Residential GFA (sq m):				
Total GFA (sq m):	26,069	26,069	16,945	43,014
Height - Storeys:	19		19	19
Height - Metres:	52		61	61

Lot Coverage Ratio (%)	20.15	Floor Space Index:	3.16
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	43,014	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	225	225	191	416
Freehold:				
Condominium:				
Other:				
Total Units:	225	225	191	416

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			36	135	54
Proposed:			102	56	33
Total Units:			138	191	87

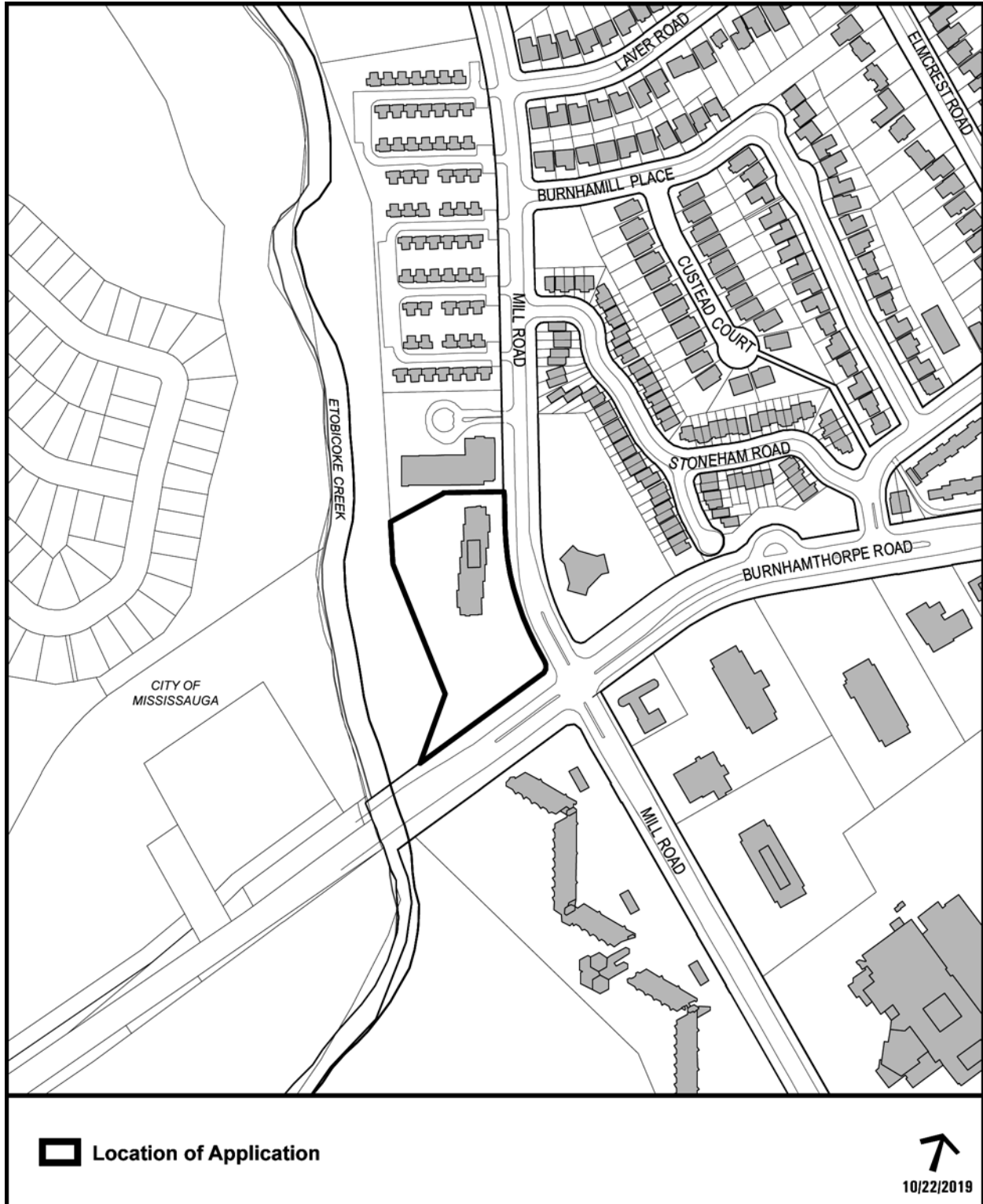
Parking and Loading

Parking Spaces:	510	Bicycle Parking Spaces:	149	Loading Docks:	2
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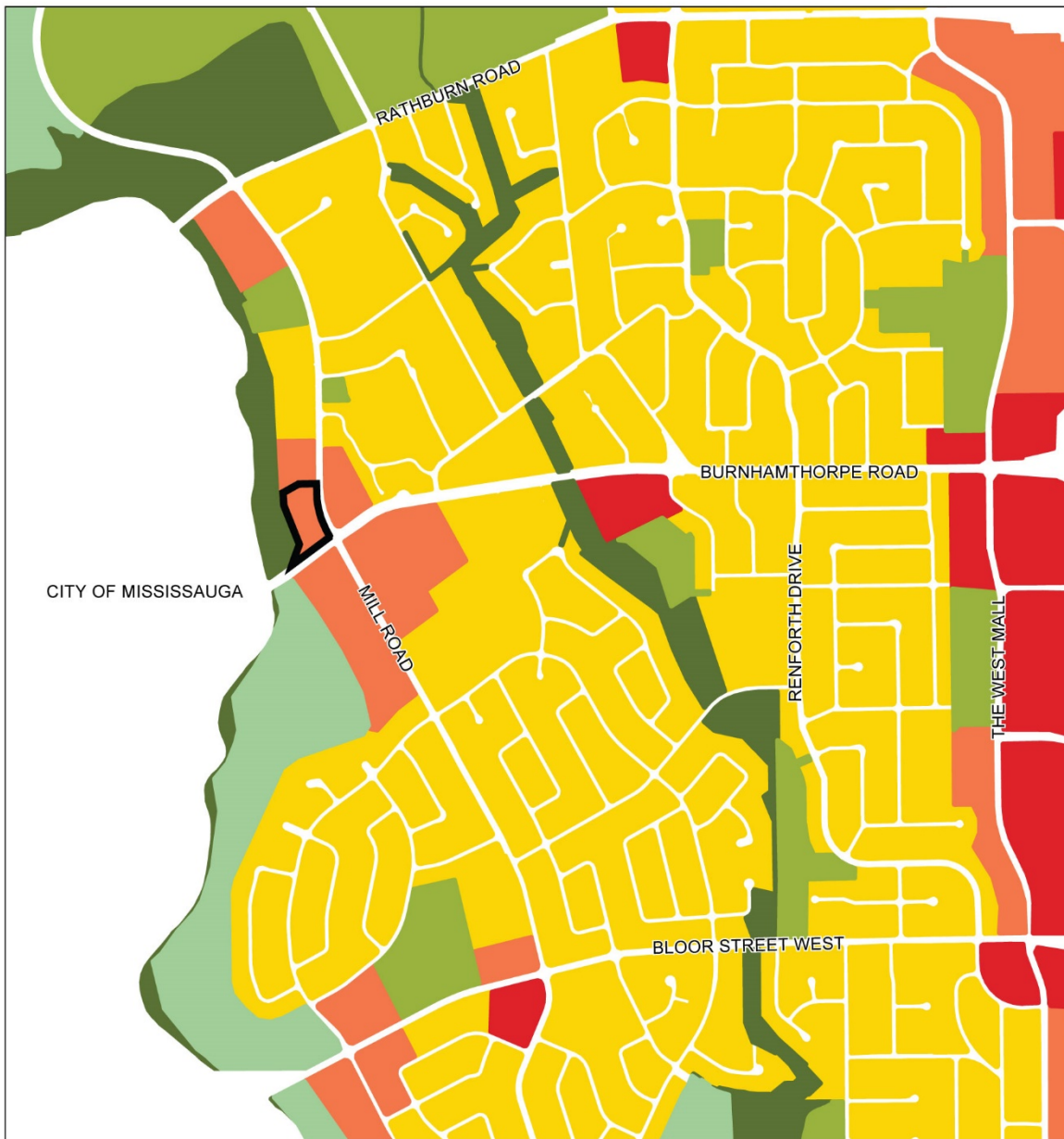
CONTACT:

Ira Banks, Planner
(416) 394-8878
Ira.Banks@toronto.ca

Attachment 2: Location Map










Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

340 Mill Road

File # 19 191585 WET 02 02

	Location of Application		Natural Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		Other Open Space Areas
	Mixed Use Areas		

↑
Not to Scale
10/22/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-law No. 569-2013

340 Mill Road

File # 19 191585 WET 02 02

Location of Application

RD Residential Detached
 RS Residential Semi-Detached
 RT Residential Townhouse
 RA Residential Apartment

CL Commercial Local
 O Open Space
 ON Open Space Natural
 OR Open Space Recreation
 OG Open Space Golf Course

See Former City of Etobicoke By-law No. 11,737
 R2 Second Density Residential Zone
 A.8 Agricultural Minimum Lot Area 0.8ha

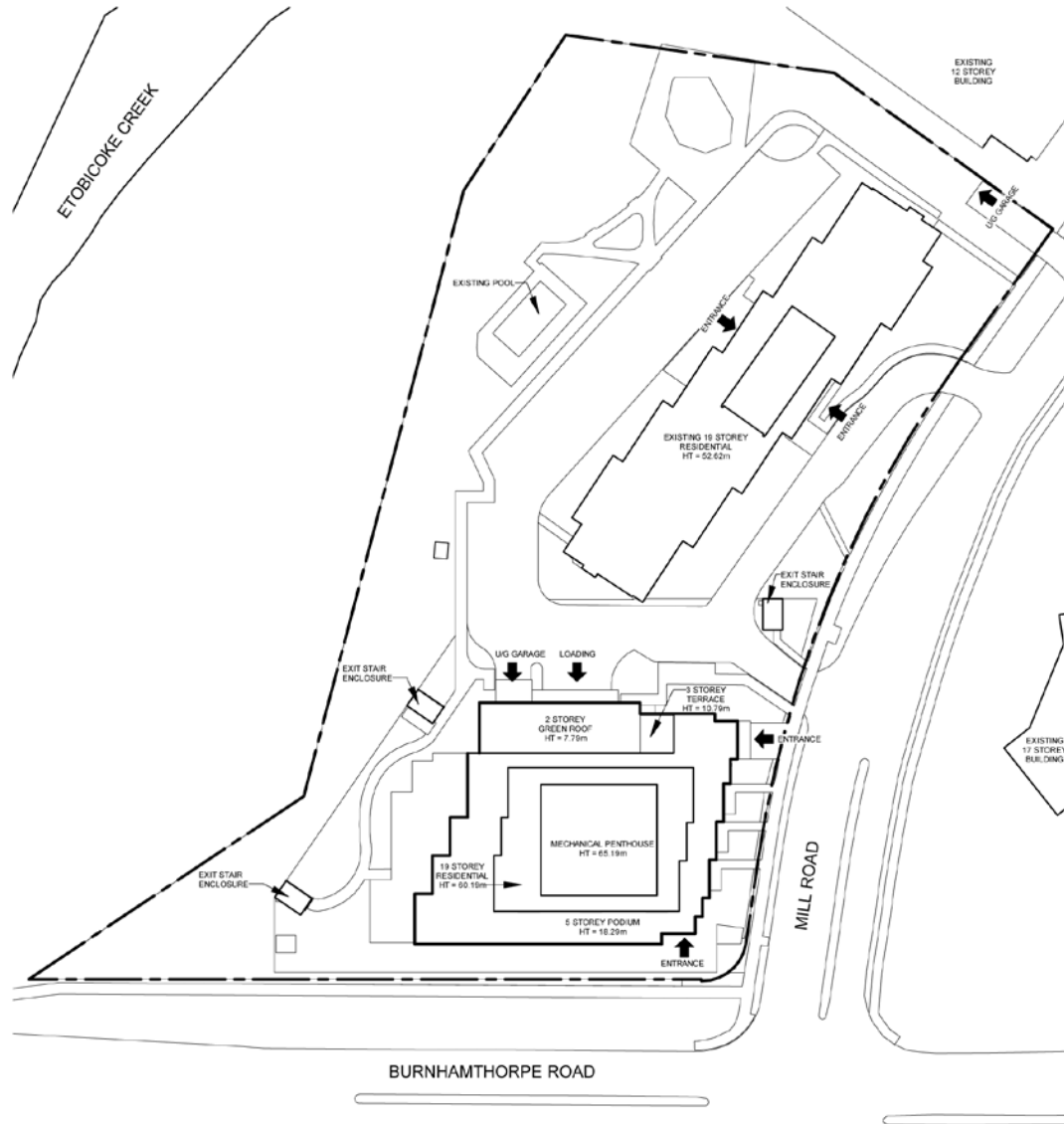


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 Extracted: 12/16/2019

Attachment 5: Draft Etobicoke Zoning Code Amendment (provided separately)

Attachment 6: Draft Zoning By-law 569-2013 Amendment (provided separately)

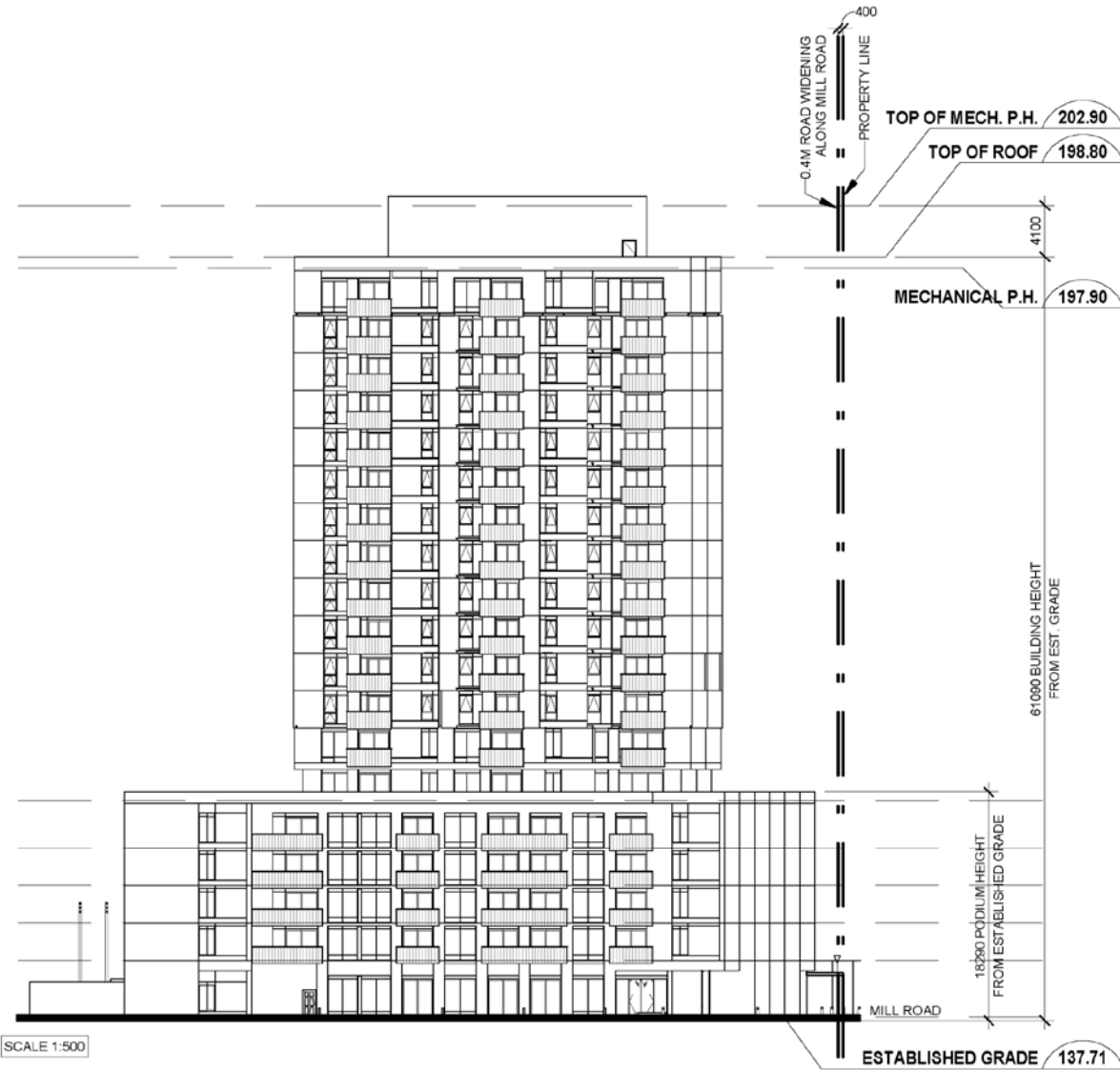
Attachment 7: Site Plan



Site Plan

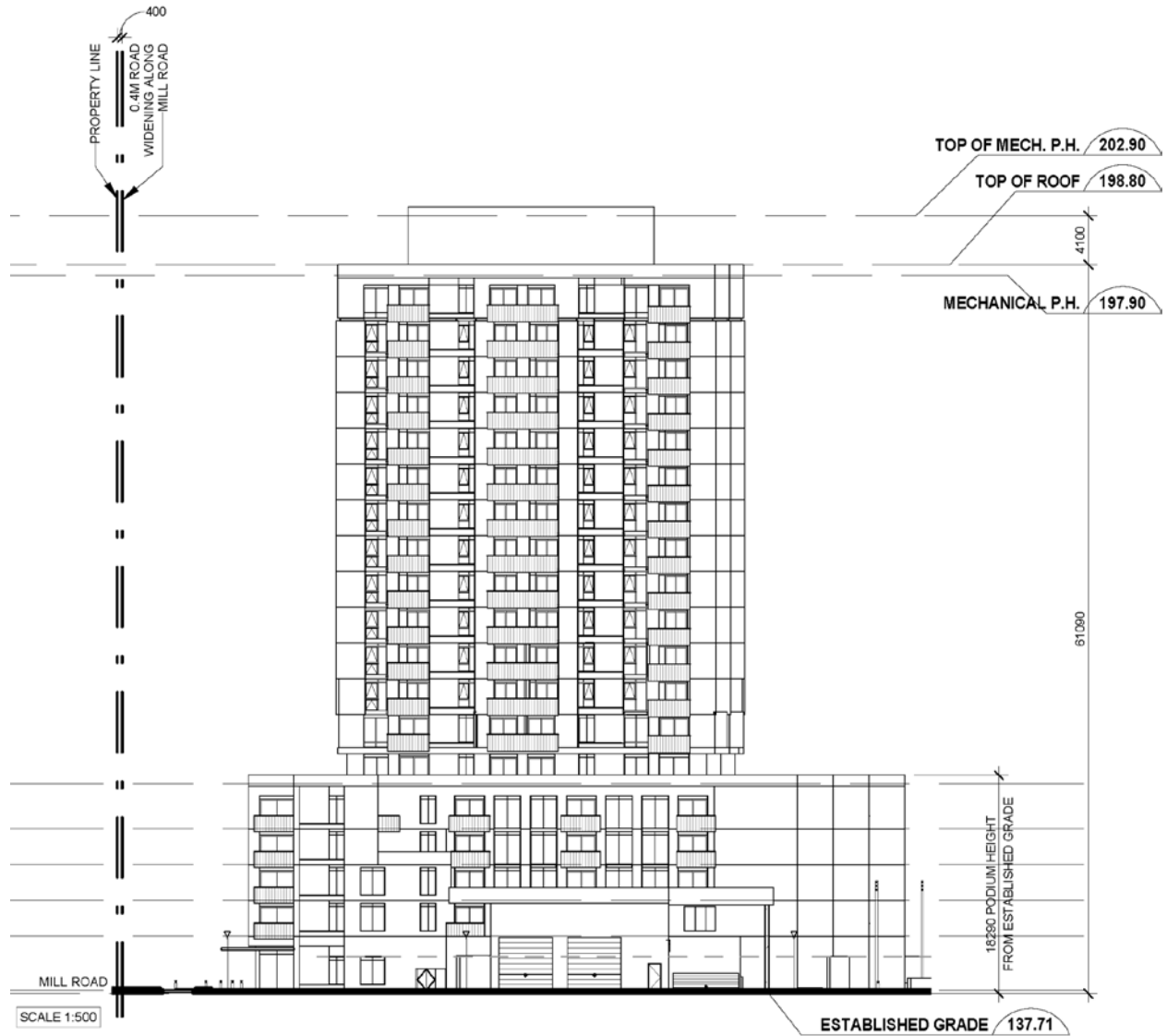


Attachment 8: Elevation (South)



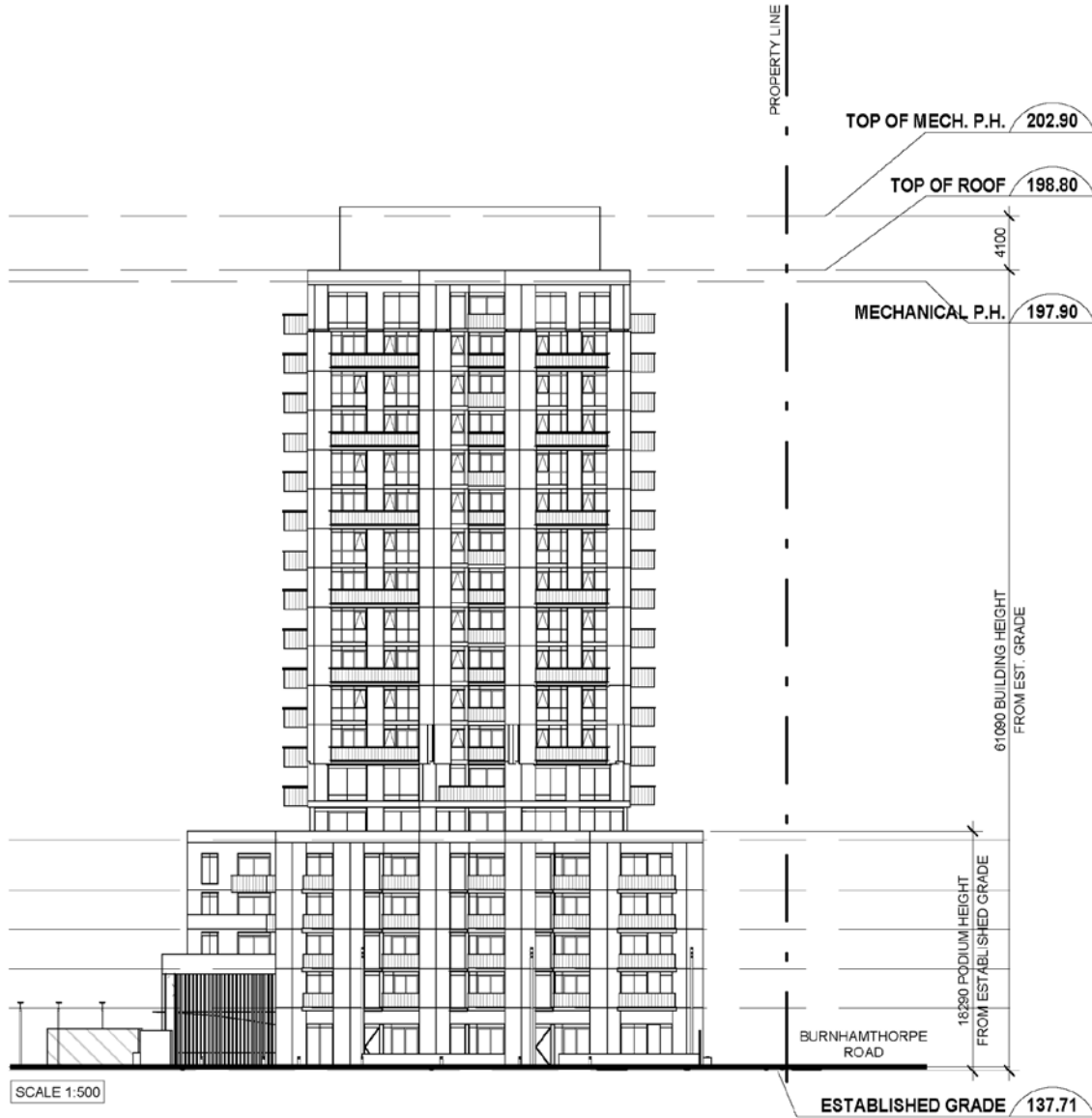
South Elevation

Attachment 9: Elevation (North)



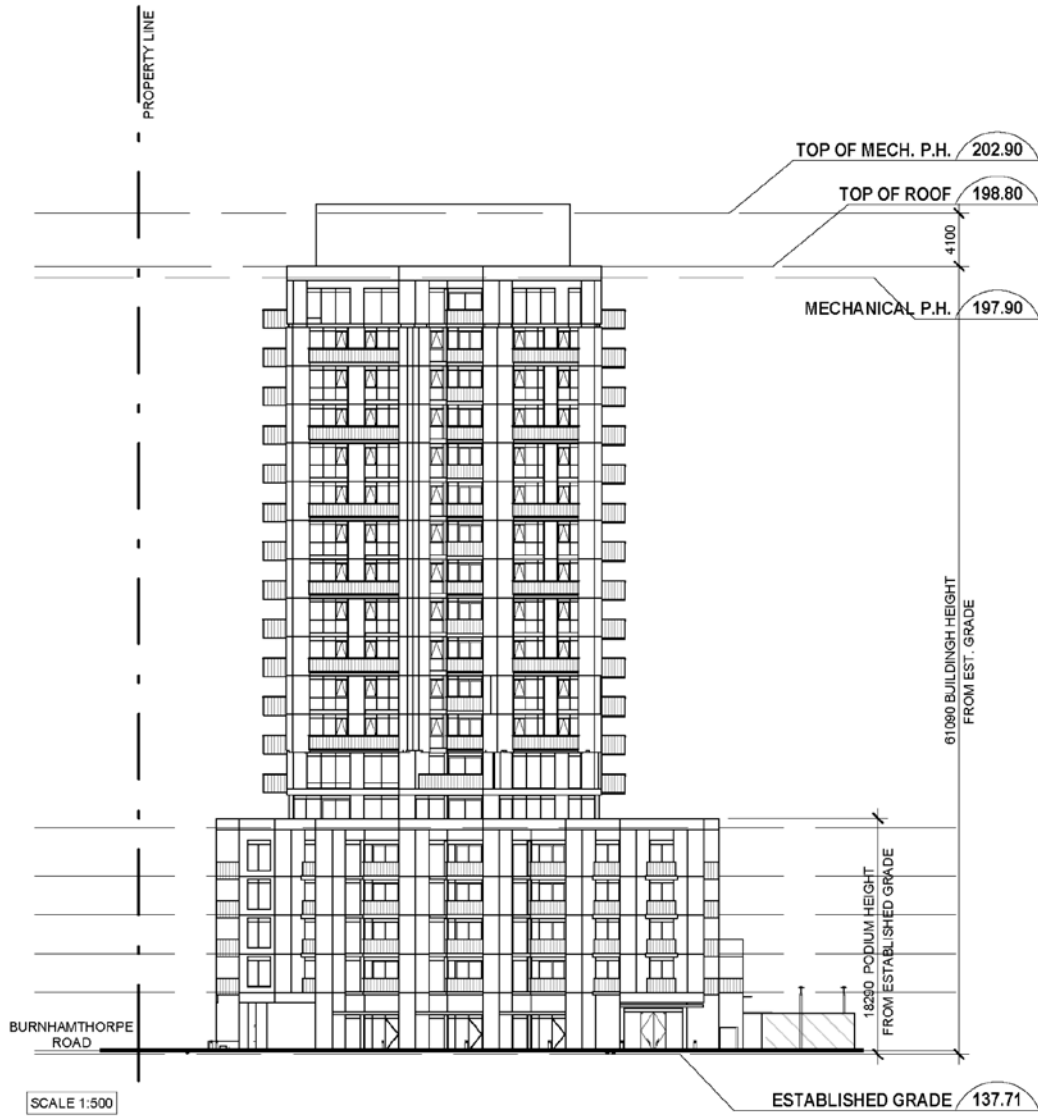
North Elevation

Attachment 10: Elevation (West)



West Elevation

Attachment 11: Elevation (East)



East Elevation