

470 Sentinel Road and 1, 35 and 40 Fountainhead Road – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications – Preliminary Report

Date: April 29, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Number: 21 251925 WET 07 OZ, 21 251918 WET 07 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding applications to amend the Official Plan, city-wide Zoning By-law 569-2013 and former North York Zoning By-law 7625, for a proposed infill development at 470 Sentinel Road and 1, 35 and 40 Fountainhead Road.

The proposal includes four new buildings consisting of three residential buildings of 36 storeys, 30 storeys, and 14 storeys (112.85 metres, 95.45 metres, and 47.65 metres respectively, including the mechanical penthouse) and one 40-storey mixed-use building (125.5 metres including the mechanical penthouse). The proposal would result in a gross floor area of 256,064 square metres consisting of 127,452 square metres of residential area (1,720 dwelling units), and 1,050 square metres of retail area located at grade fronting on Sentinel Road. The proposal also includes the provision for public parkland of 0.56 hectares and a two-storey community centre. The four existing 22-storey apartment buildings containing a total of 1,479 dwelling units are proposed to be retained.

In addition to the Official Plan and Zoning By-law amendment application, a Draft Plan of Subdivision has been submitted to create eight development blocks and a public street connecting Finch Avenue West to Fountainhead Road.

Staff are currently reviewing the applications. It has been circulated to all appropriate agencies and City divisions for comment and was deemed complete on February 17, 2022. City Planning staff will next proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the applications located at 470 Sentinel Road and 1, 35 and 40 Fountainhead Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description:

The site is located at the northwest corner of the intersection of Finch Avenue West and Sentinel Road. The development site is generally rectangular in shape and bounded by Finch Avenue West to the south, Sentinel Road to the east, the Finch Hydro Corridor to the north, and the Black Creek to the west. Fountainhead Road bisects the development site and ends in a cul-de-sac.

See Attachment 1 for the location of the subject site.

Existing Uses:

Four 22-storey apartment buildings containing 1,479 dwelling units rental units. Approximately 100 square metres of retail gross floor area is located in the existing apartment building at 1 Fountainhead Road.

Official Plan Designation:

The site is designated *Apartment Neighbourhoods*, with portions of the site within the *Natural Heritage System*. Toronto Official Plan policies may be found here:

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

Refer to Attachment 5 for the site's Official Plan land use designation.

Official Plan Amendment 482 - Sentinel Protected Major Transit Station Area

The site is within the Council adopted Official Plan Amendment 482 (OPA 482), which includes the establishment of the delineated Protected Major Transit Station Area (PMTSA) through Site and Area Specific Policy 585 - Sentinel Transit Station Area (SASP 585). OPA 482 is currently before the Province for approval.

OPA 482 may be found here: <https://www.toronto.ca/wp-content/uploads/2020/03/9610-CityPlanning-2020-02-21-Bill-PMTSA-OPA-482.pdf>

Official Plan Amendment 483 - Keele Finch Secondary Plan

The site is designated *Apartment Neighbourhoods*, and is within the *Sentinel Node* in the Council adopted Official Plan Amendment 483 - Keele Finch Secondary Plan (KFSP).

The Council adopted KFSP may be found here: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/keele-finch-plus/>

Zoning:

The site is regulated under the former City of North York Zoning By-law 7625. The site is zoned Multiple-Family Dwellings Sixth Density Zone (RM6) and is subject to site-specific Zoning By-law 22134. The zoning permits the four existing 22-storey apartment buildings. By-law 22134 also permits a 110 square metre convenience store on the ground floor of the apartment building at 1 Fountainhead Road.

See Attachment 6 for the site's Zoning By-law designation.

The subject site is not subject to city-wide Zoning By-law 569-2013. This Zoning By-law Amendment will bring the site into City-wide Zoning By-law 569-2013.

THE APPLICATION

Complete Application Submission Date: February 17, 2022

Description: Four new buildings consisting of three residential buildings of 36 storeys, 30 storeys, and 14 storeys (112.85 metres, 95.45 metres, and 47.65 metres respectively, including the mechanical penthouse) and one 40-storey mixed-use building (125.5 metres including the mechanical penthouse).

Density: 2.85 times the area of the lot.

Dwelling Units: 1,720 new dwelling units are proposed. The dwelling units include 1,292 one-bedroom (75%), 262 two-bedroom (15%), and 166 three-bedroom (10%) units.

Including the existing units in the four 22-storey apartment buildings proposed to be retained, the site would result in a total of 3,199 dwelling units.

Non-Residential Gross Floor Area: The proposal would result in 1,050 square metres of retail gross floor area proposed in the base building of the proposed building at 470 Sentinel Road. A new community centre is proposed on the south side of Fountainhead Road, to serve local and nearby residents.

Parks and Open Spaces: Three public park dedications are proposed on the site of 2,590 square metres, 1,998 square metres, and 1,008 square metres. Two out of the three proposed park spaces are primarily located in Toronto and Region Conservation Authority (TRCA) regulated areas. A Privately-owned Publicly Accessible Space (POPS) with an area of 465 square metres is proposed at the northwest corner of Finch Avenue West and Sentinel Road.

Access, Parking and Loading: Vehicular and loading access would be provided from Fountainhead Road. The proposed buildings would utilize the existing driveways and entrances to the underground parking garages, which are proposed to be expanded to accommodate additional parking spaces. A total of 1,937 vehicular parking spaces (1,515 for residential use and 322 for residential visitors), 1,693 bicycle parking spaces, and four loading spaces are proposed.

Additional Information

See Attachments 2 and 3 of this report for a three-dimensional representation of the project in context, Attachment 4 for the site and block plan of the proposal, and Attachment 7 for the Application Data Sheet. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=Jq9u4BgQdcOfnF1QXCb33g%3D%3D>

Reason for the Application

The Draft Plan of Subdivision was submitted to establish the development blocks, public park blocks, and the new public street extension connecting Fountainhead Road and Finch Avenue West.

The OPA application was submitted to introduce a Site and Area Specific Policy to permit the development as proposed.

The Zoning By-law amendment application was submitted to amend the former City of North York Zoning By-law 7625 to vary performance standards including: building heights, building setbacks, residential and non-residential gross floor area, and floor space index requirements, among other standards. The Zoning By-law amendment also seeks to incorporate the site into the city-wide Zoning By-law 569-2013 with a zoning classification and a set of standards to permit the proposed development. Additional zoning standards that need to be amended may be identified as part of the application review.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control application has not been submitted to date.

COMMENTS

ISSUES TO BE RESOLVED

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

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

The following preliminary issues have been identified to be resolved:

- The proposed height of the towers and base buildings in relation to the existing and planned built form context of the area including, massing, transition and scale, as described in the Council-approved KFSP;
- The potential impacts associated with the proposed massing, including but not limited to wind, natural light, and shadowing of nearby parks and open spaces including the Finch Hydro Corridor, Fountainhead Park, and the overall public realm;
- The suitability of the site to accommodate the proposed tall buildings;
- The mix and size of dwelling units with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines and the KFSP;
- The alignment, location, and design of the Fountainhead Road extension to Finch Avenue West;
- The proposed treatment of the public realm, including the siting of the proposed buildings and the relationship of the ground floor and lower levels of the buildings fronting on the public streets;
- Pedestrian paths and connections to the existing and proposed buildings from public sidewalks through the site;
- Bicycle paths and connections through the site, to the Finch Hydro Corridor, and on Fountainhead Road;
- The provision of street furniture and bicycle parking;
- Connectivity to the future Sentinel Transit Station;
- The appropriateness of the size and location of the proposed private community centre;
- The appropriateness of the size and allocation of on-site parkland dedication;
- The appropriateness of the proposed tree removal, preservation, and replanting strategies;

- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- In the event the City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

CONTACT

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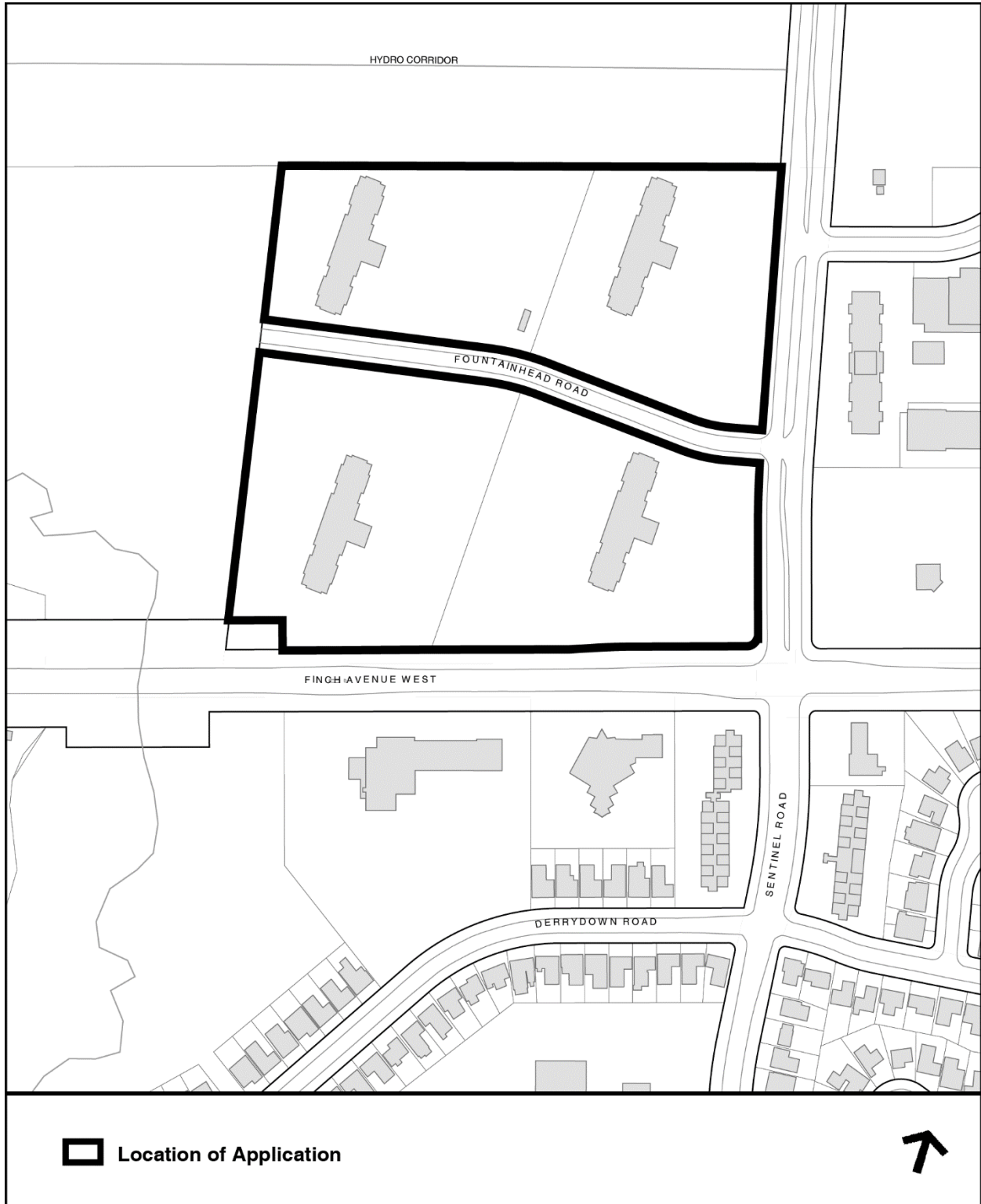
SIGNATURE

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

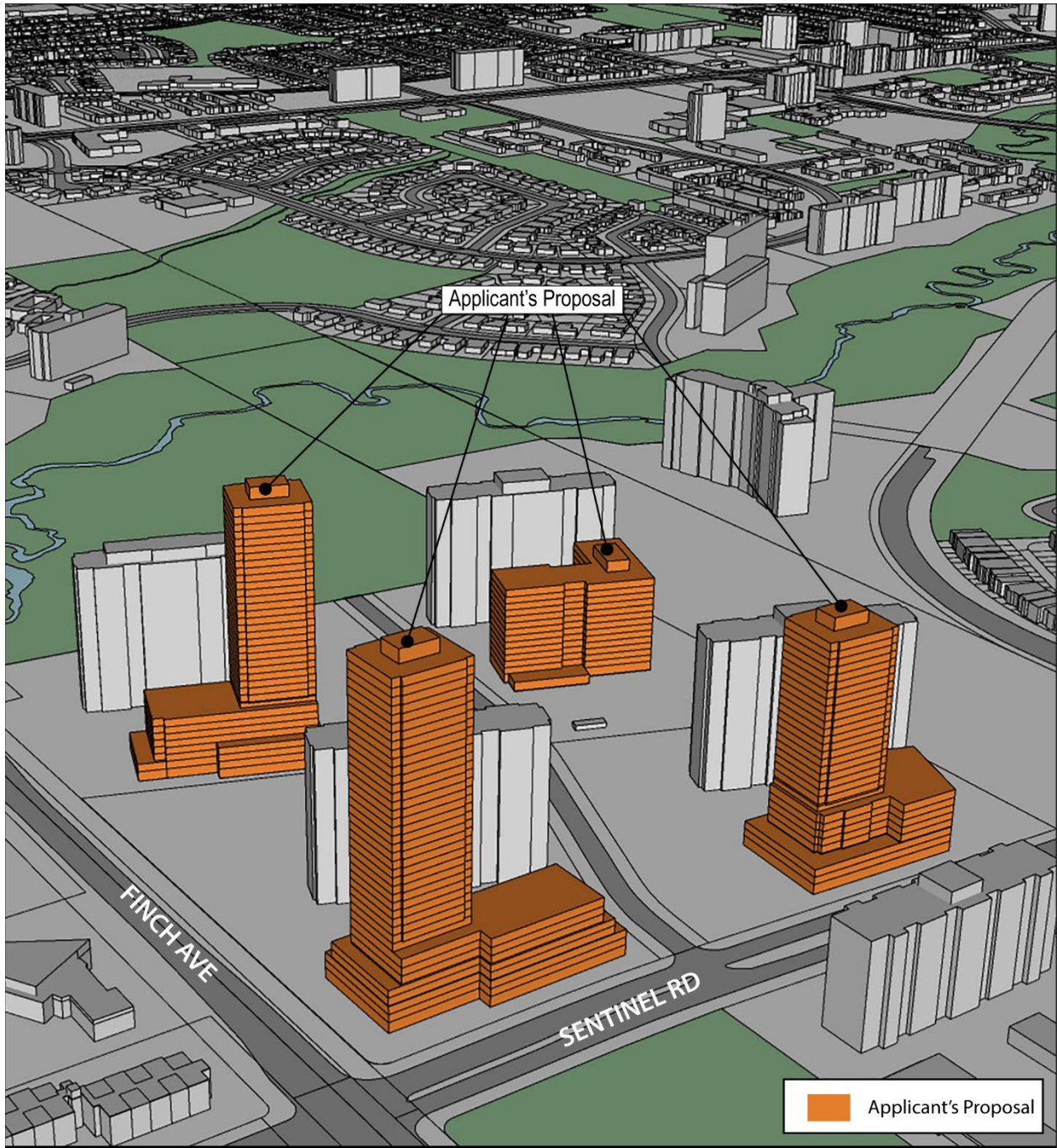
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context (Looking Northwest)
Attachment 3: 3D Model of Proposal in Context (Looking Southeast)
Attachment 4: Site and Block Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Location Map



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

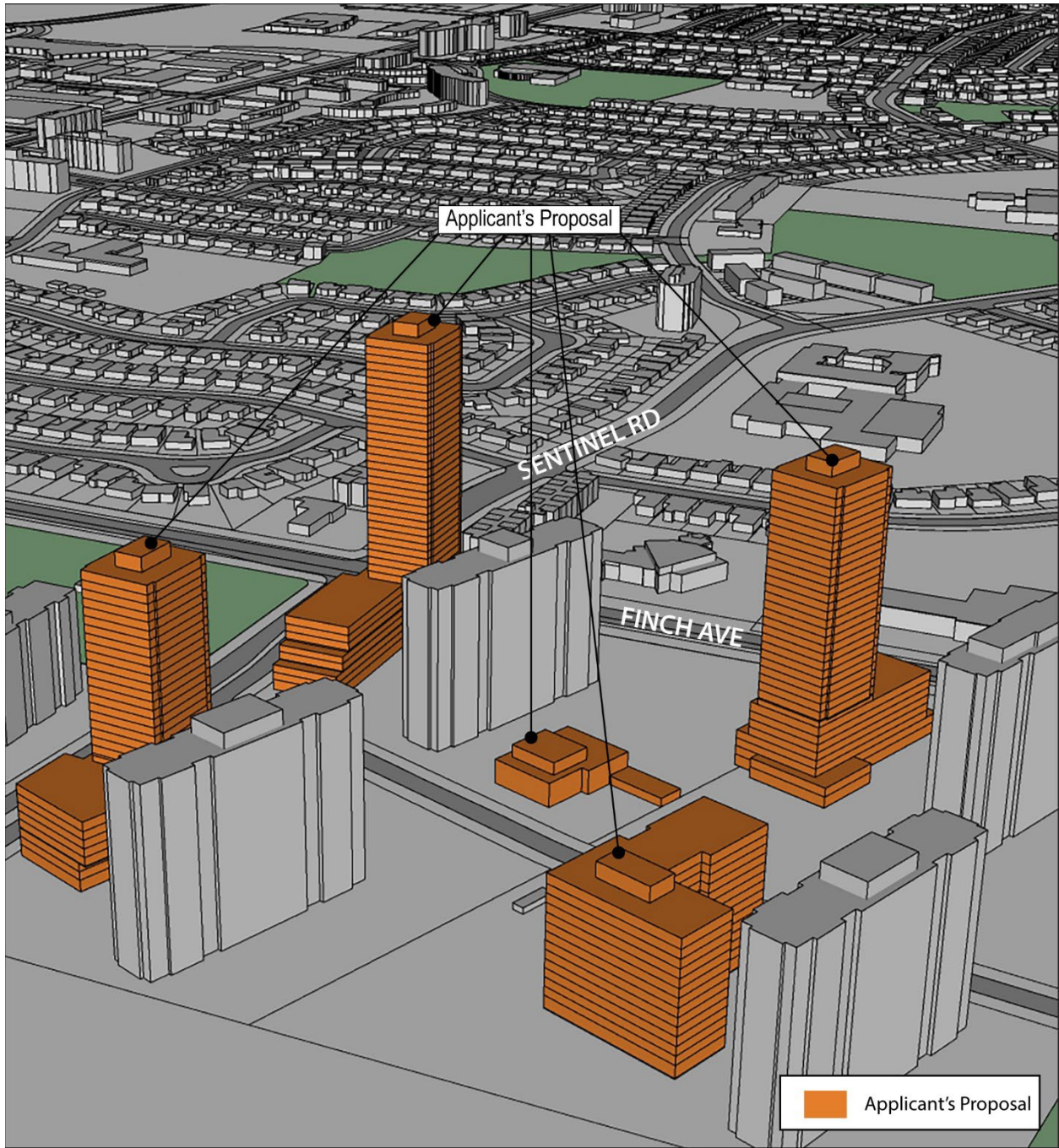


View of Applicant's Proposal Looking Northwest



02/14/2022

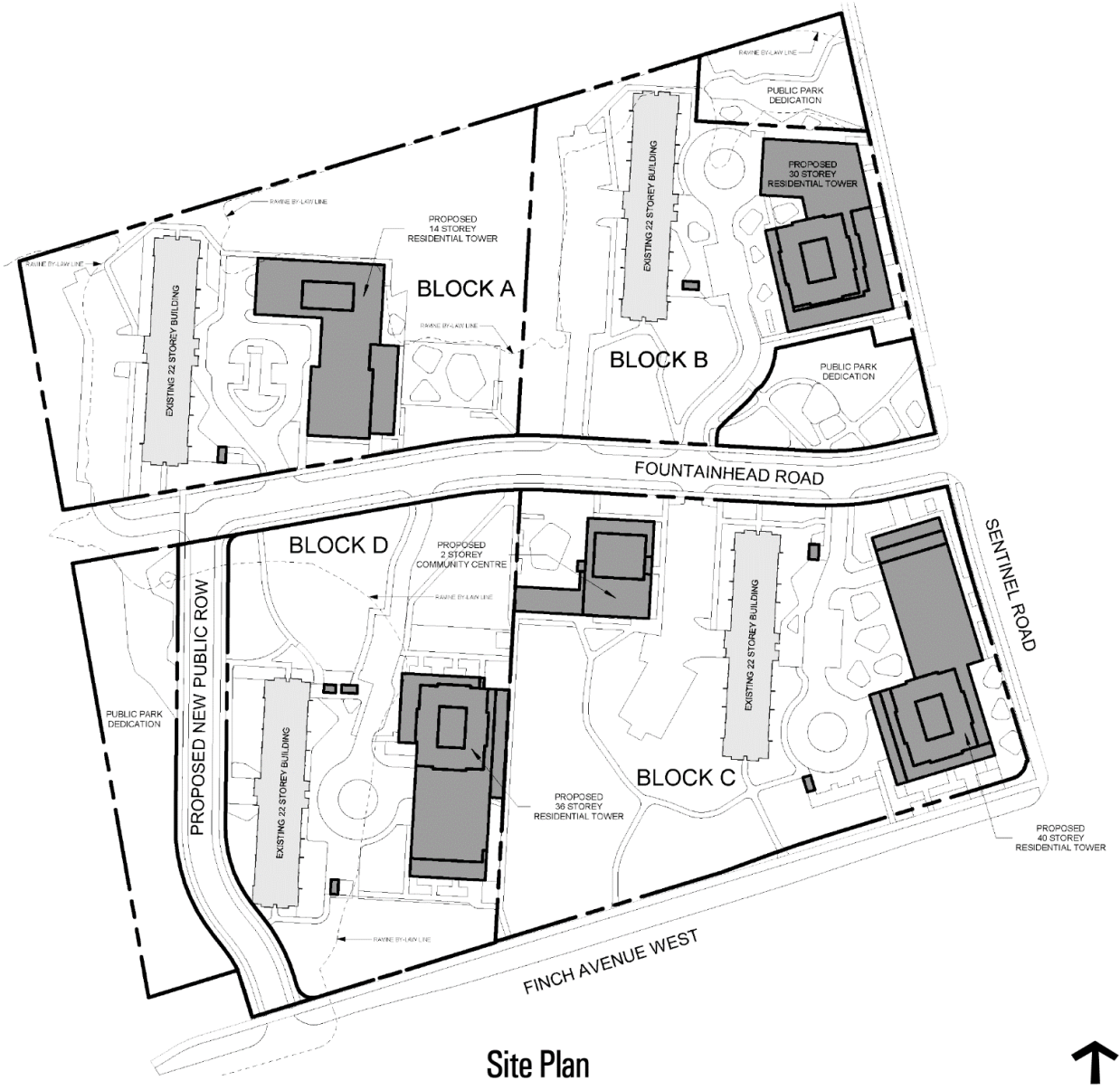
Attachment 3: 3D Model of Proposal in Context (Looking Southeast)



View of Applicant's Proposal Looking Southeast

02/14/2022

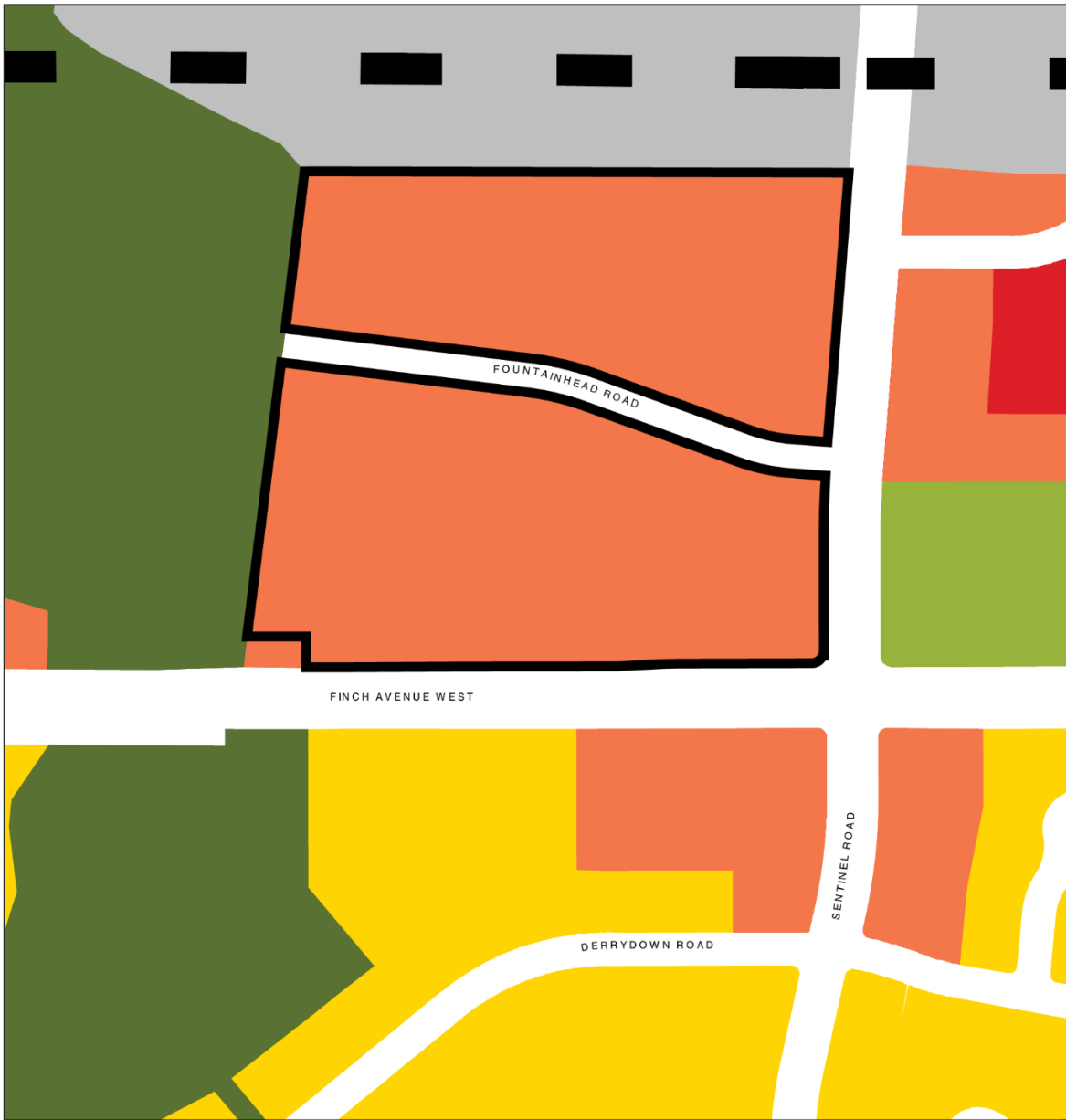
Attachment 4: Site and Block Plan



Site Plan









Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #16

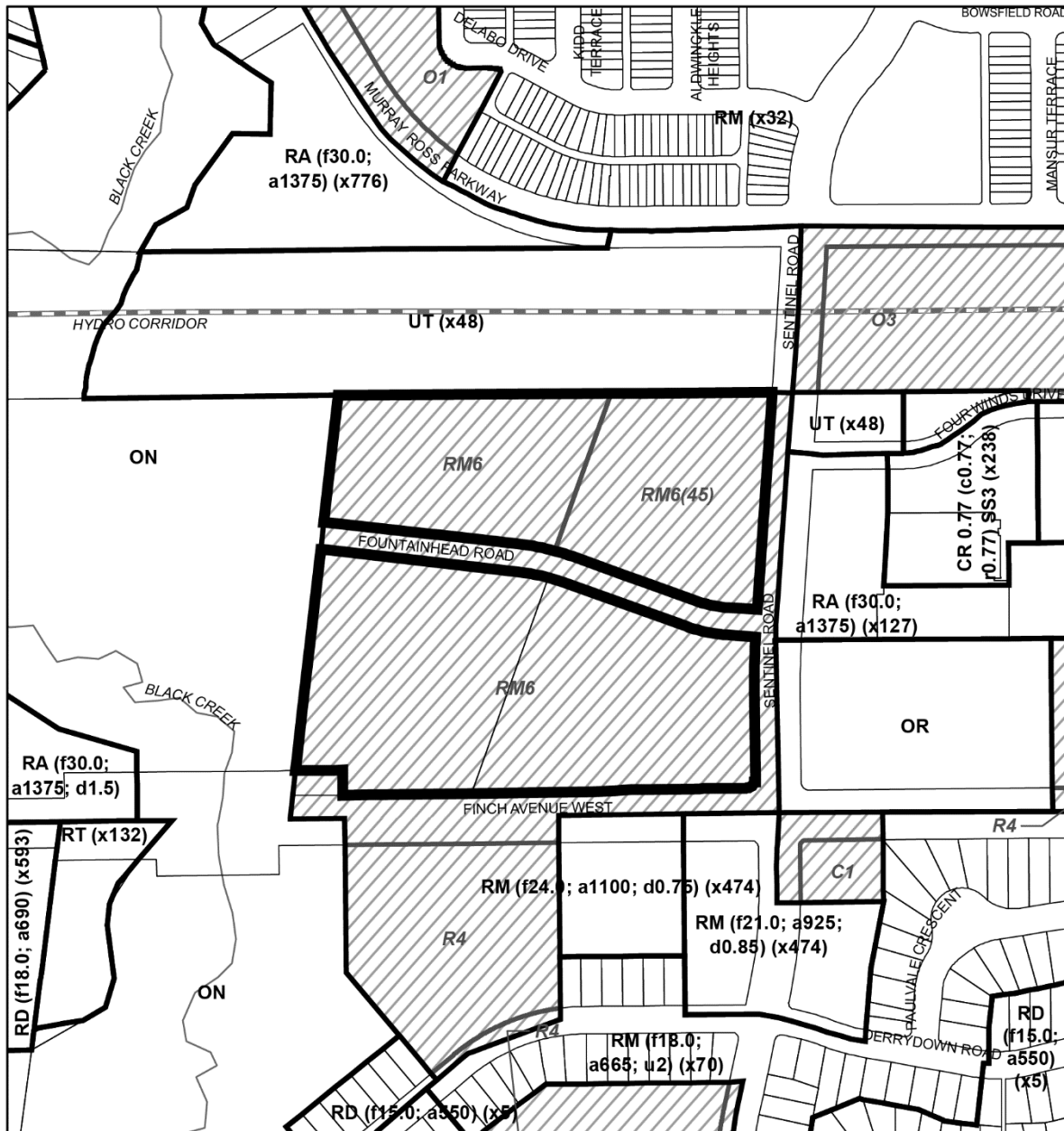
470 Sentinel Road & 1-40 Fountainhead Road

File # 21 251925 WET 07 0Z

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

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Not to Scale
Extracted: 01/04/2022

Attachment 6: Zoning By-law Map



470 Sentinel Road & 1-40 Fountainhead Road

Zoning By-law 569-2013

File # 21 251925 WET 07 0Z

Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment

RAC Residential Apartment Commercial
CR Commercial Residential
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation



See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
O1 Open Space Zone
O3 Semi-Public Open Space Zone



Not to Scale
 Extracted: 03/01/2022

Attachment 7: Application Data Sheet

Municipal Address: 470 SENTINEL RD Date Received: December 29, 2021

Application Number: 2021 251925 WET 07 OZ
2021 251918 WET 07 SB

Application Type: Official Plan, Rezoning, Draft Plan of Subdivision

Project Description: Official Plan and Zoning By-law Amendment application to facilitate the redevelopment of the site for four mixed-use and residential apartment buildings and a recreation centre having heights of 40 storeys (125.5 metres), 36 storeys (112.85 metres), 30 storeys (95.45 metres), 14 storeys (47.65 metres) and 2 storeys (11.9 metres). The proposal will total approximately 127,452.14 square metres of residential gross floor area, 1,050.13 square metres of retail gross floor area and include 1,720 dwelling units. The four existing 22-storey apartment buildings currently on the subject site will be retained.

Applicant	Architect	Owner
Bousfields Inc.	Kirkor Architects and Planners	Ranee Management

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	RM6/RM6(45)	Heritage Designation:	None
Height Limit (m):	22 storeys	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	88,026	Frontage (m):	273	Depth (m):	302
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	5,281.57	5,281.57	7,004.36	10,315.36
Residential GFA (sq. m):	122,342	122,342	127,452	249,794
Non-Residential GFA (sq. m):	110	100	1,050	1,050
Total GFA (sq. m):	122,452	122,342	128,502	250,844
Height - Storeys:	22	22	40	40
Height - Metres:	67	67	125	125

Lot Coverage Ratio (%): 14.0 Floor Space Index: 2.85

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	39,543	180
Retail GFA:	730	160
Office GFA:	11,640	60
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1,479	1,479		1,479
Freehold:				
Condominium:				
Other:		1,720	1,720	
Total Units:			1,720	3,199

Total Residential Units by Size

	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	84	953	265	177
Proposed:	0	1,292	262	166
Total Units:	84	2,245	527	343

Parking and Loading

Parking Spaces: 1,937 Bicycle Parking Spaces: 1,765 Loading Docks: 8

CONTACT:

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