

3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, 5, 10 and 40 Turf Grassway, 2-14 and 22-36 Needle Firway, and 5 Needle Firway – Zoning By-law Amendment and Draft Plan of Subdivision Applications – Final Report

Date: June 8, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Numbers: 20 122745 WET 07 OZ and 20 122857 WET 07 SB

Related Planning Application Number: 20 141389 WET 07 RH

SUMMARY

These applications propose to revitalize the existing Toronto Community Housing Corporation's (TCHC) lands to permit four residential buildings with heights of four to 25 storeys, two mixed-use buildings of 25 storeys, a community hub, and a public park at 3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, and 5, 10 and 40 Turf Grassway. The existing 12-storey apartment building at 5 Needle Firway and the two rows of two-storey townhouses at 2-14 and 22-36 Needle Firway form part of this application and are to be retained. Collectively, the subject site is called the Firgrove Grassways community. A gross floor area of 126,552 square metres, consisting of 105,294 square metres for new residential use, 16,690 square metres of retained residential use, 852 square metres for commercial uses, and 3,716 square metres for institutional uses, is proposed. The revitalization include the replacement of 236 affordable TCHC units, the addition of a minimum 107 affordable TCHC units, and the addition of 644 market residential units.

The Draft Plan of Subdivision application submitted as part of this review proposes to establish the development blocks, and the dedication of five public streets.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the former City of North York Zoning By-law 7625 and the city-wide Zoning By-law 569-2013 subject to the conditions outlined in this report.

This report also advises that the Chief Planner and Executive Director, City Planning may approve the Draft Plan of Subdivision which would establish the master plan for the conveyance of public roads, municipal services, and ten blocks for the Firgrove-Grassways lands.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of North York Zoning By-law 7625 for the lands at 3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, 5, 10 and 40 Turf Grassway and 2-14, 22-36 and 5 Needle Firway substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, 5, 10 and 40 Turf Grassway and 2-14, 22-36 and 5 Needle Firway substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 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. City Council authorize the City Solicitor to submit the necessary Bills to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Section 37 Agreement is executed and registered.
5. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 1. The owner shall enter into Agreement(s) to secure the conditions of the Section 111 permit and any related conditions;
 2. Prior to Site Plan Control approval where additional affordable dwelling units are proposed, the owner shall provide detailed floor plans to the satisfaction of the Chief Planner and Executive Director, City Planning;
 3. Prior to Site Plan Control approval for each development block, the owner shall implement the mitigations measures identified in the required Noise Impact Study and secured in the Site Plan

Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;

4. Prior to Site Plan Control approval for each development block, the owner shall implement the mitigation measures identified in the required Final Pedestrian Level Wind Study, secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
5. Prior to Site Plan Control approval for the blocks abutting Firgrove Public School lands to the west, the owner shall provide details and consult with the Toronto Lands Corporation and the Toronto District School Board on fencing designed along the subject site's western property line, with entry locations for pedestrians to mutually access Firgrove Public School and the subject lands, shown on the approved site plans to the satisfaction of the Toronto Land Corporation and the Toronto District School Board;
6. Prior to Site Plan Control approval for each block, the owner shall provide a construction management plan including construction schedule and timelines, traffic management, proposed sidewalk and street closures, construction equipment movement, and noise, dust and air attenuation and mitigation to the satisfaction of the Toronto District School Board, and the Chief Engineer and Executive Director, Engineering and Construction Services;
7. Prior to Site Plan Control approval for each block owned by the Toronto Community Housing Corporation, the owner will construct and maintain the development of the site in accordance with a minimum Tier 2 of the Toronto Green Standard Version 4.0, or the equivalent in the Toronto Green Standard version applicable at the time of the site plan application for each building on the site;
8. Prior to Site Plan Control approval for each block not owned by the Toronto Community Housing Corporation, the owner will construct and maintain the development of each development block in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on each development block. The owner shall construct and maintain the development in accordance with Tier 1; and
9. Prior to Site Plan Control approval for Block 3, the owner will consult with Children Services regarding the design and inclusion of a City funded and operated child care facility in accordance with the Agreement between the City and the Toronto Community Housing Corporation dated February 16, 2017. The design of the facility

shall be substantially in accordance with the City of Toronto's Child Care Development Guidelines (2016), to the satisfaction of the General Manager, Children's Services, and the Chief Planner and Executive Director, City Planning.

6. That, in accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment No. 9 subject to:
 - a. the conditions as generally listed in Attachment No. 7 which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
 - b. any such revisions to the proposed subdivision plan or any such additional modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.
7. In accordance with Section 42 of the Planning Act, as a component of the registration of Plan of Subdivision, the owner shall convey to the City an on-site parkland dedication, having a minimum size of 4,125 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
8. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

FINANCIAL IMPACT

The City Council adopted January 29, 2020 report entitled Firgrove Grassways Revitalization – Initial Development Proposal (Item PH13.4) provided an estimate on the funding required for the Firgrove-Grassway revitalization project.

Financial impacts in 2022 and beyond will be included in TCHC's Development Capital Budget submission to the City and funding will be determined through the City's annual budget process.

DECISION HISTORY

On April 26, 27 and 28, 2017, City Council adopted EX24.8 – Closure of Toronto Community Housing Corporation Units at Firgrove Crescent: Dune Grassway and Blue Grassway-Marsh Grassway, approving the closure of 134 units in the Firgrove Crescent community due to unsafe conditions and requested the City Manager to ensure that City Council receives ongoing updates on Toronto Community Housing Corporation's ongoing revitalization efforts for the subject lands. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX24.8>

On January 30 and 31, 2019, City Council adopted EX1.1 – Implementing the "Housing Now" Initiative, directing the Deputy City Manager, Community and Social Services to report to Planning and Housing Committee by the second quarter of 2019 on a framework that requires TCHC to include net new affordable rental units as part of all new development projects on its lands. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX1.1>

On May 14 and 15, 2019, City Council adopted AU2.1 – Moving Forward Together: Opportunities to Address Broader City Priorities in Toronto Community Housing Corporation Revitalizations, requesting the Executive Director, Housing Secretariat, in consultation with CreateTO, to report to the July 3, 2019 meeting of the Planning and Housing Committee on any options for city-building objectives that may be included in revitalizations that have yet to obtain planning approvals. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.AU2.1>

On July 16, 17 and 18, 2019, City Council adopted PH7.4 – A New Approvals Framework for Toronto Community Housing Corporation Revitalization Projects. City Council directed the Deputy City Manager, Community and Social Services, to report to the September 17, 2019 meeting of the Planning and Housing Committee on an Initial Development Proposal for the revitalization of the Firgrove-Grassways community. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.4>

On February 26, 2020, City Council adopted, with amendment, PH13.4 – Firgrove-Grassways Revitalization – Initial Development Proposal directing TCHC to submit a Rental Housing Demolition and Conversion application to demolish the remaining 102 rent-geared-to-income units at 5, 10, 40 Turf Grassway and 4 and 17 Cane Grassway and address replacement obligations and provide an acceptable Tenant Relocation and Assistance Implementation Plan. City Council also requested the Chief Planner and Executive Director, City Planning to expeditiously advance any Official Plan and Zoning By-law Amendment applications and support the revitalization of the Firgrove community by implementing an expedited review process and setting timelines for the completion of the review of the related development application submitted. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.4>

On July 14, 2020, Etobicoke York Community Council adopted EY16.6, the Preliminary Report for the Zoning By-law Amendment and Draft Plan of Subdivision applications, and authorized staff to conduct a community consultation meeting. The decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY16.6>

On October 1, 2021, City Council adopted EY 26.1, the Final Report on the Rental Housing Demolition Application to permit the demolition of 236 social housing units at 3 and 36 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway and 5, 10 and 40 Turf Grassway. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EY26.1>

PROPOSAL

Firgrove-Grassways Master Plan

In July 2019, City Council adopted, with amendments, an approval framework for TCHC revitalization projects, and included as part of the recommendations to direct staff to review the Initial Development Proposal for the revitalization of the Firgrove-Grassways community in line with the new approval framework. In preparation for the submission of the necessary *Planning Act* applications, TCHC, the owners of the lands, undertook an extensive master plan process for the lands.

A master plan for the Firgrove-Grassways community was prepared and endorsed in principle by City Council in February, 2020. The master plan prepared to establish a framework for the future redevelopment of the lands, includes the creation of five residential development blocks, a central public park, a functional network of public and private roads, open spaces, replacement of the existing community space and outdoor pool, an expanded City-run child care centre, and an overall design that would promote community safety and social cohesion.

The master plan envisions the replacement of 236 TCHC units, the creation of 600 new market rental and ownership units, an additional 107 new affordable rental units, and approximately 940 square metres of retail/commercial uses. Specifically, the master plan also seeks to improve community amenities through the following:

- Replacement of the existing 465 square metres of community space and potential for expansion of up to 3,715 square metres of community space;
- Replacement of the existing outdoor pool;
- Replacement and expansion of a City-run child care centre (from 46 to 62 childcare spaces); and
- Development of a central public park, green space for community use and landscaped linkages to the adjacent Firgrove Public School and Firgrove Park.

Also proposed in the Firgrove-Grassways Revitalization is the refurbishment of 152 units located within the existing apartment building and townhouses on Needle Firway.

Pre-Application Consultations

A Technical Advisory Committee (TAC) comprised of City staff from numerous divisions was established to provide staff with opportunities to comment on the proposal and identify issues.

A number of pre-application meetings were also held between City Planning staff and the applicant to discuss complete application submission requirements.

Original Proposal

On March 5, 2020, the applicant submitted a Zoning By-law Amendment application to permit a mixed-use development containing a total of 943 dwelling units, a child care centre, a community hub with an outdoor pool and a public park. An application for Draft Plan of Subdivision was also submitted to create seven new blocks, the blocks for the retained buildings, along with public streets and a park. A brief description of the seven blocks, and the proposed land uses are provided below:

Block 1 (0.23 ha):

A 16-storey TCHC apartment building containing 123 dwelling units having a residential gross floor area (GFA) of 13,625 square metres. The building would provide 275 square metres of indoor amenity space and 220 square metres of outdoor amenity space.

Block 2 (0.41 ha):

A 25-storey TCHC mixed-use building having a residential GFA of 24,914 square metres containing 220 dwelling units. The building would contain 576 square metres of at-grade commercial space fronting Jane Street and Firgrove Crescent.

Block 3 (0.34 ha):

A new community hub having a non-residential GFA of 2,800 square metres. The centre would contain a new City-run child care centre having a GFA of 950 square metres, community rooms, and an outdoor pool.

Block 4 (0.47 ha):

A new mixed-use apartment building containing 283 market dwelling units having a residential GFA of 24,558 square metres. The building would range from four storeys to 25 storeys and provide 364 square metres of at-grade commercial space fronting directly on Jane Street.

Block 5 (0.24 ha):

A six-storey apartment building having a residential GFA of 5,484 square metres containing 48 dwelling units.

Block 6 (0.41 ha):

A central public park.

Block 7 (0.80 ha):

An eight-storey building having a residential GFA of 11,881 square metres containing 142 dwelling units and a 14-storey building having a residential GFA of 10,659 square metres containing 127 dwelling units.

The proposal includes the refurbishment of the townhouses and apartment building at 2 to 14, 22 to 36 Needle Firway, and 5 Needle Firway. These are also owned by the applicant but identified as a separate parcel.

Current Proposal

Staff worked with the applicant on addressing the concerns raised by commenting partners and community members. Revised proposals were submitted on March 2, 2021 and September 3, 2021.

The current proposal was submitted on February 1, 2022, which addressed outstanding matters including built form, vehicular parking spaces, and servicing capacity to support the revitalization.

Refer to Table 1 for comparison on the key statistics between the iterations of the proposal, Attachment 1 for the Application Data Sheet on the current proposal, and Table 2 for the breakdown of the statistics for each new development block of the current proposal.

Table 1 - Application Iterations Comparison

	Original March 5, 2020 Submission	Revised March 2, 2021 Submission	Revised September 3, 2021 Submission	Current February 1, 2022 Submission
Site Area (sq.m.)	54,400	54,400	54,400	54,400
FSI	2.36	2.09	2.33	2.33
GFA (sq.m.)				
Retained Residential	16,690	16,690	16,690	16,690
New Residential	107,201	92,990	105,258	105,294
Non-residential	4,656	3,926	4,568	4,568
Total	128,547	113,606	126,516	126,552

	Original March 5, 2020 Submission	Revised March 2, 2021 Submission	Revised September 3, 2021 Submission	Current February 1, 2022 Submission
TCHC Residential Units				
1-Bedroom	0	0	0	0
2-Bedroom	6	32	33	33
3-Bedroom or >	335	311	314	314
Total	341	343	347	347
Market Residential Units				
1 Bedroom	241	317	300	300
2 Bedroom	299	288	247	247
3 Bedroom	60	61	97	97
Total	600	666	644	644
Car Parking Spaces				
Resident	709	787	775	775
Visitor	91	102	101	101
Non-Res.	56	56	56	56
Total	856	945	932	932
Bicycle Parking Spaces				
Long-term	644	719	779	779
Short-term	77	84	78	78
Total	721	804	857	857
Parkland Dedication (Block 6)	0.42	0.41	0.41	0.41

Table 2 – Summary of Statistics for Each Proposed Block

	Block 1	Block 2	Block 3	Block 4	Block 5	Blocks 7A and B
Area (ha)	0.28	0.41	0.34	0.47	0.27	0.45, 0.35
GFA (sq.m.)						
Residential	16,512	26,119	0	28,607	6,856	13,310, 13,890
Retail	0	499	0	353	0	0
Institutional	0	0	3,716	0	0	0
Total	16,512	26,618	3,716	28,960	6,856	13,310, 13,890

	Block 1	Block 2	Block 3	Block 4	Block 5	Blocks 7A and B
Residential Units						
Bachelor	0	0		0	0	0, 0
1 Bedroom	0	0	n/a	140	11	81, 68
2 Bedroom	4	29		86	31	61, 69
3 Bedroom	88	150		56	8	10, 23
4 Bedroom	36	40		0	0	0, 0
Total	128	129		282	50	152, 160
Number of Storeys	18	24	2	25	6	8, 15
Parking Spaces						
Residential	105	145	0	228	41	248
Visitor	12	22	0	29	5	31
Non-Res.	0	7	0	12	0	0
Total	117	174	0	269	46	279
Amenity Space (sq.m.)						
Indoor	266	449	n/a	720	114	322, 322
Outdoor	266	448		650	117	322, 343
Total	532	897		1,370	231	644, 665
Bike Spaces						
Long-term	91	162	n/a	251	59	109, 112
Short-term	9	15		25	3	15, 11
Total	100	177		276	62	124, 123
Loading Space (Type 'G')	1	1	0	1	1	2,1

In terms of the existing 388 TCHC residential dwellings on the date of the application: 152 residential dwellings are proposed to be retained; and 236 residential dwellings are proposed to be replaced. In addition, a minimum 107 new affordable units are proposed as part of this revitalization.

See Attachment 4 for the location map, Attachment 9 for the draft plan of subdivision, and Attachments 11 to 14 for the elevation cross sections.

Site and Surrounding Area

The site is a large, irregularly shaped parcel located southwest of the Jane Street and Finch Avenue West intersection. The site is referred to as the Firgrove-Grassways community and includes the sets of buildings along Needle Firway, and two building complexes known as the Firgrove Crescent lands as outlined below:

- Firgrove Crescent (also known as Grassways) – The Firgrove Crescent lands are approximately 4.3 hectares in size and include two large blocks of two-storey and four-storey apartments with a total of 236 units built in 1971. These units are proposed to be demolished in two phases and re-built as part of the revitalization plan; and
- Jane/Firgrove – The Jane/Firgrove lands located along Needle Firway occupy the northwestern portion of the site, and are roughly one hectare in area. The parcel includes a 12-storey residential building with a 137 apartment units and 15 adjacent two-storey townhouses built in 1975. These units are to be retained and repaired as part of the revitalization plan.

The combined site is approximately 5.3 hectares. There is also a central outdoor community space and building, an outdoor pool and a City-run child care centre in the Firgrove-Grassways community.

Surrounding land uses include:

North: Low density single-detached dwellings, St. Francis de Sales Catholic School and a 13-storey apartment building.

West: Firgrove Public School and Firgrove Park.

East: Across Jane Street is a commercial plaza, and a property subject to a Site Plan Control approval application for a 13-storey mixed-use building (File 15 109987 NNY 08 SA). Southeast is an existing 17-storey apartment building that is subject to a Zoning By-law amendment application for an infill 11-storey apartment building (File 21 199452 WET 07 OZ).

South: Across Firgrove Crescent is a 13-storey apartment building, and a four-storey stacked townhouse complex.

Reasons for Application

Amendments to city-wide Zoning By-law 569-2013 and the former City of North York Zoning By-law 7625 are required to establish appropriate uses and development standards related to building heights, coverage, setbacks, parking, density and total number of units. A Draft Plan of Subdivision is required for the creation of ten new blocks, a public park and a public road network.

APPLICATION BACKGROUND

Application Submission Requirements

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

- Survey;
- Context Plan
- Site Plan
- Draft Plan of Subdivision
- Floor Plans
- Conceptual Landscape Plans
- Digital 3D Model
- Draft Zoning By-law Amendments
- Sun/Shadow Studies
- Planning and Urban Design Rationale Report (includes Public Consultation Plan)
- Housing Issues Report
- Community Services and Facilities Study
- Toronto Green Standard Checklist
- Arborist Report
- Tree Preservation Plan
- Functional Servicing and Stormwater Management Report
- Pedestrian Wind Study
- Noise Impact Study
- Transportation Impact Study
- Energy Strategy Report
- Geotechnical Study
- Hydrogeological Review

Copies of the submitted documents are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

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 in evaluating the application and to formulate appropriate Zoning By-law standards and conditions of Draft Plan of Subdivision.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest and requires City Council to have regard to these interests when carrying out its responsibilities. These include: the orderly development of safe and healthy communities; the appropriate

location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the adequate provision of full range of housing, including affordable housing; the resolution of planning conflicts involving public and private interests; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, 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 the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

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

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the 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 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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 City 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 City 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)

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

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

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

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

the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800-metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 – Shaping the City

2.3.1 Healthy Neighbourhoods

This section provides direction for the City's various residential neighbourhoods, including establishing revitalization strategies that addresses the improvement of such neighbourhoods.

Policy 2.3.1.2 states that *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, compatible infill development may take place. *Apartment Neighbourhoods* contain valuable rental apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

Policy 2.3.1.3 states that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will a) be compatible; b) provide transition of scale and density; c) maintain adequate light and privacy for residents; d) orient and screen lighting and amenity areas to minimize impacts; e) locate and screen service areas; and f) attenuate traffic and parking impacts.

Policy 2.3.1.5 states that the functioning of the local network of streets will be improved by: c) minimizing through traffic on local streets; d) discouraging parking on local streets for non-residential purposes; and e) providing new streets that provide access and frontage for existing and future development.

Policy 2.3.1.7 states that community and neighbourhood amenities will be enhanced by a) improving and expanding existing parks, recreation facilities, local institutions and other community services.

Policy 2.3.1.8 states that in priority neighbourhoods, revitalization strategies will be prepared through resident and stakeholder partnerships.

Policy 2.3.1.10 states that small-scale commercial, community and institutional uses are encouraged at-grade along major streets.

Chapter 3 – Building a Successful City

In September 2020, changes to the Public Realm and Built Form policies of Chapter 3 came into force via Official Plan Amendments 479 and 480 respectively (OPA 479 and OPA 480). The changes add greater detail and clarity, including policies that define the three main building typologies: low-rise and townhouses; mid-rise buildings; and tall buildings. This rezoning application was submitted prior to the policies of OPA 479 and 480 coming into effect, and was reviewed against the in-force policies and informed by the new policy direction.

Section 3.1.1 The Public Realm

This section provides direction on the importance of the public realm including streets, sidewalks, internal pedestrian connections, open space areas, parks and public buildings.

Policy 3.1.1.5 states that City streets are significant public open spaces and shall incorporate a Complete Streets approach and be designed to perform their diverse roles.

Policy 3.1.1.16 states that new streets will be designed to: a) provide connections with adjacent neighbourhoods; b) promote a connected grid of streets that offers safe and convenient travel options; f) allow for the public to freely enter without obstruction; and g) implement the Complete Street approach, among other parameters.

Section 3.1.2 Built Form

This section states that the development must not only fit on its site and program, but also in terms of how the site, building and its streetwall fit within the existing and/or planned context of the neighbourhood and the city. Each new development should promote and achieve the overall objectives of the Official Plan.

Policy 3.1.2.1 states that new development will be located and organized to fit within its existing and/or planned context by: a) locating buildings parallel to the street; b) providing additional setbacks at street intersections, prominent destinations, parks and open spaces, and transit stops; c) locating main building entrances to front on public streets; d) providing for ground floor uses that allow views to and from the public realm; preserving existing mature trees; e) preserving existing mature trees wherever possible; and f) 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: b) consolidating driveways and minimizing curb cuts; d) providing underground parking; and f) limiting above-ground parking structures.

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

Policy 3.1.2.6 states that development will be required to provide good transition in scale between areas of different building heights and intensities.

Policy 3.1.2.7 states that development is to provide a good transition in scale to adjacent parks to provide access to direct sunlight and daylight.

Policy 3.1.2.10 states that 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 - Building Types

This section provides direction for three scales of building types - townhouse and low-rise apartments, mid-rise and tall buildings. The built form relationships and design of these building types is informed by urban design guidelines to ensure the proper form and fit with their context.

Policy 3.1.3.4 states that mid-rise buildings will be designed to have heights generally no greater than the width of the right-of-way that it fronts onto.

Policy 3.1.3.7 states that tall buildings are generally greater in height than the width of the adjacent right-of-way.

Section 3.2.1 – Housing

This section provides direction to encourage the provision for a full range of housing, in terms of form, tenure and affordability.

Policy 3.2.1.7 states that redevelopment of social housing properties will secure: a) full replacement of the social housing units; b) replacement units at similar rents; and c) an acceptable tenant relocation and assistance plan.

Policy 3.2.1.9 states that on large sites generally greater than five hectares: a) a minimum 30 percent of new housing units will be in forms other than single-detached and semi-detached houses; and b) that the provision of 20 percent of the additional residential units be secured as affordable housing units.

Section 3.2.2 – Community Services and Facilities

This section calls for adequate and equitable access to community services and local institutions, and sets out a policy framework that encourages the inclusion of community service facilities as part of development.

Policy 3.2.2.1 c) states that adequate and equitable access to community services will be encouraged by ensuring that an appropriate range of community services and facilities are provided in areas of major or incremental physical growth.

Section 3.2.3 - Parks and Open Spaces

This section provides direction on the need for parks and open spaces.

Policy 3.2.3.3 states that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility.

Chapter 4 – Land Use Designations

Section 4.2 - Apartment Neighbourhoods

The site is designated *Apartment Neighbourhoods* on Map 13 of the Official Plan. Lands designated *Apartment Neighbourhoods* are made up of apartment buildings, parks, cultural and recreational facilities, along with small scale retail, service and office uses that serve the needs of the area residents. Compatible infill development in *Apartment Neighbourhoods* are permitted.

Policy 4.2.2 states that development in *Apartment Neighbourhoods* will contribute to the quality of life by: a) locating and massing new buildings to provide a transition between areas of different intensity and scale; b) locating and massing buildings to adequately limit shadow impacts; c) locating and massing buildings to frame edge of streets and parks with good proportion; e) minimize impact of back of house activities; f) provide indoor and outdoor recreation spaces; and g) provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Policy 4.2.3 states that compatible infill development may be permitted provided building organization results framing streets, parks and open spaces at good proportion, and the improvement of amenities and servicing infrastructure are improved, among other policy direction.

Policy 4.2.6 states that a framework for public streets, shared driveways, parkland and shared open spaces may be required for larger site infill development.

See Attachment 3 for the subject site's Official Plan land use designation.

Chapter 5 - Implementation

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 that 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 are to be understood and interpreted.

Policy 5.6.1 states that the 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 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/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the report.

Jane Finch Initiative

At its meeting on June 29 and 30, 2020, City Council gave direction to begin the Jane Finch Initiative (JFI), a collaborative community planning initiative and associated resident, stakeholder, and Indigenous engagement process to plan for the future of the Jane Finch area as it changes over time with the opening of the Finch West Light Rail Transit line. The JFI is an interdivisional project that will result in:

- A new secondary plan and urban design guidelines; and
- A community development plan.

Following the first phase of community engagement process with residents, businesses, and stakeholder groups to identify needs, priorities, and aspirations, City staff have reported to committees of Council with:

- A [Phase 2 Engagement Summary](#) (prepared by the City's engagement partner, the Jane Finch Centre); and
- An [Ideas Report](#) that proposes directions for further exploration.

The subject site is within the JFI study area, generally bounded by Steeles Avenue West to the north, Black Creek to the east, Sheppard Avenue West to the south and Highway 400 to the west. Information on the JFI can be found here:

www.toronto.ca/janefinch

Zoning

City-wide Zoning By-law 569-2013 zones the lands Residential Apartment – RA (f30.0; a1375; d1.5)(x148) and Residential Apartment Commercial – RAC (f30.0; a1375; d1.5)(x16). The RA zone permits apartment buildings, with limited retail and commercial uses. The RAC zone permits uses in the RA zone with a wider range of uses including local shops, services and community uses. Exceptions (x148) and (x16) allow

Final Report - 3 Marsh Grassway, 7 and 11 Blue Grassway, 1, 2 and 8 Dune Grassway, 4 and 17 Cane Grassway, 5, 10 and 40 Turf Grassway, and 2-14, 22-36 and 5 Needle Firway

townhouses subject to compliance with the applicable provisions of the Residential Townhouse (RT) zone.

Under the former City of North York Zoning By-law 7625, the subject lands are zoned Multiple-Family Dwellings Sixth Density Zone (RM6), which permits a range of residential and institutional uses. The RM6 zone was originally intended to provide for single purpose, higher density dwellings.

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

See Attachment No. 4 for the subject site's zoning.

Design Guidelines

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan indicates that supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Policy 5.3.2.1 of the Official Plan states that guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines specifically are intended to provide a more detailed framework for built form and public realm improvements in growth areas. The following design guidelines were used in the evaluation of this proposal.

City-wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines (Tall Building Guidelines) and directed City Planning staff to use these Guidelines in the evaluation of tall building development applications. The Tall Building Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The guidelines can be found here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum (Mid-rise Guidelines) containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

City Council also adopted a revised Mid-Rise Building Performance Standards Addendum, for staff to use together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios. The guidelines can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/>.

Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines

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-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children living in vertical communities, at the neighbourhood, building, and unit scale. The guidelines indicate that a building should provide a minimum 25 percent large units of which 10 percent should be three-bedroom units, and 15 percent should be two-bedroom units. The guidelines can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

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 guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

Site Plan Control

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

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on May 1, 2020, for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code, for the demolition of the existing social rental housing units, as the lands subject to the applications contain six or more residential units, of which at least one is a rental. As per Chapter 667-14, a tenant consultation meeting was held on September 16, 2020 to review the City's housing policies, the impact of the demolition on residents, and the proposed resident relocation and assistance plans.

On October 1, 2021, City Council adopted item EY 26.1, the Final Report on the Rental Housing Demolition application to permit the demolition of the 236 social housing units. City Council had previously identified the need to bring forward the Rental Housing Demolition application prior to the Final Report on the Zoning By-law Amendment due to the condition of the existing building.

Draft Plan of Subdivision

The proposed Conditions of Draft Plan of Subdivision approval would secure the conveyance of the new public streets that will connect and integrate with the existing street network, the establishment of development blocks, as well as to secure appropriate servicing and municipal infrastructure improvements within the subject site.

See Attachment 7 for the Conditions of Draft Plan of Subdivision.

COMMUNITY CONSULTATION

Community Consultation Meeting

A community consultation meeting took place virtually on January 21, 2021 using the Webex videoconferencing program. The meeting was attended by 42 residents in addition to City staff, TCHC staff and the ward councillor. Comments raised through the virtual meeting, along with comments raised through written correspondence, included:

General

- The revitalization need to take into consideration the values and the sense of place for existing community members that will be impacted the most.

Housing

- Concern with the ratio of residential units owned and operated by TCHC against the proposed residential units as part of a private development.
- Concern with displacement of residents currently living on site.
- Concerns on the affordability of the proposed residential units.

Land Use

- Support to increase the varied mixture of uses including community spaces and other forms of retail uses.

Building Massing

- Concern about the proposed building heights of 25 storeys not fitting with the local context.

Community Services and Facilities

- Concern about the phasing of the proposal to provide for the child care centre.

Traffic

- Concern about increased traffic congestion within and surrounding the site.

Vehicular Parking

- Myriad of feedback for the number of vehicular parking spots for the proposed development.

Working Group Meetings

A working group consisting of community members who reside within and surrounding the site was established to discuss specific matters that will assist with the review of the proposal. Working group meetings took place on February 22 and August 10, 2021. Matters discussed by the group include:

- Building heights of the proposal;
- Configuration of the proposed street network;
- Noise and air emission impacts to the proposal and surrounding buildings;
- Incremental shadow impacts; and
- Location of the proposed on-site parkland dedication.

COMMENTS

Planning Act

The application has regard to the relevant matters of provincial interest, including subsections: 2 h) the orderly development of safe and healthy communities; 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; p) the appropriate location of growth and development; q) the promotion of development that is designated to be sustainable, to support public transit and to be oriented to pedestrians, and r) the promotion of built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The PPS is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision-makers in understanding how the policies are to be implemented. The PPS contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS.

From an intensification and land use perspective, this application is consistent with policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1 and 1.1.3.2) for compatible residential infill, the provision of recreational and retail uses and the dedication of parkland permitted in the Official Plan.

From a built form perspective, Policy 1.7.1 e) indicates long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. Policy 1.1.3.4 states appropriate development standards be promoted to facilitate intensification and a compact form. Development standards are established in the Official Plan. Supporting documents in the form of the urban design guidelines further implements the Official Plan direction. This proposal is consistent in this regard as the proposed mass, scale, and heights 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, 2020.

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

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, encourage intensification generally in the 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 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.

The proposal conforms to the Growth Plan (2020), 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 southern portion of the site, to provide transition to the low scale built form to the west, and to ensure incremental shadows do not impact the use of the parks and open spaces to the northwest.

The application and the draft Zoning By-law Amendments conform to the Growth Plan (2020).

Land Use

This application has been reviewed against the policies of the Official Plan as a whole. The site is designated *Apartment Neighbourhoods* in the Official Plan, which permits and supports compatible infill of residential buildings with at-grade retail and institutional uses on major streets. The proposed revitalization will result in 105,294 square metres of new residential space, 852 square metres of retail space at-grade fronting Jane Street in Blocks 2 and 4, and 3,716 square metres of community hub and a child care facility fronting on Jane Street in Block 3. A central park of 0.41 hectares on Block 6 provides a new focal point for the Firgrove-Grassways community. The proposed land uses conforms to the policy direction for compatible infill in the *Apartment Neighbourhoods* designation in the Official Plan. Specific land use permissions for each block are to be defined in the amending Zoning By-laws.

Site Layout

The proposed Draft Plan of Subdivision shows the establishment of five new public streets, and three private driveways that forms a network of streets.

See Attachment 10 for the axonometric plan.

Policy 2.3.1.5 of the Official Plan states that the function of the local network of streets will be improved by providing new streets that extends the local street network. Policy 3.1.1.16 states that new streets will be designed to provide connections with adjacent neighbourhoods, promote a connected grid of streets that offers safe and convenient travel options, and allow for the public to freely enter without obstruction. Policy 3.1.2.1 states that new development will be located and organized to locate building entrances to front on public streets. Policy 4.2.2 states that development in *Apartment Neighbourhoods* will contribute to the quality of life by: a) locating and massing buildings to provide a transition between different building intensity and scales; b) locating and massing buildings to limit shadow impacts; c) frame street edges with good proportion; e) minimize back of house activities; and g) provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces. Policy 4.2.3 provides further policy direction for compatible development that improves on the existing conditions by means such as: b) being compatible with the height and massing of existing buildings on and adjacent to the sites; c) providing appropriate separation distances between buildings to achieve adequate sunlight and privacy; e) providing the landscaped open spaces are improved; g) and h) ensuring servicing areas are consolidated and parking ramps are placed within the building's footprint; k) ensuring the buildings frame streets, parks and open spaces at good proportion; l) and m) providing grade-related units; n) ensuring pedestrian access to buildings are improved; o) minimizing curb cuts; p) ensuring waste storage and waste diversion facilities are improved; and q) providing retrofits to existing buildings.

Guideline 1.2 of the Tall Building Guidelines provide criteria as part of a master plan exercise. Guideline 1.5 refers to providing an appropriate response for tall buildings

when framing views from the public realm to prominent sites. Guideline 2.2 refers to organizing buildings' entrances onto public streets. Guideline 2.3 refers to locating servicing infrastructure away from the public realm and/or view.

The proposed blocks and resulting street network is based on the design of the master plan exercise from TCHC's Initial Development Proposal. The resulting blocks and streets proposes a grid network of public streets that will provide two new connections to Firgrove Crescent to the south, three new connections to Jane Street to the east, and a new connection to Firgrove Crescent to the north. Landscaped open space is to connect to the Firgrove Park and Firgrove Public School playing field to the west. In conjunction with the proposed new street network, a series of pedestrian corridors and private driveways are planned to provide increased porosity between blocks. Each block will have active grade related uses to increase animation, safety and amenity, with service areas located away from pedestrian entrances.

The placement of the park as the central civic space provides breathing room for the community and is connected by the new network of streets, with pedestrian views leading to the park. Staff support the layout of the proposal.

Built Form

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of the report.

Policy 3.1.2.5 of the Official Plan states that new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view from the public realm. Policy 3.1.3.4 states that mid-rise buildings will be designed to have heights generally no greater than the width of the adjacent right-of-way, and to maintain street proportion and open views to the sky from the public realm. Policy 3.1.3.10 states that tall buildings will be designed to reduce the physical and visual impacts of the tower on the public realm, and limit shadow impacts on the public realm.

Guideline 1.3 of the Tall Building Guidelines refers to tall buildings to fit within their existing and planned context by providing transition to lower-scaled buildings, parks and open spaces. Transition tools include angular planes and separation distances. Guideline 2.1 refers to the placement of base buildings to frame edges of streets, and to align setback patterns with neighbouring buildings. Guideline 3.1.1 refers providing a base building height that is equal to 80 percent of the street's right-of-way. Guideline 3.2.1 refers to tall buildings having a floor plate size of 750 square metres. Guideline 3.2.2 refers to providing a tower stepback of three metres or greater from the base building. Guideline 3.2.3 refers to providing tower setbacks of 12.5 metres or greater from side and rear property lines in order to achieve a minimum 25-metre tower separation distance.

Mid-rise Performance Standard 1 states that the height of a mid-rise building should be no taller than the street's right-of-way. Performance Standard 4A states that a building's mass should fit within an angular plane of 45 degrees after a building height of 80 percent of the abutting street's right-of-way. Performance Standard 4B states stepbacks

are to be provided for buildings taller than 23 metres in order to mitigate perception of height. Performance Standard 5D states that a mid-rise building's transition toward a building within *Apartment Neighbourhoods* is to be provided with a minimum 20-metre separation.

A description of the proposed buildings' massing and how it conforms to the policy framework is provided below.

Block 1 (0.28 ha) – 17-storey TCHC Residential Building

The building consists of a 17-storey (59.5 metres including the mechanical penthouse) building with a five-storey (16 metres) base. The tower component results in a floor plate of 850 square metres. The massing of the building replicates the existing built typologies in the *Apartment Neighbourhoods* in the area with the building oriented in a north-south direction to limit incremental shadow impacts. To accommodate the larger residential units and in recognition of the contextual relationship with the existing form and mass of the building at 5 Needle Firway to the west, a tower floor plate of 850 square metres is proposed. A larger floor plate of over 750 square metres is appropriate in this instance given the context of the surrounding buildings, which include a tower separation distance of 29 metres.

Block 2 (0.41 ha) – 25-storey TCHC Mixed-use Building

The building consists of a 25-storey (78 metres including the mechanical penthouse) building with a four to six-storey (19.5 metres) base. The tower component results in a floor plate of 800 square metres. The placement of the tower on the southeast portion of the block minimizes incremental shadows. The base building height of 19.5 metres will result in a streetwall height that is consistent with the planned proportion for this section of Jane Street.

Block 3 (0.34 ha) – Two-storey Community Centre and Child Care Facility

A massing concept was presented as part of the application that occupies the majority of the lands on Block 3. A building setback of two to 3.6 metres from the eastern property line is proposed, which will result in a pedestrian boulevard of approximately six metres on Jane Street.

Block 4 (0.47 ha) – 25-storey Market Mixed-use Building

The building consists of a 25-storey building (81 metres including the mechanical penthouse) consisting of a six-storey (19.5 metres) base. The tower component results in a floor plate of 750 square metres. The placement of the tower is situated on the southeast portion of the block to minimize incremental shadows on the surrounding public realm, including the adjacent proposed park. The base building height of 19.5 metres will result in a streetwall height that is consistent with the planned proportion for this section of Jane Street.

Block 5 (0.27 ha) – Six-storey Market Residential Building

The building consists of a six-storey (24 metres including the mechanical penthouse) building with stepbacks along the northern building edge after the second and fourth storeys. The massing of the six-storey building gradually steps back along the north building face to minimize incremental shadows on the adjacent proposed park. The first storey of the building is proposed with residential unit main entrances to animate the street edge.

Block 7A (0.45 ha) – Two Eight-storey Market Residential Building

The building consists of two eight-storey (30 metres including the mechanical penthouse) components connected by a bridge, with a building stepback above the third storey to mitigate the perception of height for pedestrians along Firgrove Crescent, the planned street C, Needle Firway and private driveways, and to reduce shadow impacts on the public realm.

Block 7B (0.35 ha) – 15-storey Market Residential Building

The 15-storey (50.5 metres) residential building has a five-storey (16 metres) base. The tower component results in a floor plate of 720 square metres. This moderate tall building mass is situated in between the taller 25-storey building in Block 2 to the east, and the lower mid-rise building in Block 7A to the west to provide a height transition towards the *Neighbourhoods* to the west.

Staff supports the overall built form proposed in this revitalization. The scale, massing and heights of the proposed buildings fit within the planned context of the area and provide a mixture of building typologies and transition in scale that is compatible with the neighbouring areas.

Shadow Impact

Policy 3.1.3.10 b) of the Official Plan states that tall buildings should be designed to limit shadow impacts on the public realm. Guideline 1.4 of the Tall Building Guidelines refers to maintaining access to sunlight for surrounding streets, parks and open spaces. Mid-rise Performance Standard 4A states that a building's mass should adhere to an angular plane of 45 degrees above a streetwall height of 80 percent of the abutting street's right-of-way width to maintain a minimum of five hours of sunlight on pedestrian sidewalks.

Shadow Studies by The Planning Partnership dated February 2021 were submitted in support of the application. The studies show incremental shadow impacts on March 21, June 21, September 21 and December 21 from 9:18 am to 6:18 pm. The massing of the various building components in the master plan provides a gradual decrease in heights transitioning from the east to the west, with the proposed building heights and stepbacks in Blocks 5, 7A, 7B, and 2 configured to minimize incremental shadows on the proposed park in Block 6. Staff is satisfied the resulting incremental shadows on the public realm will promote the use of such spaces and provide pedestrians access to sunlight.

Pedestrian Wind Impact

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 and adjacent open spaces to encourage their use. 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 Guidelines provide direction for tall buildings and open spaces to be organized, sited, and articulated to minimize negative wind conditions.

A Pedestrian Wind Study by RWDI dated February 2019 was submitted in support of the application. The study indicates that the surrounding public realm and the outdoor amenity spaces will mostly experience comfortable wind conditions suitable for their intended uses, partly due to the proposed built form with the heights and massing of buildings generally transitioning down towards the west. The study notes that wind downwashing to the park and prevailing wind patterns to the outdoor amenity spaces on the upper floors of buildings which may experience higher wind velocities. Mitigation measures such as wind screens and soft landscaping may be required. Detailed wind studies will be required at the Site Plan Control approval stage for each block.

Noise Impact

Policy 3.4.21 of the Official Plan states that sensitive land uses will be designed and buffered from adverse noise impacts generated from major facilities such as transportation corridors.

A Noise and Vibration Study by YCA Engineering Limited dated February 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 the proposal will meet the applicable criteria, provided the buildings are provided with air conditioning, upgraded windows and implementation of warning clauses. Detailed noise assessments will be required at the Site Plan Control approval stage for each block.

Residential Units

The Firgrove Grassways revitalization proposes a total of 347 new TCHC units to be located in Blocks 1 and 2, and the establishment of 644 market units located in Blocks 4, 5, 7A and 7B. Of the 347 new TCHC units, 236 are replacement social housing units and a minimum 107 are additional affordable housing units.

All 236 existing social housing units will be replaced in the revitalization. The same type and similar size of the social housing units will be replaced and secured for a 99-year period, along with associated rent-g geared-to-income subsidies.

Policy 3.2.1.7 of the Official Plan states that redevelopment of social housing properties that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units will secure: a) a full replacement of the social housing units; b) replacement of the units at rents similar to those at the

time of the application; and c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants. Policy 3.2.1.9 states that on large sites greater than five hectares: a) a minimum 30 percent of the new housing units will be in forms other than detached and semi-detached houses; and b) the first priority community benefit will be the provision of 20 percent of the additional residential units as affordable housing.

This revitalization meets the Official Plan direction in providing a full replacement of social housing at similar rents. A tenant relocation and assistance plan is to form part of the Section 111 Agreement prepared as part of the Rental Housing Demolition application. Further, as this proposal represents a revitalization of the Firgrove Grassways community, measures to secure the maintenance of the retained dwelling units, the replacement of dwelling units, and the provision for an increased supply of affordable housing were the top priorities in the assessment of this proposal.

The provision of 277 two-bedroom units (36.7%) and 153 three-bedroom units (20.3%) adequately support the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

Amenity Space

Policy 3.1.2.11 of the Official Plan states amenity spaces are encouraged to be high quality and well designed. Policy 3.1.2.13 states 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. Policy 3.2.1.5 states development on sites containing six or more rental housing units should b) secure needed improvements and renovations without pass-through costs to the tenants. Guideline 2.5 of the Tall Building Guidelines refers to providing private outdoor amenity spaces that maximize access to sunlight, and minimize noise and air quality impacts. Guideline 2.3 of the Growing Up Guidelines indicates development should locate and protect amenity spaces from shadow and wind impacts. Guideline 4.1.1 of the Pet Friendly Guidelines indicates 10 percent of amenity space be allocated as pet friendly spaces, including pet relief areas, wash stations and off-leash areas.

The revitalization proposes to provide the Zoning By-law minimum standard of two square metres of indoor and two square metres of outdoor amenity space per dwelling. Based on the architectural plans submitted, a combined total of 2,243 square metres of indoor amenity space, and 2,145 square metres of outdoor amenity space are proposed for the new residential buildings. Detailed location and programming of the amenity spaces will be secured through future Site Plan Control approval processes for each block. Residents of the retained buildings at 22-36 and 5 Needle Firway will continue to have access to refurbished amenity areas within their buildings.

Traffic Impact, Vehicular and Loading Access

A Transportation Study by HDR, dated January 28, 2022, was submitted in support of the application. The study provided an analysis on traffic impact based on projected vehicular trips, along with a vehicular parking analysis and loading needs analysis.

The study concluded the traffic generated by the proposal would result in acceptable impacts on the surrounding street network. Staff accepts the conclusion reached by the Transportation Study regarding traffic impact.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties, and to improve the safety and attractiveness of adjacent streets, parks and open spaces. Guideline 2.3 of the Tall Building Guidelines provide direction for loading and servicing components of a tall building be located away from the public realm and to consolidate such components if possible. Mid-Rise Performance Standards 16A and 17 states loading and servicing functions should be provided from rear lanes and not detract from the pedestrian realm. Locations of the loading spaces for each building will be secured in the Site Plan Control approval process.

Vehicular Parking

The proposal provides a total of 932 spaces consisting of 775 spaces for residents, 101 spaces for visitors, and 56 spaces for others. Refer to Table 2 for the distribution of vehicular parking spaces for each block. The proposed number of vehicular spaces is less than the current in force Zoning By-law standard, which would require approximately 1,100 spaces based on the number of residential units and the amount of non-residential gross floor area. The updated study provided proxy site analysis on parking needs of similar development sites. The proposed vehicular parking standards will be secured in the amending Zoning By-laws.

Bicycle Parking

The existing buildings did not provide formal bicycle parking spaces. The revitalization will result in the provision of 857 bicycle parking spaces consisting of 779 long-term and 78 short-term spaces. Refer to Table 2 for the distribution of bicycle parking spaces for each block. The total number of bicycle parking spaces meets the standard the Zoning By-law for the proposed new buildings. The required number of bicycle parking spaces will be secured as ratios based on the residential unit and non-residential gross floor area in the amending Zoning By-laws.

New Public Streets

Policy 2.2.3 of the Official Plan states that the City's transportation network will be maintained and developed to support the growth management objectives of the Official Plan. Policy 2.3.1.5 states that the local network of streets will be improved by e) providing new streets that provide access and frontage for existing development. Policies 3.1.1.5 and 3.1.1.16 states streets are significant public open spaces and should be designed to connect neighbourhoods, promote a grid pattern, and incorporate a Complete Streets approach.

As part of the master plan, five new public streets are proposed. They are:

Street A

An east-west local street that connects Jane Street then bends to a north-south direction, terminating at the future east-west Street B to the south with a right-of-way of 16.5 metres.

Street B

An east-west local street that connects Jane Street and the proposed north-south oriented Needle Firway with a right-of-way of 18.5 metres.

Street C

An east-west local street that connects Jane Street and the proposed north-south Needle Firway with a right-of-way of 18.5 metres.

Street D

A north-south local street that connects Firgrove Crescent from the south to the proposed Street C to the north with a right-of-way of 16.5 metres.

Needle Firway

A north-south local street that connects Firgrove Crescent to the north and Firgrove Crescent to the south with a right-of-way of 16.5 metres.

Staff supports the layout and dimensions of the proposed streets. The dedication of the streets will be secured as conditions of Draft Plan of Subdivision approval as set out in Attachment 7.

Functional Servicing and Stormwater Management

A Functional Servicing Report and addendums prepared by Odan Detech Group Inc. dated of September 2021 were submitted in support of the application. The proposed development will connect to the 300 mm watermain on the Firgrove Crescent north of the site and the 300 mm watermain on Jane Street to the east for water and fire flows, and to the existing 250 mm sanitary sewers on Firgrove Crescent to the north and south, and the 250 mm sanitary sewer on Jane Street to the east.

New storm sewers are proposed to be constructed under the new streets, where local stormwater will drain to the existing storm sewers on Firgrove Crescent north and south of the site. No infrastructure improvements are required to accommodate the increased capacity that results from this development. Other stormwater retention strategies will include the implementation of green roofs, permeable pavers and stormwater storage tanks to be located within each proposed development block.

Hydrogeological Impacts

A Hydrogeological Investigation Report prepared by Toronto Inspection Ltd. dated February 2019 was submitted in support of the application.

The proposed underground foundations of the buildings in Blocks 1, 2, 4, 5, and 7 will result in foundations that are below the groundwater table. The report indicated the need for temporary and permanent discharge of groundwater. Engineering and Construction Services and Toronto Water staff have reviewed the documentation and have no objections to the approval of the application.

Parkland

The City of Toronto Parkland Strategy is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 12 to 28 square metres of parkland per person, which is less than the city-wide average provision of 28 square metres of parkland per person in 2016. Given the future expected growth both on the development site and surrounding sites, there will be a parkland deficit if no new parks are proposed. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

The market portion of the site is subject to the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, with a cap of 20 percent of the residential portion and two percent for non-residential portion. The parkland dedication requirement is 3,934 square metres. The applicant is required to satisfy the parkland dedication requirement through an on-site dedication of 4.1 square metres on Block 6. Conditions on the conveyance and future construction of the park will be articulated in the conditions of Draft Plan of Subdivision approval as set out in Attachment 7. The design of the park will be developed with community input.

Should future approval for additional density/units beyond what is contemplated in this Zoning By-law Amendment be obtained, the owner will be required to satisfy the parkland dedication for the newly approved market units at the rate applicable at that time.

Tree Preservation

An Arborist Report and Tree Protection Plans prepared by Bruce Tree Expert Company Ltd. dated August 2020 and February 26, 2021 respectively, and a Concept Landscape Plan prepared by The Planning Partnership dated August 3, 2021 were submitted in support of the application. The Tree Protection Plan indicates that the preservation of 10 City-owned trees, the removal of 131 protected private trees and two City-owned trees, and the injury of six protected private trees. The Concept Landscape Plan shows the potential planting of 350 new trees. Urban Forestry reviewed the plans and are satisfied with the tree planting plan.

The applicant is to submit a tree planting deposit to ensure the planting and survival of new City trees. In addition, Forestry will require the planting of three new trees to replace every private tree proposed for removal.

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 Amendment, 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.

Future development on lands owned by TCHC is to demonstrate compliance with 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 2 development features will be secured in the draft Zoning By-law Amendments, the Draft Plan of Subdivision and in the future Site Plan Approval Control processes.

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, such as recreation, libraries, child care, schools, public health, human services, cultural services and employment services.

The timely provision of CS&F is as important to the livability of the city's neighbourhoods as "hard" services like sewer, water, roads and transit. The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The proposal will be providing a community hub and a child care facility as a replacement for the existing space on the site.

School Boards

The Toronto Catholic School Board (TCDSB) indicated the projected accommodation levels at its local schools as a result of the revitalization will require proof of notification with signage and warning clauses to be included in any agreements of purchase and sale, or lease of the residential units.

The Toronto District School Board (TDSB) indicated that the projected accommodation levels at its local schools as a result of the revitalization will not significantly impact student accommodation at its local schools. TDSB requests that a construction management plan and appropriate fencing between the eastern boundary of the Firgrove Public School's lands and the subject lands be required. These matters will be secured as legal convenience matters in the Section 37 Agreement, and as conditions of Draft Plan of Subdivision approval.

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. Policy 5.1.1.5 states that Section 37 may be used to: a) to conserve rental housing in accordance with the provisions of the Official Plan; and d) as a mechanism to secure capital facilities required to support development.

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

1. The owner shall enter into an agreement to secure the conditions of the Section 111 permit and any related conditions;
2. The owner shall provide unit layouts of the additional affordable housing units;
3. The owner shall implement the mitigation measures identified in the required Noise Impact Study;
4. The owner shall implement the mitigation measures identified in the required Final Pedestrian Level Wind Study;
5. The owner shall provide details and consult with the Toronto Lands Corporation and the Toronto District School Board on fencing designed along the subject site's western property line;
6. The owner shall provide a construction management plan;
7. The owner will construct and maintain the development of the site in compliance with the Toronto Green Standards; and
9. The owner will design and build the child care facility.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to infill and revitalization of *Apartment Neighbourhoods*. Staff worked with the applicant and the community to address and resolve the following key concerns: building organization and transition towards open spaces and lower scale buildings; maintenance and improvement of existing facilities; and improving the public realm through providing a network of public streets and a central park. Staff recommend that City Council support approval of the applications.

CONTACT

Henry Tang, Senior Planner, Community Planning
Tel. No.: 416-392-7572
E-mail: Henry.Tang@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law
Attachment 5: Draft Amending By-law to Zoning By-law 7625
Attachment 6: Draft Amending By-law to Zoning By-law 569-2013
Attachment 7: Draft Conditions of Plan of Subdivision
Attachment 8: Site Plan
Attachment 9: Draft Plan of Subdivision
Attachment 10: Axonometric Plan
Attachment 11: South Elevation (Firgrove Crescent)
Attachment 12: East Elevation (Jane Street)
Attachment 13: North Elevation
Attachment 14: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 3 Marsh Grassway et al **Date Received:** March 5, 2020

Application Number: 20 122745 WET 07 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: A Zoning By-law amendment and Draft Plan of Subdivision to re-develop the site with 10 blocks, six new buildings, a community hub, a public park, public roads and private driveways. The buildings range in height from four to 25 storeys and contain a total of 941 new dwelling units of which 341 are TCHC units and 600 are market units. The units would consist of townhouses and apartment units. The existing 152 TCHC apartment units at 5 Needle Firway would be retained. A total of 932 parking spaces would be provided on the site.

Applicant	Agent	Architect	Owner
Toronto Community Housing Corporation			Toronto Community Housing Corporation

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 54,400 Frontage (m): 238 Depth (m): 190

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	11,370	1,391	13,721	15,112
Residential GFA (sq m):	46,626	16,690	105,258	121,948
Non-Residential GFA (sq m):			4,568	4,568
Total GFA (sq m):	46,626	16,690	109,826	126,516
Height - Storeys:	12		25	25
Height - Metres:	36		80	80

Lot Coverage Ratio (%): 27.78 Floor Space Index: 2.33

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	121,948	
Retail GFA:	852	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	3,716	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	236	152	991	1,143
Freehold:				
Condominium:				
Other:				
Total Units:	236	152	991	1,143

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			12	123	17
Proposed:			300	280	411
Total Units:			312	403	428

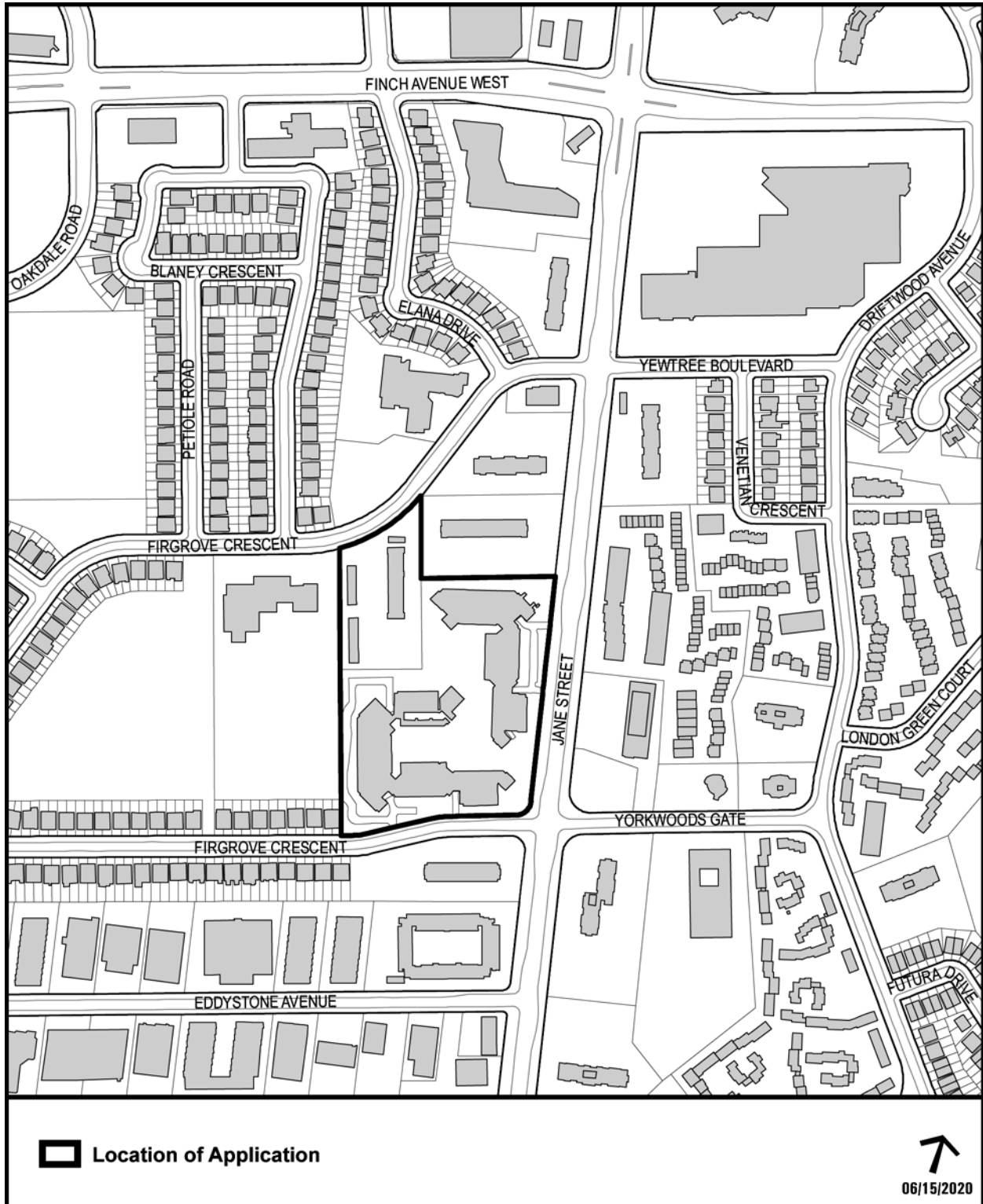
Parking and Loading

Parking Spaces: 932 Bicycle Parking Spaces: 719 Loading Docks:

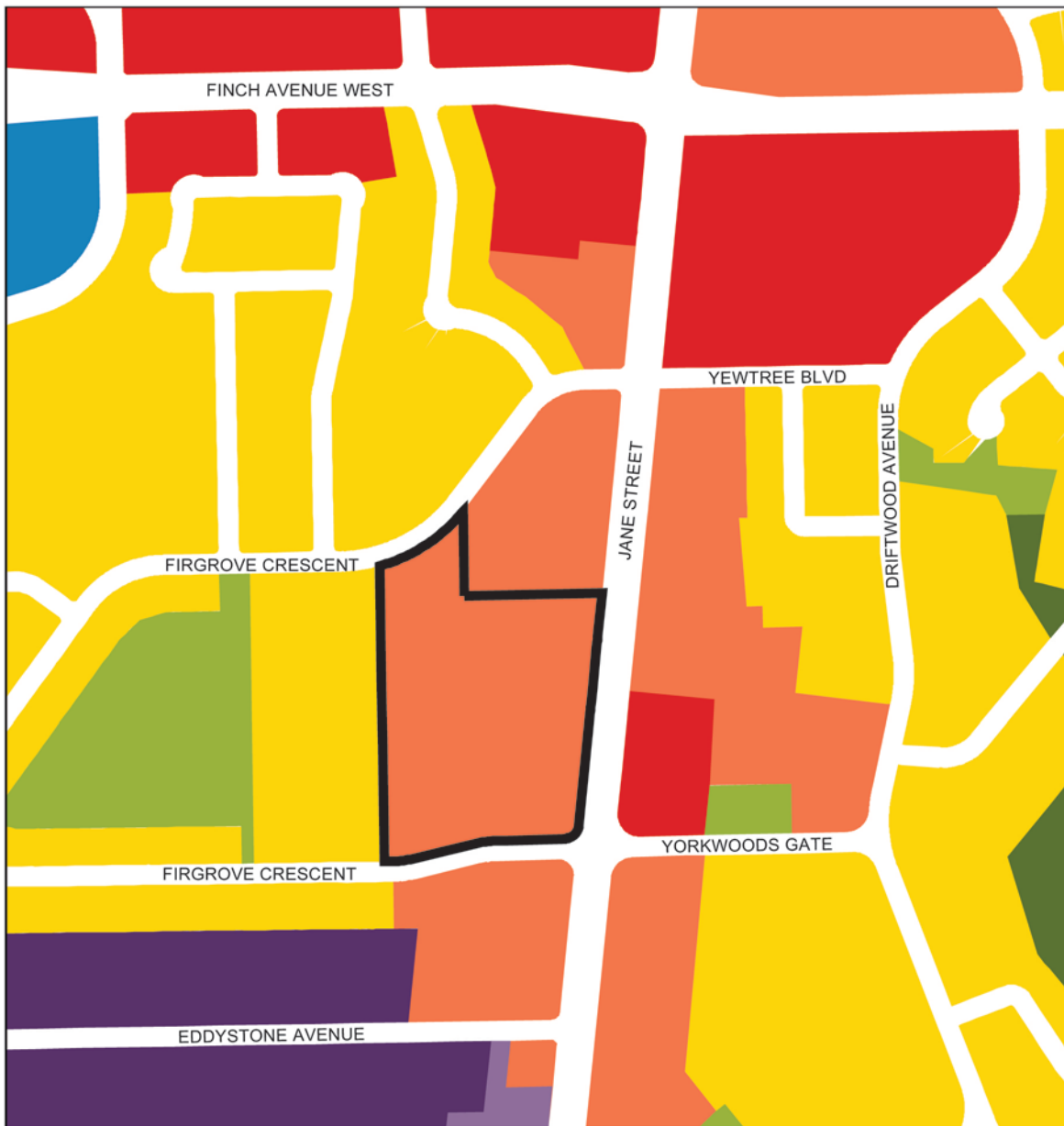
CONTACT:

Henry Tang, Senior Planner, Community Planning
(416) 392-7572
Henry.Tang@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 4 & 17 Cane Grassway,
5, 10 & 40 Turf Grassway, 1, 2 & 8 Dune Grassway

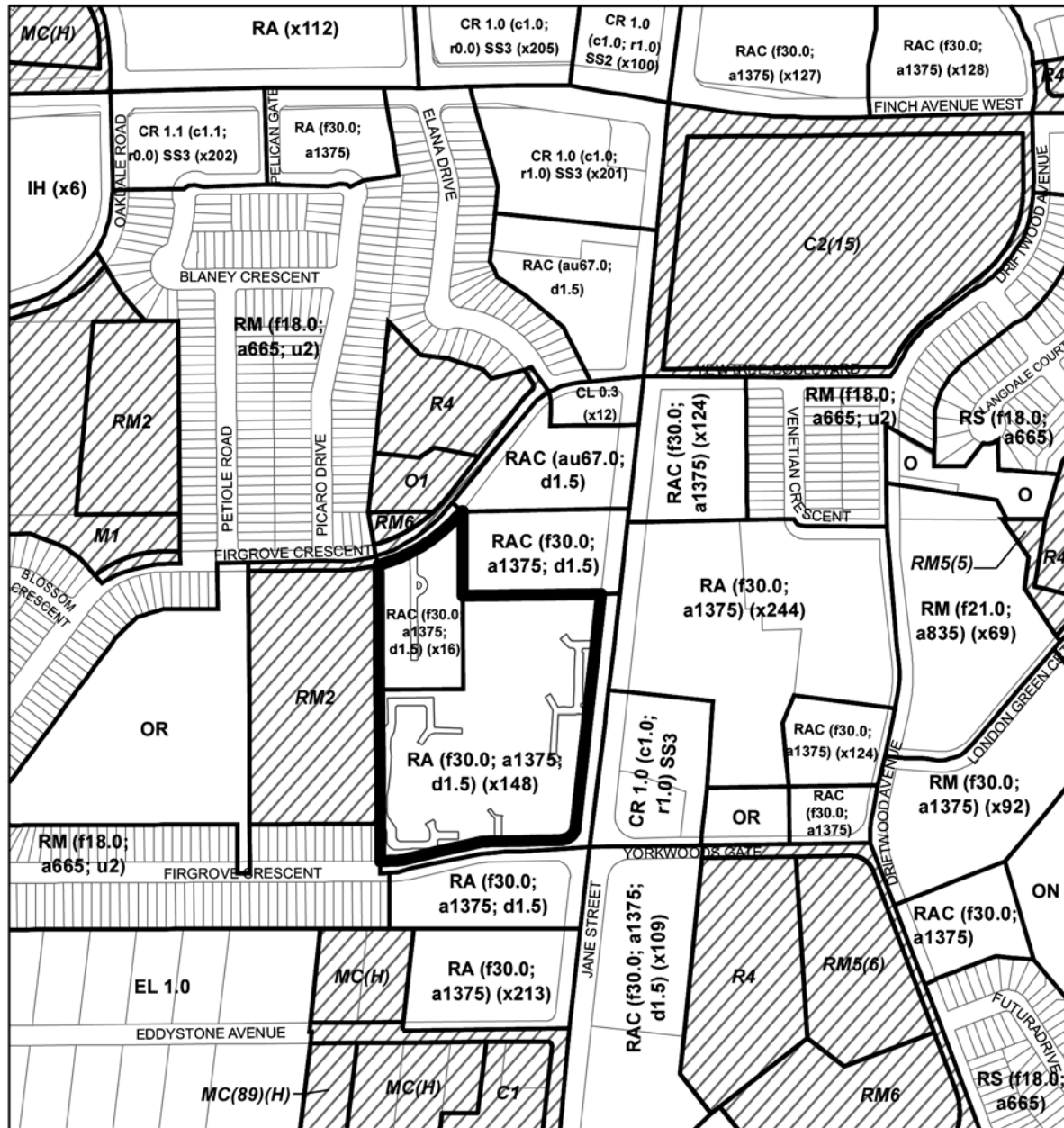
Official Plan Land Use Map #13/16

File # 20 122745 WET 07 0Z

 Location of Application	 Parks & Open Space Areas	 General Employment Areas
 Neighbourhoods	 Natural Areas	 Core Employment Areas
 Apartment Neighbourhoods	 Parks	
 Mixed Use Areas		


Not to Scale
06/15/2020

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3 & 36 Marsh Grassway, 7 & 11 Blue Grassway, 4 & 17 Cane Grassway,
5, 10 & 40 Turf Grassway, 1, 2 & 8 Dune Grassway
File # 20 122745 WET 07 0Z

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CL Commercial Local

CR Commercial Residential
EL Employment Light Industrial
IH Institutional Hospital
O Open Space
ON Open Space Natural
OR Open Space Recreation

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

R4 One-Family Detached Dwelling Fourth Density Zone
RM2 Multiple-Family Dwellings Second Density Zone
RM5 Multiple-Family Dwellings Fifth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
M1 Industrial Zone One

C2 Local Shopping Centre Zone
MC Industrial-Commercial Zone
O1 Open Space Zone

Not to Scale
Extracted: 06/18/2020

Attachment 5: Draft Amending Zoning By-law to Former North York By-law 7625

~ The draft By-law will be made available before the June 27, 2022 Etobicoke York Community Council Meeting ~

Attachment 6: Draft Amending Zoning By-law to Zoning By-law 569-2013

~ The draft By-law will be made available before the June 27, 2022 Etobicoke York Community Council Meeting ~

Attachment 7: Conditions of Draft Plan of Subdivision

1. The owner shall enter into the City's standard Subdivision agreement and satisfy all of the pre-registration conditions contained therein (required in most cases to secure the construction of the provision of municipal services, parkland, planning issues related to warning clauses).
2. The owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City-initiated assessment or tax appeals made pursuant to Section 40 of the Assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City-initiated assessment or tax appeal, the owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. If the subdivision is not registered within five years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. The owner of Blocks 4, 5, 7a and 7b will construct and maintain the development in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the Site Plan application for each building on the site.
5. The owner of Blocks 1, 2, and 3 will construct and maintain the development in accordance with Tier 2, Toronto Green Standard, and the owner will be encouraged to achieve a higher Toronto Green Standard, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the Site Plan application for each building on the site.

Engineering and Construction Services

6. Enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
7. Dedicate all roads, corner roundings, and road widenings shown on the plan.
8. The applicant shall convey to the City the lands required for the future public road as follows:
 - a) The proposed new public streets shall be designed in accordance with the approved Draft Plan of Subdivision, and the approved functional pavement marking and signing plan, in accordance with the City's development Infrastructure Policy and Standards (DIPS) requirements;

- b) All of the above-noted property conveyances shall be provided to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and at no cost to the City of Toronto.
9. Convey to the City all 0.3-metre (one foot) reserves shown on the plan.
 10. Convey all necessary easements to the City.
 11. Convey lands required to the City for park purposes.
 12. Prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the (respective division) in consultation with the City Solicitor.
 13. Submit a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City to the Chief Engineer and Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office.
 14. Pay all costs for preparation and registration of reference plan(s).
 15. The proponent will be responsible for paying all costs associated with the construction of the approved new public road and the approved functional pavement marking and signing plan.
 16. Pay to the City a cash-in-lieu of parkland as provided for in the alternative rate by-law, in accordance with the terms of the subdivision agreement to the satisfaction of the General Manager of Parks, Forestry and Recreation.
 17. Apply storm water management techniques in the development of this subdivision to the satisfaction of Engineering and Construction Services.
 18. Carry out / implement the Noise Mitigation Measures in accordance with the approved Noise Mitigation Measures Report to the satisfaction of City Planning.
 19. Conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and submission of a Record of Site Condition.
 20. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
 21. Submit financial security in accordance with the terms of the standard subdivision agreement.

22. Provide certification to the Executive Director of Engineering and Construction Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities have been constructed in accordance with the accepted drawings.
23. Pay property taxes for the current taxation year.

Parks, Forestry and Recreation

24. At the time of the registration of the plan of subdivision, the applicant shall convey parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation.
25. The applicant will be required to convey the 4,125 square metres portion of the development site for public parkland purposes. The subject parkland conveyance is to be free and clear, above and below grade of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements.
26. The applicant is to pay for the costs of the preparation and registration of all relevant documents. The applicant shall provide to the satisfaction of the City Solicitor all legal descriptions and applicable reference plans of survey for the new parkland.

Fire Separation Distance – Ontario Building Code

27. Prior to the transfer of fee simple of the Park Block to the City, the Park Block shall nonetheless be deemed to be parkland in respect of the limiting distance requirements of the *Ontario Building Code Act, 1992*. Parks, Forestry and Recreation staff advises that the applicant must design the building to achieve Ontario Building Code setbacks related to fire separation on their own site on the portions of the building that abut the park. A five-metre setback will apply to any building located next to the Park or, the required setbacks which meet the Ontario Building Code for fire separation, whichever is greater. Prior to the issuance of any above grade building permit, the applicant will be required to demonstrate adequately that the Ontario Building Code requirements have been achieved to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Environmental Assessment

28. Prior to conveying the parkland to the City, the applicant must:
 - a) Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in Ontario Regulation 153/04, as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director, Engineering and

Construction Services and copy to the General Manager, Parks, Forestry and Recreation;

- b) Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7%), and submit an initial deposit of \$8,000 towards the cost of the Peer Review in the form of a certified cheque, to the Chief Engineer and Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer;
- c) Submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04, as amended) describing the current conditions of the land to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Chief Engineer and Executive Director, Engineering and Construction Services;
- d) At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Chief Engineer and Executive Director, Engineering and Construction Services for peer review and concurrence, which states:
 - i. In the opinion of the Qualified Person:
 - 1. It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
 - 2. To the extent that the opinion in condition 28. d) i. 1. is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
 - ii. Land to be conveyed to the City meets either:
 - 1. the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - 2. the Property Specific Standards as approved by the Ministry for a Risk Assessment / Risk Management Plan which was conducted in accordance with the conditions set out herein.
- e) The Qualified Person's statement, referenced in condition 28. a) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted

with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director, Engineering and Construction Services.

- f) For conveyance of lands requiring a Record of Site Condition:
 - i. File the Record of Site Condition on the Ontario Environmental Site Registry; and
 - ii. Submit the Ministry's Letter of Acknowledgement of Filing of the Record of Site Condition confirming that the Record of Condition has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Chief Engineer and Executive Director, Engineering and Construction Services and to the General Manager, Parks, Forestry and Recreation.

29. As a pre-condition of Site Plan Control approval, the applicant must provide a complete Environmental Phase I and subsequent Phase II report(s), if required, to be peer reviewed through the City process per condition 28 to the satisfaction of the General Manager, PFR and Executive Director, ECS. Should the applicant convey the parkland after 18 months of all of the Environmental assessment reports, the cost of updating such reports will be at the expense of the applicant.

Park Construction – Base Park Improvements

30. The applicant, at their expense, will be responsible for the base construction and installation of the parkland. The Base Park Improvements include the following:
- a) Demolition, removal and disposal of all existing materials, buildings, foundations and associated servicing;
 - b) Grading inclusive of 300mm depth topsoil supply and placement. Where lands have been environmentally risk assessed in accordance with MECP regulations, the required depth profile of the environmental soil / soft cap will be 1.5 metres of engineered fill compacted to 95% SPD and certified by the consulting engineer;
 - i. In the case of a risk-assessed site, all materials brought on site shall comply with the site-specific standards outlined in the Certificate of Property Use. In the case where no risk assessment of the site was required, all materials brought on site shall comply with the Ontario Reg. 153/04 Table 3 RPI standards;
 - c) Sodding #1 nursery grade;
 - d) Fencing, where deemed necessary;
 - e) Sanitary and storm service connections with manholes at streetline;
 - f) Water and electrical service connections; (minimum water: 50mm to the street line including backflow preventers, shut off valves, water metre and chamber; electrical connection to the street line and electrical panel in a lockable cabinet (100 Amp service));

- g) Street trees along all public road allowances abutting City-owned parkland; and
- h) Standard park sign (separate certified cheque required).

31. All work is to be completed to the satisfaction of the General Manager, Parks, Forestry and Recreation.
32. If any element of the Base Park Improvements are deemed to be unnecessary, the applicant will submit a certified cheque for the equivalent value, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
33. The applicant is required to provide a landscape package that demonstrates the incorporation of the base park improvements into the parkland dedication. The landscape package shall be approved as a component pre-approval condition of the site plan application.
34. Prior to the issuance of the first above grade building permit for all or any portion of a building within the first phase of development, the applicant shall submit a cost estimate and any necessary plans for the Base Park Improvements, to the satisfaction of the General Manager, Parks, Forestry and Recreation.
35. Prior to issuance of the first above grade building permit for all or any portion of a building within the first phase of development, the applicant's developer partner shall post an irrevocable Letter of Credit in the amount of 120% of the value of the Base Park Improvements for the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation. No credit shall be given towards the Parks and Recreation component of the Development Charges for costs associated with Base Park Improvements.
36. The construction of the Base Park Improvements to the Park Block shall be completed within one-year after the issuance of the first above grade building permit for all or any portion of a building within the first phase of development, to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the Park Block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the Park Block.
37. Should the applicant undertake Base Park Improvements on the Park Block following conveyance of the Park Block to the City, the applicant must obtain a Park Access Agreement (PAA) from Parks, Forestry and Recreation's Planning, Design and Development section. The PAA will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The applicant will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.

Temporary Fencing

38. Prior to conveyance of the parkland, the applicant shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the Park Block is completed.

Parkland Grading and Drainage

39. Prior to conveyance of the parkland, the applicant shall ensure that the grading and drainage of the adjacent development blocks are compatible with the grades of the parkland to the satisfaction of the General Manager, Parks, Forestry and Recreation.
40. The applicant must provide documentation from a qualified environmental engineer that any fill or topsoil brought onto the site meets all applicable laws, regulations and guidelines for use in a public park.

Credit Against DCs for Above Base Park Improvements

41. The owner agrees to design and construct the Above Base Park Improvements to the new park for a development charge credit against Parks and Recreation component of the Development Charges to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
42. Prior to the issuance of the first building permit or the permit that triggers the payment of the Development Charges, but in no event shall it be later than the issuance of the first above grade building permit for each phase of the development, the owner shall submit a Letter of Credit equal to 120% of the Parks and Recreation component of the Development Charges.
43. Prior to the issuance of the first above grade Building Permit for all or any portion of a building within the first phase of development, the owner shall submit a cost estimate and any necessary plans including working drawings, specifications, and landscape plans showing the scope and detail of the work for the Above Base Park improvements, for review and approval by the General Manager, Parks, Forestry and Recreation.

Above Base Park Improvements

44. The applicant will be responsible to design and construct the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. Areas to be addressed in the design of the Park are: park programming, sustainable design and plantings, community and public safety, ground surface treatments, seating, and vandalism. Final design and programming of the parkland shall be at the discretion of the General Manager, Parks, Forestry and Recreation.

45. The construction of Above Park Improvements to the Park Block shall be completed within one year after the issuance of the first above grade building permit to the satisfaction of the General Manager, Parks, Forestry and Recreation. Unforeseen delays (e.g. weather) resulting in the late delivery of the Park Block shall be taken into consideration and at the discretion of the General Manager, Parks, Forestry and Recreation when determining a revised delivery date for the Park Block.
46. Should the applicant undertake Above Base Park Improvements on the Park Block following conveyance of the Park Block to the City, the applicant must obtain a Park Access Agreement (PAA) from Parks, Forestry and Recreation's Planning, Design and Development section. The PAA will outline in detail the insurance requirements, extent of area permitted, permitted use, tree removal and replacement, and duration to the satisfaction of the General Manager, Parks, Forestry and Recreation. The applicant will indemnify the City against any claim during any interim use of or work carried out by the applicant on the park.

Warranty

47. The applicant, upon satisfactory completion of the construction and installation of the Above Base and Base Park Improvements shall be required to guarantee such work and associated materials. The applicant shall provide certification from their Landscape Architect certifying that all work has been completed in accordance with the approved drawings. Should the cost to construct the Above Base Park Improvements as approved by the General Manager, Parks, Forestry and Recreation be less than the Parks and Recreation component of the Development Charges for the development, the difference shall be paid to the City by certified cheque prior to a reduction of the Above Base Park Improvement Letter of Credit. Upon the City's acceptance of the certificate, the Letter(s) of Credit will be released less 20% which will be retained for the two-year guarantee known as the Parkland Warranty Period.
48. Upon the expiry of the Parkland Warranty Period, the outstanding park security shall be released to the applicant provided that all deficiencies have been rectified to the satisfaction of the General Manager, Parks, Forestry and Recreation.
49. As-built drawings in print/hardcopy and electronic format, as well as a georeferenced AutoCAD file, shall be submitted to Parks, Forestry and Recreation. A complete set of "as built" plans shall be provided electronically in PDF format and in a georeferenced AutoCAD file, in addition to two sets full size bond hard copy the General Manager, Parks, Forestry and Recreation. The plans shall include, but not limited to specifications, locations of all hidden services, and all deviations from the design drawings, shop drawings, inspection reports, minutes of meeting, site instructions, change orders, invoices, certificates, progress images, warranties, close out documentation, compliance letters (for any play structures and safety surfaces), and manuals. The files are to be organized in folders, including a file index and submitted with written warranties and related documents such as lists of contractor, sub-contractors together with contact persons, telephone numbers, warranty expiry dates and operating manuals.

50. Spare or replacement parts, special tools, as provided by manufacturers, if any, are to be provided to Parks, Forestry and Recreation.

Toronto District School Board

51. Prior to the registration of the Plan of Subdivision, the owner shall provide to the satisfaction of the Toronto District School Board details regarding construction management, schedule and timelines, traffic management (pedestrian/vehicular/cycling), proposed sidewalk/street closures, construction equipment movement, noise/dust/air attenuation and mitigation as it relates to the school site west of the subject site and its surrounding area.

Toronto Catholic District School Board

52. The owner agrees to erect and maintain a sign on the site advising the following:

"The Toronto Catholic District school Board has plans to accommodate students from this development. If the elementary and secondary schools which serve this area are oversubscribed, students from this development may need to be accommodated in portable classrooms or may have to be redirected to a school located outside the area."

53. The owner provide the Toronto Catholic District School Board with an on-site photograph of the aforementioned sign as an assurance of its proper display.

54. That owner agrees to include the following clause in agreements of purchase and sale or lease for the units proposed in this plan:

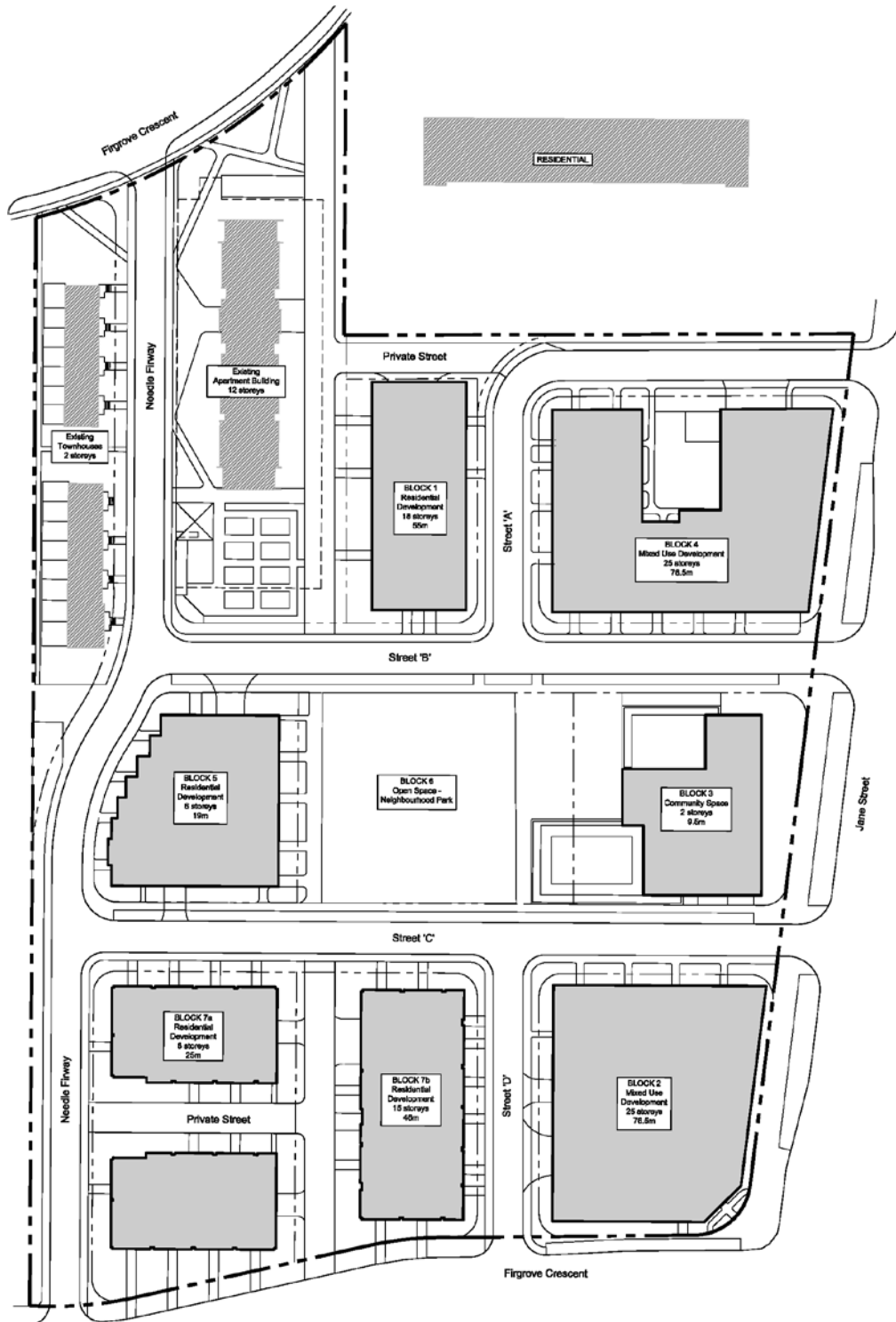
"Whereas, despite the best efforts of the Toronto Catholic District School Board, sufficient accommodation may not be available for all anticipated students at local schools, you are hereby notified that it may be necessary for Elementary and/or Secondary students from this development to be accommodated in facilities outside of the community depending on availability of space."

Canada Post

55. The owner will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the owner in order for Canada Post to provide mail service to the residents. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.

56. The owner agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

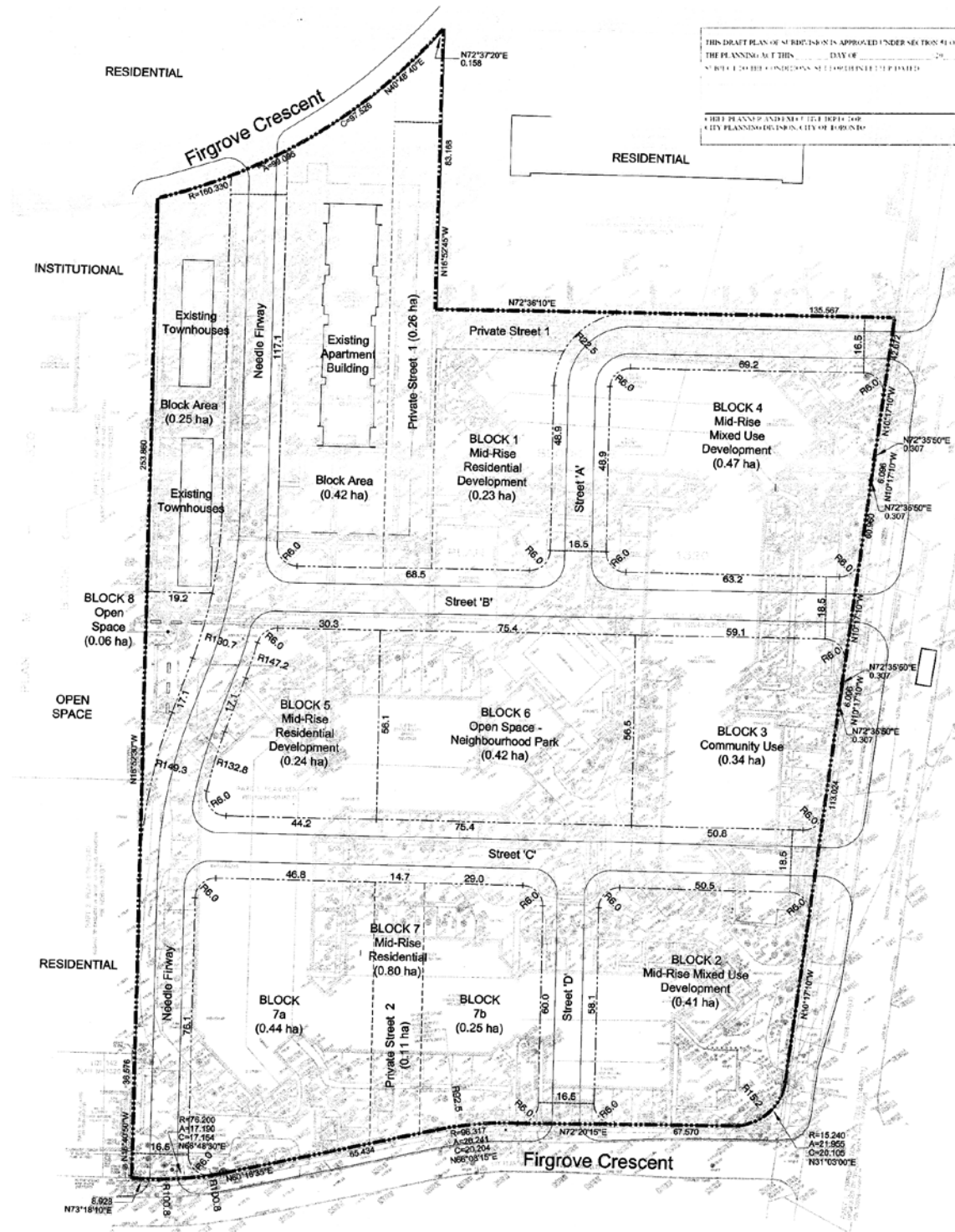
Attachment 8: Site Plan



Site Plan



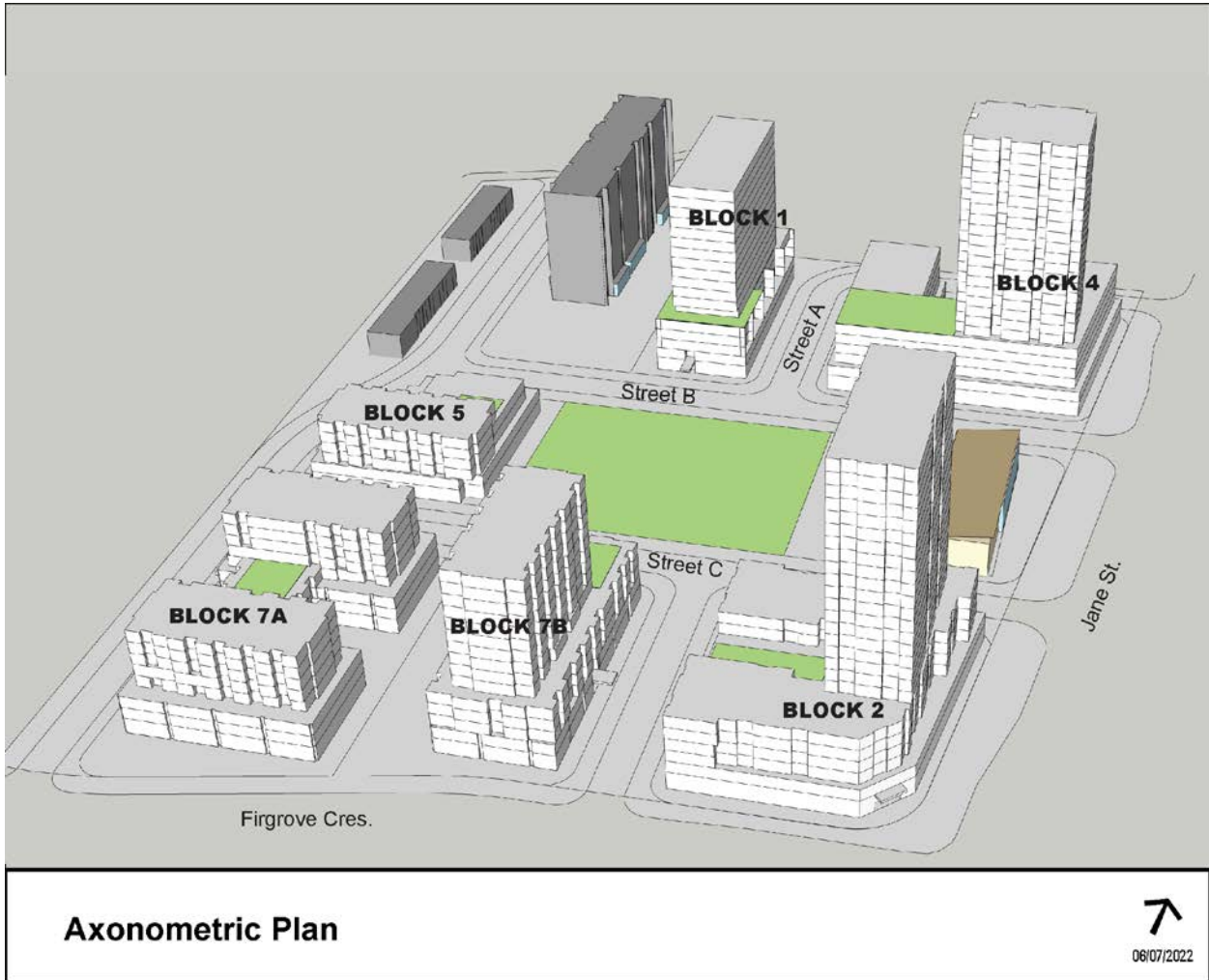
Attachment 9: Draft Plan of Subdivision



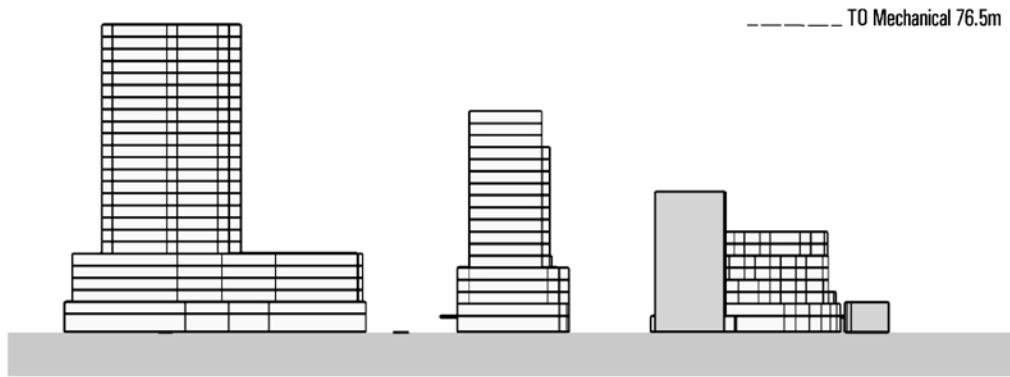
Draft Subdivision Plan



Attachment 10: Axonometric Plan

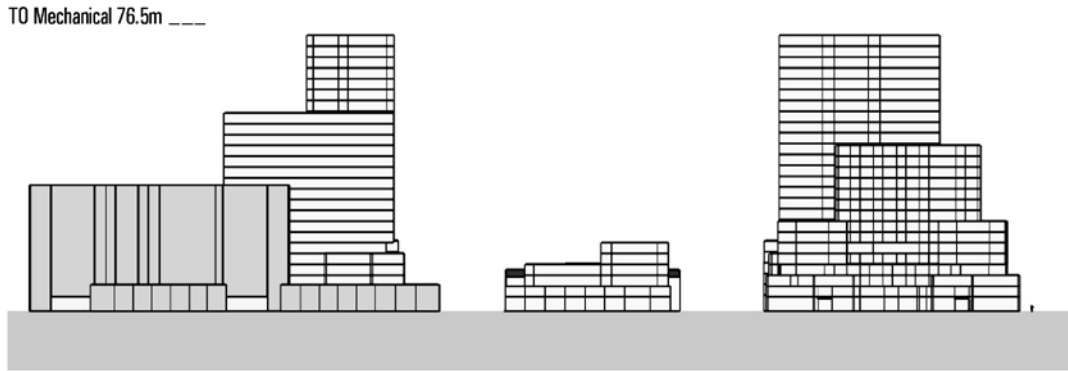


Attachment 11: South Elevation



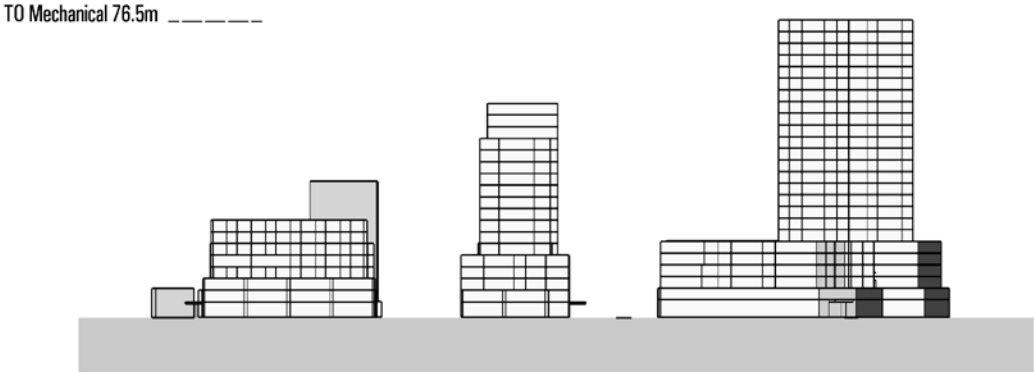
South Elevation

Attachment 12: East Elevation



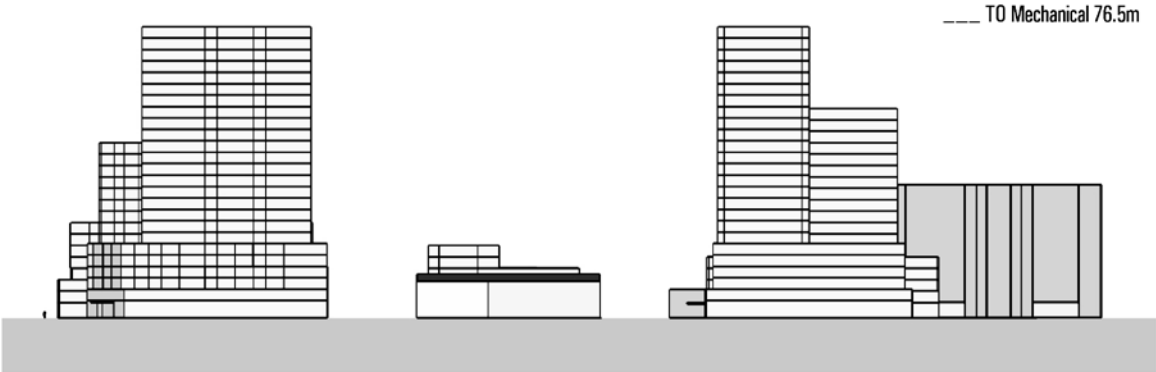
East Elevation

Attachment 13: North Elevation



North Elevation

Attachment 14: West Elevation



West Elevation