

Preliminary Report – 683 to 685 Warden Avenue – Official Plan and Zoning By-law Amendment and Subdivision Applications

Date: December 6, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 20 - Scarborough Southwest

Planning Application Number: 21 180550 ESC 20 OZ and 21 201457 ESC 21 SB

Notice of Complete Application Issued: October 1, 2021

Current Use(s) on Site: vacant parcel of land

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 683 to 685 Warden Avenue. The application seeks to permit 2 mixed-use buildings and 4 residential buildings ranging from 13 to 36 storeys. The proposed development is as follows: 19 and 22 storey mixed-use buildings fronting on Warden Avenue, 33 and 36 storey buildings in the middle of the site and 2, 13-storey buildings at the rear of the site.

The development proposes 1,519 residential units with a mix of unit types resulting in a residential gross floor area of 120,010 square metres. The development also proposes 993 square metres of retail/commercial uses and an overall gross Floor Space Index of 4.6 times. A total of 996 vehicular and 1,521 bicycle parking spaces would be provided. A new 2,486 square metre linear public park at the rear, a new public street, pedestrian connections and privately-owned publicly accessible open spaces are proposed.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 683 to 685 Warden Avenue together with the Ward Councillor.

2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

DECISION HISTORY

Warden Woods Community Secondary Plan

City Council adopted the Warden Woods Secondary Plan, OPA No. 1145 to the former City of Scarborough Official Plan on October 28, 2005. The OPA also included Zoning By-law Nos. 950-2005, 951-2005 and Urban Design Guidelines for the area. The Secondary Plan was subsequently appealed by some property owners including the owners of the subject lands to what was formerly known as the Ontario Municipal Board (OMB), now known as the Ontario Land Tribunal (OLT). The owners of the subject lands subsequently withdrew their appeal to the OMB.

On May 26, 2008, the OMB approved a modification to the Toronto Official Plan, to add the Warden Woods Community Secondary Plan. The Secondary Plan provides a comprehensive framework to guide the coordinated development of a new residential and mixed-use neighbourhood with adequate community facilities, excellence in urban design, and a balanced transportation system.

Previous Development Application

In 2004, under Consent Application B019/04SC, the rear portion of the subject site was conveyed from the former Geco CN Rail spur lands to the former owners ("Loblaw") of 685 Warden Avenue. Subsequently, on January 28, 2006, Loblaw submitted Rezoning and Site Plan Control applications (File Nos. 06 151851 ESC 35 OZ and 06 151853 ESC 35 SA) to permit commercial uses, including a grocery store.

In September 2006, Planning staff tabled a Preliminary Report, which called for a revised proposal that is in keeping with the intent of the Warden Woods Community Secondary Plan. In December 2006, Loblaw appealed the Rezoning and Site Plan Approval applications to the OMB. Loblaw subsequently submitted a revised rezoning and site plan applications in 2007 for a 1-storey retail building of approximately 1,140 square metres fronting on Warden Avenue and a 6,660 square metre, 1-storey grocery building at the rear of the site.

Loblaw subsequently withdrew the rezoning and site plan appeals and closed the associated development applications with the City.

The aforementioned staff report can be found at this web link:

<https://www.toronto.ca/legdocs/mmis/2007/sc/bgrd/backgroundfile-4763.pdf>

Pre - Application Consultation

On February 11, 2021, City staff held a pre-application meeting with the applicant to discuss their development intentions for the site. At the meeting, the applicant communicated their goals and objectives for intensification beyond what the existing planning framework permits.

A key issue raised by staff is the importance of providing a grocery store, similar to the previous 2006 applications, in conjunction with future development on the subject property. Staff also recommended that the proposed new street through the site should be connected with Pilkington Drive to extend it to Warden Avenue. In addition, staff recommended that a new public park should be located at the southeast corner of the site, fronting onto the extension of Pilkington Drive.

Staff also recommended that development on the site should be consistent with the Warden Woods Community Secondary Plan, which calls for the highest heights and density to be located at Warden Station and the Housing Now site at 705 Warden Avenue. The Housing Now site at 705 Warden Avenue is approved for 6, 18 and 19-storey buildings, while the scope for developing the lands at the Warden Station is to be determined.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Official Plan (Warden Woods Community Secondary Plan) and Zoning By-law together with a Plan of Subdivision to permit 2 mixed-use buildings and 4 residential buildings ranging from 13 to 36 storeys. The proposal contemplates 19 and 22 storey mixed-use buildings fronting on Warden Avenue, 33 and 36 storey buildings in the middle of the site and two, 13-storey buildings at the rear of the site.

The development proposes 1,519 residential units with a mix of unit types resulting in a residential gross floor area of 120,010 square metres. The development also proposes 993 square metres of retail/commercial uses and an overall gross Floor Space Index of 4.6 times. A total of 996 vehicular and 1,521 bicycle parking spaces would be provided. A new 2,486 square metre linear public park at the rear, a new public street, pedestrian connections and privately-owned publicly accessible open spaces are proposed.

The proposal is summarized as follows:

Building A and B

Buildings A and B would be located at the rear of the site. The two buildings would each have a height of 13-storeys (43.45 metres) with a mechanical penthouse of 6 metres located above the main building. Buildings A and B would both have a 3-storey podium. Both buildings have incorporated a series of stepbacks to provide for stepping down of heights to the low-scale dwellings to the east. A total of 752 and 756 square metres of shared indoor and outdoor amenity space would be provided for both buildings. Buildings A and B would contain 198 and 169 residential units, respectively.

Building C and D

Buildings C and D would be located in the centre of the site, with heights of 36 (111.9 metres) and 33-storeys (103.05 metres), respectively. Buildings C and D would have mechanical penthouses of 6 metres located above the tower. Both buildings would share a common 8-storey building base (podium). Buildings C and D would contain 470 and 419 residential units, respectively.

Building E and F

Buildings E and F would be located on Warden Avenue with heights of 22 and 19-storeys, respectively. Buildings E and F would have mechanical penthouses of 6 metres located above the tower. Both buildings would have 5-storey bases (podium) that are set back approximately 5.5 metres from Warden Avenue. Buildings E and F would contain 145 and 118 residential units respectively. Buildings E and F would contain 460 and 501 square metres of retail/commercial uses, respectively.

Buildings C, D, E and F will share 2,324 and 2,329 square metres of indoor and outdoor amenity space, respectively.

The Draft Plan of Subdivision contemplates two development blocks, which are summarized as follows:

- Block 1 would contain all the 6 proposed buildings; and
- Block 2 would contain the proposed 2,486 square-metre public park and the new 18.5-metre public street.

See Attachment 3: Location Map, Attachment 4: Site Plan and Attachment 5: Draft Plan of Subdivision.

See Attachments 1 and 2: 3D Model of Proposal in Context (Northeast and Southwest Views), for a three-dimensional representation of the project in context.

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/685WardenAve

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable

Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous 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) as amended 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 MTSAs boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

City Planning staff have begun a three-phased approach to delineate and set the minimum density targets for all MTSAs across the City. The Warden Station falls under Phase 3 and may require a local area study to demonstrate how the minimum targets will be planned for.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

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

The subject property is located on a planned right-of-way width of 27 metres on Map 3 (Right-of-Way Widths) and is designated as *Mixed Use Areas* on Map 20 of the Official Plan. See Attachment 6: Official Plan Map.

Official Plan Amendment Nos. 479 and 480 - Public Realm and Built Form Policies

On September 11, 2020, the Minister of Municipal Affairs and Housing approved city-wide amendments to the Official Plan regarding public realm (OPA No. 479) and built form (OPA No. 480) as part of the Five-Year Official Plan Review under Section 26 and Subsection 17(34) of the *Planning Act*. These OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types to:

- Promote a walkable city;
- Clarify the role of the public realm and the need for new public streets;
- Introduce development criteria for low-rise, mid-rise and tall buildings; and
- Promote public squares and Privately Owned Publicly-Accessible Spaces ("POPS").

OPA 479 also introduced planning application requirements including the submission of a Block Context Plan to demonstrate how the proposed development will be designed and planned to fit in the existing and/or planned public realm and built form context.

OPA 479 regarding public realm can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0083.pdf>

OPA 480 regarding built form can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0084.pdf>

Warden Woods Community Secondary Plan

The site is located in the Warden Woods Community Secondary Plan area. The Warden Woods Community Secondary Plan guides the implementation of Official Plan policies in the Warden Woods area by establishing a framework for the coordinated development of new mixed-use and residential neighbourhoods with all the ingredients for success including adequate community facilities, excellence in urban design and a balanced transportation system. The Secondary Plan intends to support private and public investment in the creation of a new community, integrated with the surrounding residential communities and ravine system, and to establish compatible interfaces with residual and abutting employment areas. See Attachment 7: Warden Woods Community Secondary Plan.

Land Use

Policy 2.1 of the Warden Woods Community Secondary Plan generally lays out the policies supporting diverse land uses to accommodate a variety of services and economic opportunities for its residents and contribute to the vibrancy of the community. Policy 2.1.1 states that mixed-use development with mid-range densities and heights will be permitted and encouraged along the arterial street frontage of Warden Avenue and Danforth Road. The highest densities and heights will be permitted in the *Mixed Use Areas* and *Apartment Neighbourhoods* designations closest to the Warden Station, with the tallest buildings, permitted at the southeast corner of Warden and St. Clair Avenues.

Parks, Open Spaces and Natural Heritage

Policy 2.4 lays out provisions for parks, open spaces and natural heritage in the Warden Woods area. In addition, the Plan calls for the liveability and desirability of Warden Woods to be enhanced by the creation of new parks. Privately managed but publicly accessible open spaces that can augment formal parks and open space areas.

Housing

Policy 2.5 calls for a diversity of housing that will provide opportunities for a wide range of people to call Warden Woods their home. A broad range of housing opportunities will provide residents with the ability to remain in their neighbourhoods and retain their connections and social networks as their housing needs change.

Transportation

Policy 2.6 calls for a balanced transportation network that will support reurbanization and promote the development of a connected community. In addition, policy 2.6.1 calls for new street connections to the surrounding arterial road network should align with existing streets where possible and will provide choices for safe access to the various parts of the community. The location and spacing of street connections will be designed to ensure the safe and effective functioning of existing and future traffic controls.

Warden Woods Community Urban Design Guidelines and Master Plan

The Warden Woods Community Urban Design Guidelines (which are an appendix to the Secondary Plan) encourage high-quality architectural design, grade-related entrances, and adequate fenestration to frame, define, and animate the street edge. The Guidelines recommend that buildings occupy a minimum of 70% of the lot frontage along Warden Avenue when the lot frontage exceeds 30 metres. The Guidelines include a Warden Woods Conceptual Master Plan illustrating key physical components of the new community, including street and block patterns, potential development, and park locations.

The Conceptual Master Plan contemplates retail commercial development including a supermarket on the subject site. The guidelines call for supermarkets and retail stores to front on Warden Avenue and future public streets. In addition, the guidelines recommend that the internal layout of the supermarket and associated retail stores be designed to accommodate main entrances on Warden Avenue. Furthermore, the guidelines recommend that all sides of the retail-related buildings that face a public street should include at least one customer entrance and include windows and/or other features that enhance streetscapes. Also, large surface parking lots are to be broken up visually through the provision of landscaping within parking areas.

Zoning By-laws

City Council enacted Warden Woods Community Zoning By-law No. 950-2005 on October 28, 2005, for all of the lands in the Warden Woods community and maintains the existing industrial zoning for the subject lands. Zoning By-law No. 950-2005 is a “parent” zoning by-law, which provides the framework to which implementing zoning by-laws for new development applications in the new Warden Woods Community are being added as they are enacted.

The site is zoned as General Industrial (MG) in the Scarborough Employment Districts Zoning By-law No. 24982 (Oakridge), as amended. This zone permits a variety of uses including industrial uses, offices (excluding medical and dental), educational and training facility uses, day nurseries, and recreational uses, as well as places of worship as a sole use or in conjunction with a day nursery on sites abutting certain arterial roads including Warden Avenue. See Attachment 8: Zoning By-law Map.

The City's Zoning By-law 569-2013, includes a number of site-specific exemptions. These site-specific exemptions, which includes the subject property, recognizes the existing (prevailing) zoning permissions under the Scarborough Employment Districts Zoning By-law No. 24982 (Oakridge), as amended.

Zoning By-law 569-2013, may be found at this web link: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Mid-Rise Design Guidelines;
- Mid-Rise Building Performance Standards Addendum;
- Townhouse & Low Rise Apartment Guidelines;
- Draft Growing Up: Planning for Children in New Vertical Communities;
- Bird-Friendly Design Guidelines;
- Pet-Friendly Design Guidelines;
- Toronto Greet Standards (TGS) Version 3;
- Percent for Public Art
- Complete Streets Guidelines; and
- Retail Design Manual.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Development Infrastructure Policy and Standards

The design and configuration of the proposed public street network related to right-of-way width, parking, landscaping and public sidewalks fall under the City's Development Infrastructure Policy and Standards. These policies and standards address issues resulting from the creation of new local residential streets and establish standards for new development infrastructure with respect to appropriate street cross-sections.

Site Plan Control

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

COMMENTS

Reasons for the Application

An application to amend the Official Plan and Zoning By-law is required to permit the scale of development regarding the floor space index/density, the building heights, proposed number of storeys, residential and retail uses, the proposed number of dwelling units. The applications also seek to establish appropriate performance standards relating to building heights, building setbacks, coverage and parking requirements to facilitate the development as proposed.

A Draft Plan of Subdivision application is required to create a framework for new streets, public park and open spaces to guide development on the subject lands.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff will evaluate this application to determine its consistency with the PPS and conformity to the Growth Plan (2020), including but not limited to whether:

- the proposal makes efficient use of land and resources
- there is adequate infrastructure and public facilities;
- employment strategies to attract and retain jobs;
- the requirement to provide a range of housing options;
- there is sufficient recreation and green space;
- the proposal is located at an appropriate location;
- appropriate development standards are promoted which facilitate a compact built form; and
- the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas.

Official Plan Conformity

Staff will evaluate this planning application to determine its conformity to the Official Plan policies pertaining to *Mixed Use Areas*, Healthy Neighbourhoods, Housing, Parkland, and Public Art, amongst others. Staff will also determine the conformity of the applications with the Warden Woods Community Secondary Plan.

Built Form, Planned and Built Context

City staff will evaluate the proposed development to ensure that it is compatible with the adjacent lands to the east which are designated *Neighbourhoods* and its proximity to other lands to the west, north and south.

Staff will continue to assess:

- The appropriateness of the proposed tall buildings;
- The appropriate combination of building types including midrise and lowrise buildings;
- Conformity with the *Mixed Use Areas* policies including the requirement that development results in height which provide for an appropriate transition to areas of different development, intensity and scale;
- Providing for adequate light and privacy and limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties, parks and open spaces, having regard for the varied nature of such areas and as necessary to preserve their utility;
- The orientation and organization of the buildings on the site including loading/unloading and service areas, building entrances and relationship to each of the proposed buildings;
- The adequacy of the location and amount of proposed outdoor amenity space; and
- The provision of sufficient retail and non-residential GFA.

Development Blocks and Streets

Official Plan Section 3.3 states that New neighbourhoods require a comprehensive planning framework that reflects the Official Plan's city-wide goals, as well as the local context, including patterns of streets, development blocks, open spaces and other infrastructure, a strategy for affordable housing, community services and other policies that ensure new neighbourhoods are viable communities.

The following matters among others require further review:

- The proposed new public street, which loops around the subject site with no connection to the existing street network to the east of the subject property;
- The inclusion of private lands north and south of the subject lands to achieve street widths, even though they are not part of the development lands; and
- Compliance of the public street with City of Toronto Development Infrastructure Policy and Standards (DIPS).

Parks and Open Space

Parks and open spaces are essential elements of complete communities. They shape the urban landscape, create a healthy and connected city and contribute to place-making, liveability and resiliency. The subject application proposes a 2,486 square-metre linear park at the rear of the site. City staff have recommended that a rectangular park should be located at the southeast corner of the site with frontage on the extension of Pilkington Drive. The location of the linear park will be subject to review to determine its appropriateness.

Range of Housing

The Toronto Official Plan contains City Council's policies and objectives for the physical development and redevelopment of the City. Section 3.2.1 states that the City's quality of life, economic competitiveness, social cohesion, balance and diversity depend on access to adequate, affordable and appropriate housing. It states that adequate and affordable housing is a basic requirement for everyone.

Official Plan Section 3.2.1 further acknowledges that "the current production of ownership housing, especially condominium apartments, is in abundant supply. What is needed is a healthier balance among high rise ownership housing and other forms of housing, including purpose-built rental housing." Stimulating the production of new private-sector rental housing supply is identified as one of the key housing areas in need of attention. The proposed development does not indicate the tenure of the residential units. Staff encourage the provision of purpose-built rental housing as part of the proposed development.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies to support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes.

Staff will engage in discussions with the applicant, the Ward Councillor, and City staff to evaluate potential opportunities for the provision of affordable housing. Staff will also encourage the applicant to consider the City's [Open Door Affordable Housing program](#), which provides incentives for the creation of new affordable housing beyond the requirements in the Official Plan.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report and a Tree Preservation Plan, which are currently under review by City staff. Staff will be evaluating the application to ensure that it supports the Official Plan policies of increasing the amount of tree canopy coverage while protecting existing public/private trees.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies and the development community.

Staff will review the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and follow up on the Study deficiencies to identify other issues that need to be addressed.

The subject property is also located in Neighbourhood Improvement Area (Oakridge 121) and is subject to Toronto Strong Neighbourhoods Strategy (TSNS) 2020. TSNS aims at strengthening the social, economic and physical conditions and delivering local impact for city-wide change. Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including an assessment of existing capacity to support the proposed future population.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

If it is determined that Section 37 benefits will be secured please refer to the Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits which are available here: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>.

It should be noted that Section 37 has been altered and replaced with the New Community Benefits Charge regime. The new regime while in place in legislation, provides for a transition period. The continued use of the S.37 density bonusing framework remains in place and should be utilized where applicable until the City passes a Community Benefit Charge by-law.

Infrastructure/Servicing Capacity

Staff and commenting agencies are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

In support of the proposed development, the applicant has submitted the following studies and reports for review by Engineering and Construction Services and Transportation Services staff: Geotechnical Study, Hydrogeological Report, Servicing Report, Stormwater Management Report and Transportation Impact Study. Staff will continue to assess:

- The Servicing Report provided by the applicant, to evaluate the effects of the development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development; and
- The Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Complete Streets Guidelines

The City's Complete Street Guidelines provide a new approach for how the City designs streets. The guidelines build on the City's existing policies, guidelines and recently successful street design and construction projects. These guidelines focus on improving safety and accessibility for all street users and are intended to assist in implementing the vision for Toronto's streets set out in the City's Official Plan. The guidelines can be found at this web link: <https://www.toronto.ca/services-payments/streets-parking-transportation/enhancing-our-streets-and-public-realm/complete-streets/>

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The TGS Checklist submitted by the applicant is currently under review by City staff for compliance with the Tier 1 performance measures.

Other Matters

Upon an initial review, staff are concerned that the proposal in its current form with the proposed buildings heights, scale and density represents over-development with impacts on the surrounding area. Planning staff will continue discussions with the applicant about revising the proposal in an effort to develop a proposal that is more appropriate to its context.

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

CONTACT

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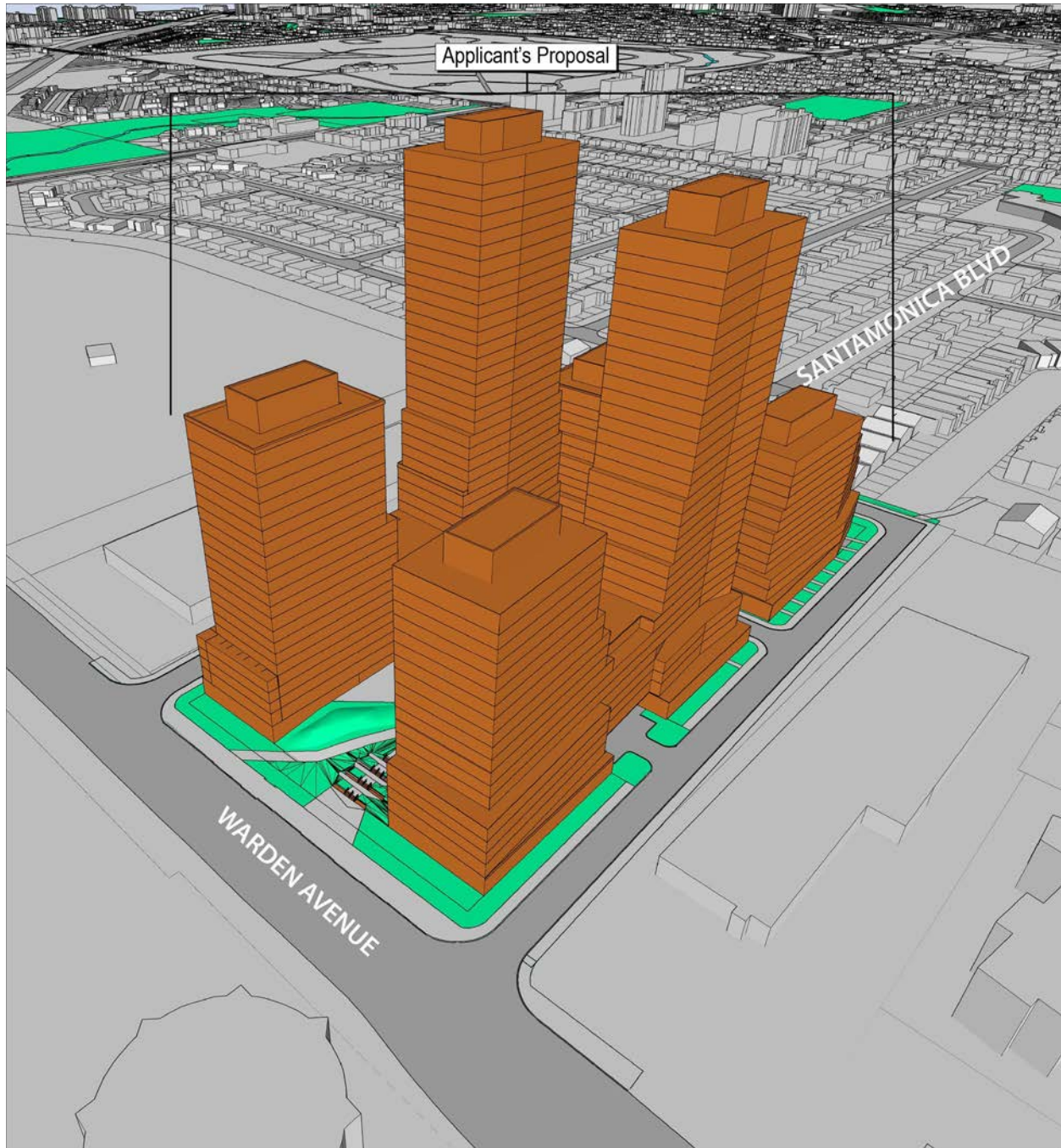
Paul Zuliani, MBA, RPP, Director,
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context (Northeast)
- Attachment 2: 3D Model of Proposal in Context (Southwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Draft Plan of Subdivision
- Attachment 6: Official Plan Map
- Attachment 7: Warden Woods Community Secondary Plan Map
- Attachment 8: Zoning By-law Map

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

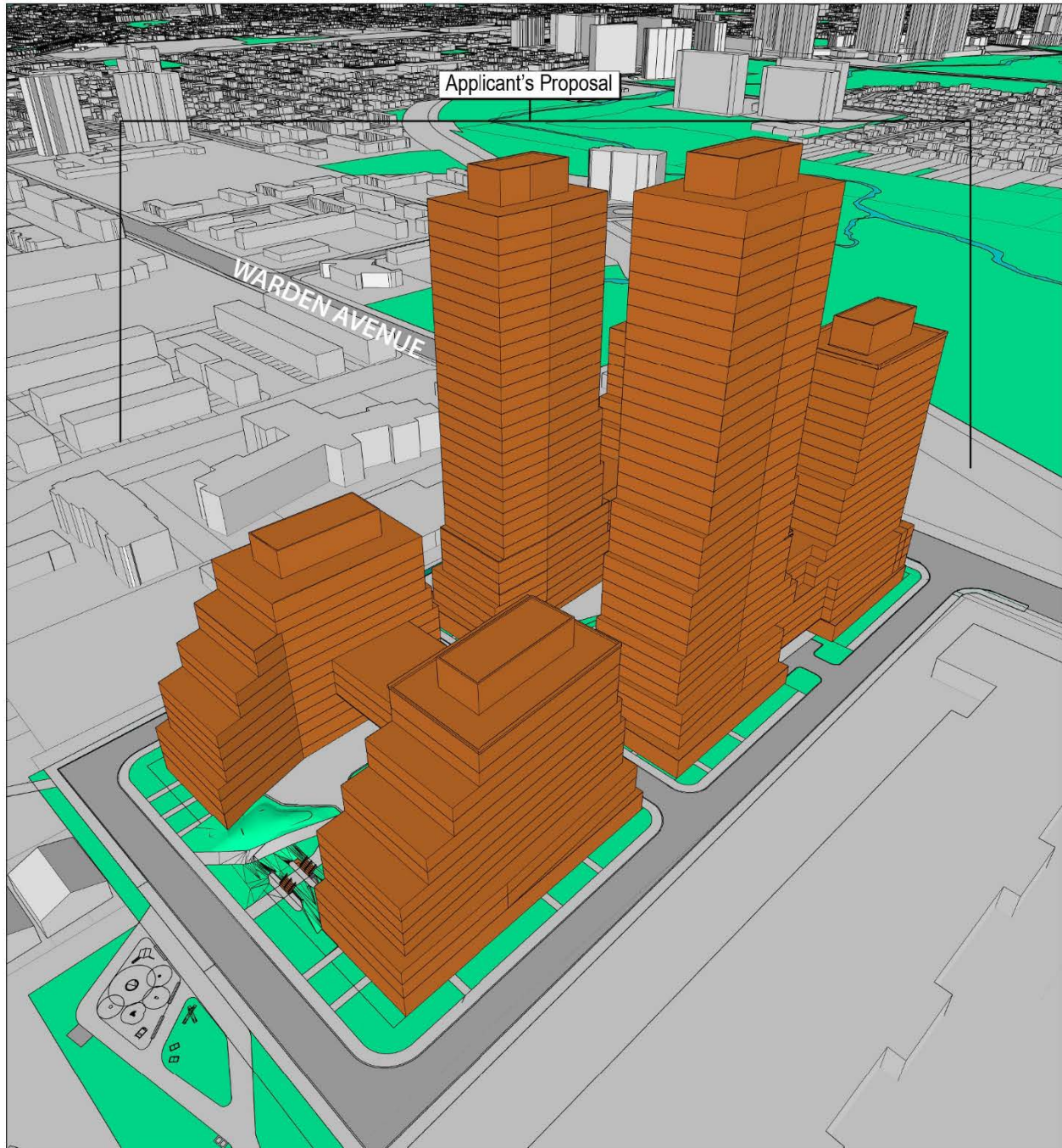


View of Applicant's Proposal Looking Northeast



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

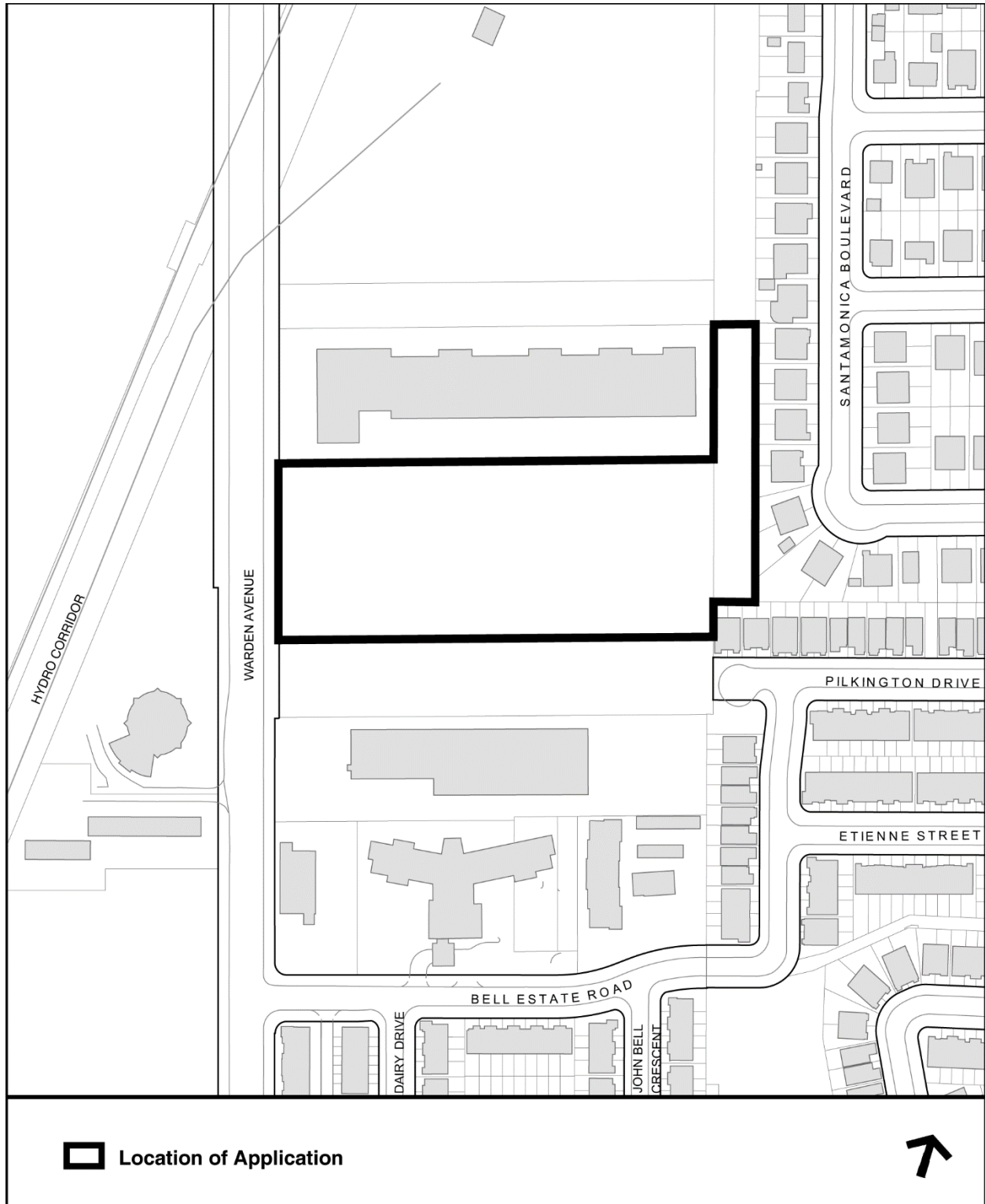


View of Applicant's Proposal Looking Southwest

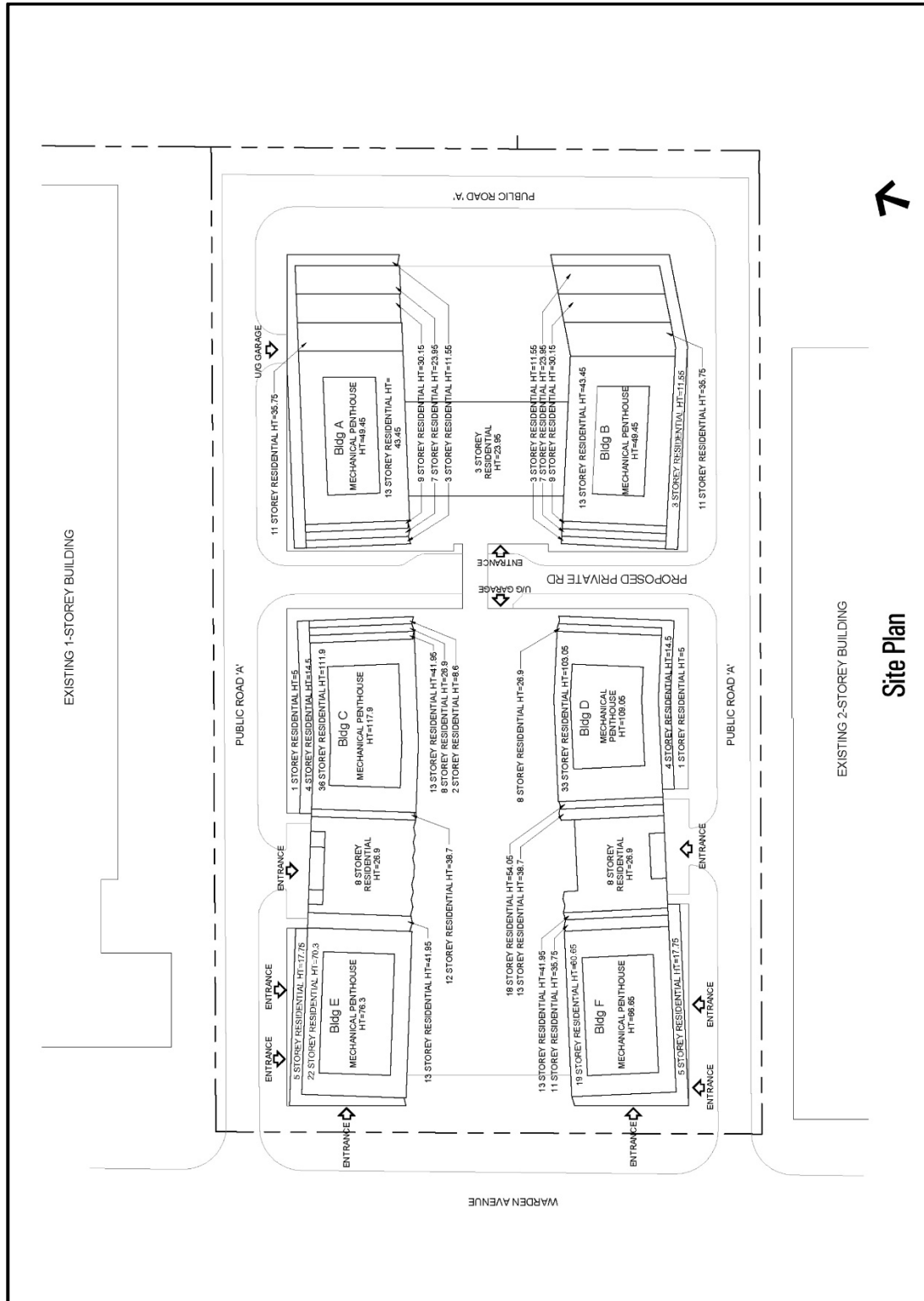


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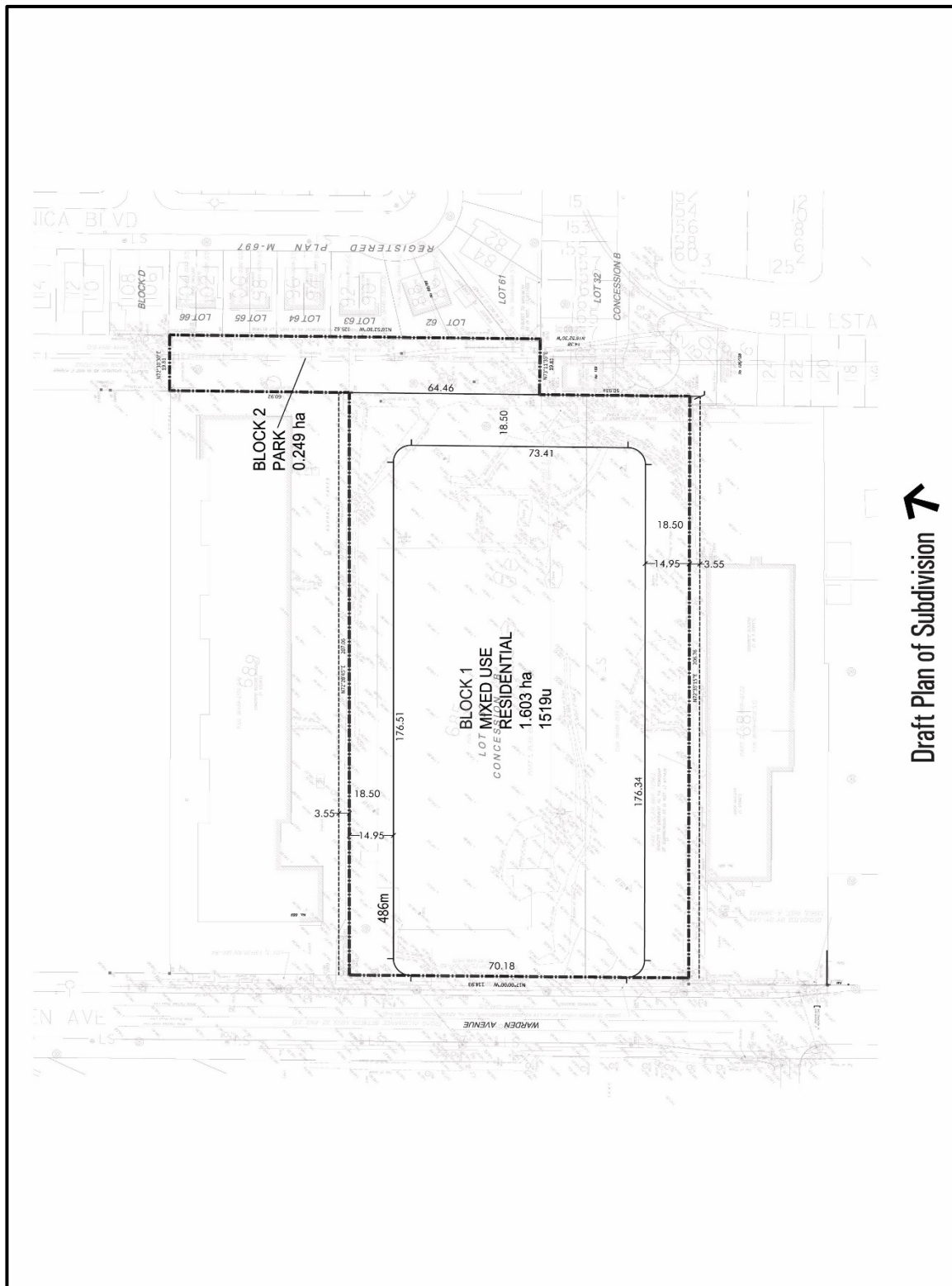
Attachment 3: Location Map



Attachment 4: Site Plan

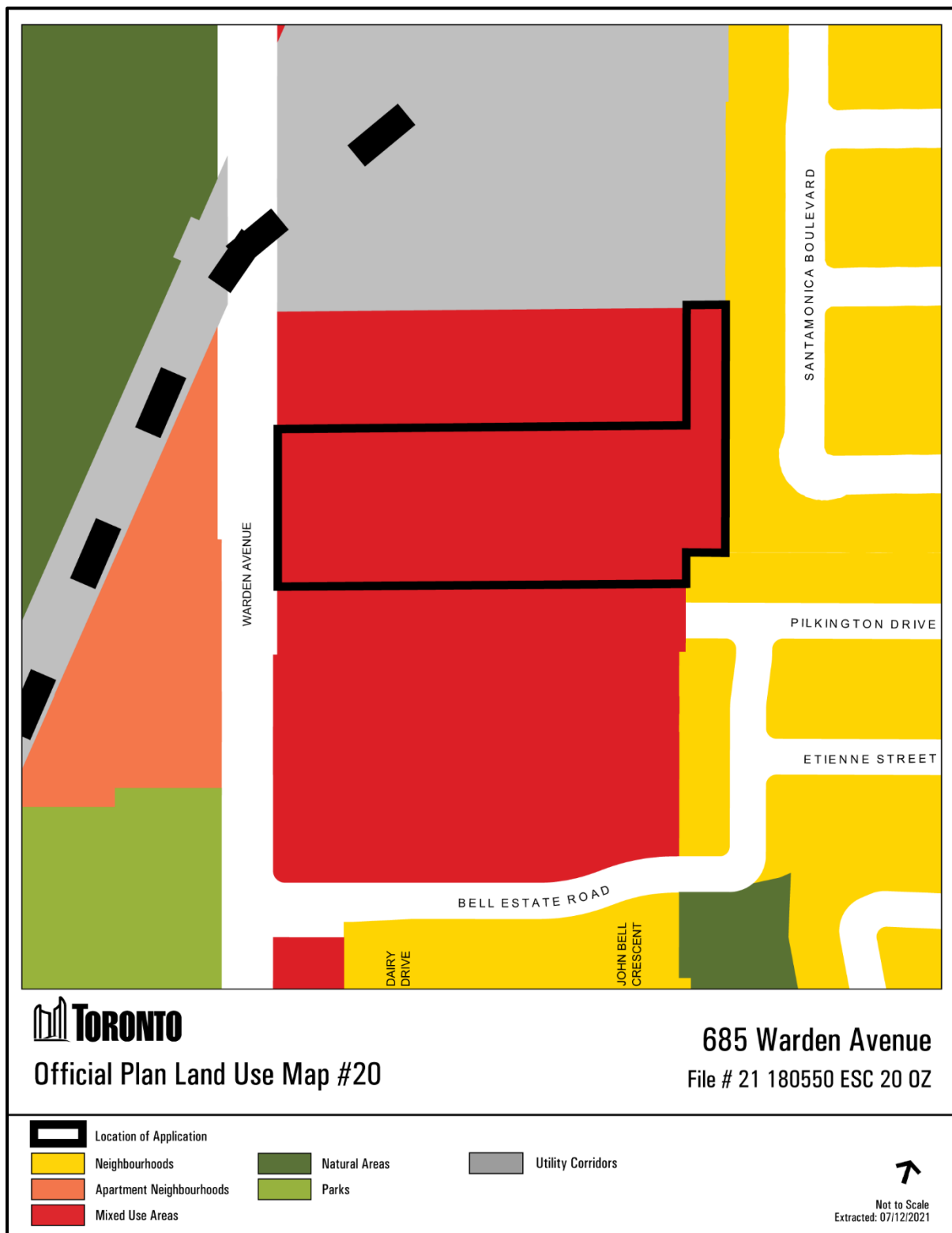


Attachment 5: Draft Plan of Subdivision

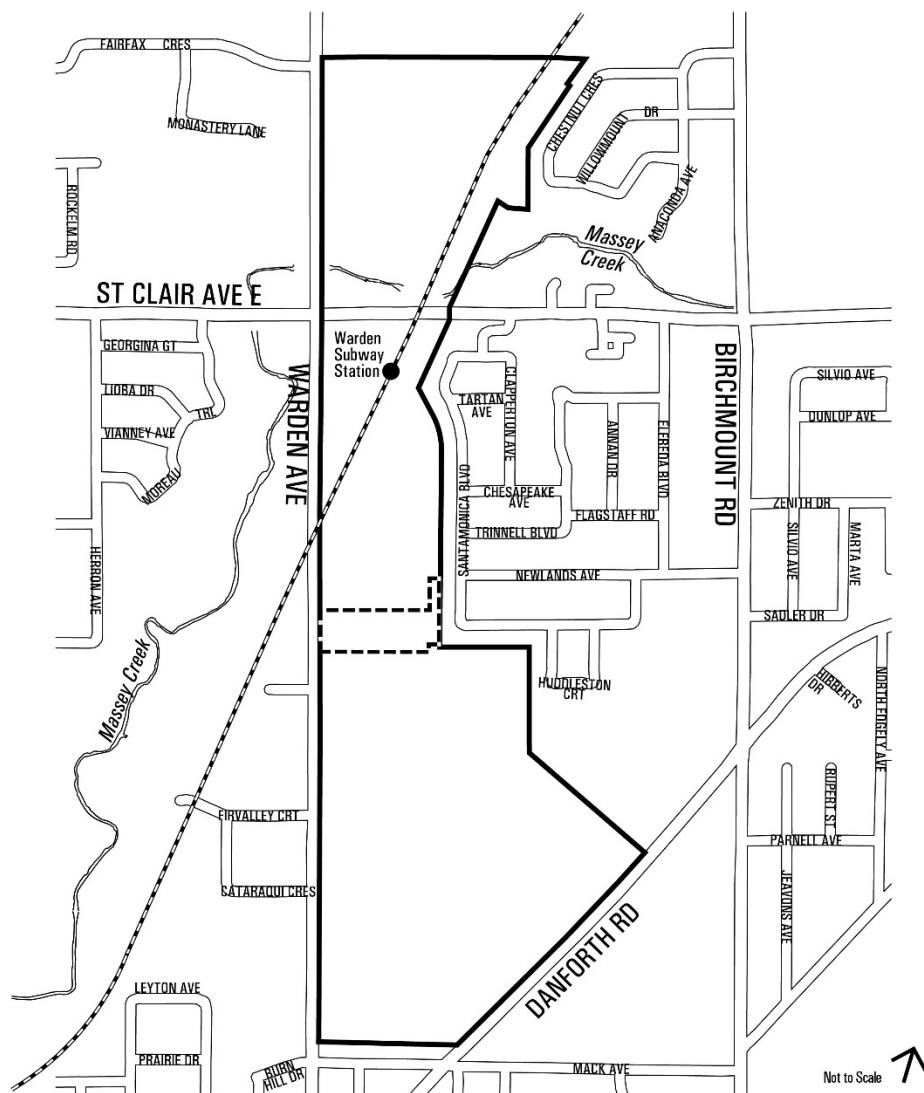


Draft Plan of Subdivision ↗

Attachment 6: Official Plan Map



Attachment 7: Warden Woods Community Secondary Plan Map



Warden Woods Community Secondary Plan Map 30-1 Urban Structure Plan

- Secondary Plan Boundary
- Location of Application

October 2009

Attachment 8: Zoning By-law Map

