

3 Swift Drive - Zoning By-Law Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 - Don Valley East

Planning Application Number: 21 251397 NNY 16 OZ and 21 251400 NNY 00 RH

Related Application: 21 251396 NNY 16 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 3 Swift Drive. The application proposes to demolish the existing 4-storey apartment building and associated garage structure, and construct 39 and 28-storey towers connected by a seven-storey podium. The proposed development would have a total of 824 residential units. The total Gross Floor Area (GFA) for the proposal is 58,686 square metres for a density of 11.31 times the lot area and 371 below grade vehicle parking spaces.

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 3 Swift Drive together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description: The subject site is rectangular in shape, has an area of 5,188 square metres, a 89 metre frontage on Eglinton Avenue East and 46 metre frontage on Swift Drive. The Eglinton Avenue East right-of-way is at a slightly higher elevation from the site with the difference being approximately 1.0 metre.

Existing Use: Four-storey apartment building and associated garage structure.

Official Plan Designation: *Apartment Neighbourhoods*.

See Attachment 2 of this report for the Official Plan Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning: RM5 (Multiple-Family Dwellings Fifth Density Zone) in former City of North York Zoning By-law No. 7625, as amended. The RM5 zone permits an apartment house dwelling in addition to other residential forms. The RM5 zone permits a maximum building height of 11.5 metres. See Attachment 3 of this report for the existing Zoning Map for By-law No. 7625.

The site is also zoned RM(f21.0; a835; d1.0) in the City of Toronto Zoning By-law No. 569-2013, as amended. The RM(f21.0; a835; d1.0) zone permits an apartment building. The RM(f21.0; a835; d1.0) zone permits a maximum building height of 10.0 metres or two stories. See Attachment 4 for the City of Toronto Zoning Map for By-law No. 569-2013.

The City's Zoning By-law No. 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: A Notification of Incomplete Application was sent to the Applicant on January 27, 2022.

Description: This application proposes to amend Toronto Zoning By-law 569-2013, and North York Zoning By-law No. 7625 for the property at 3 Swift Drive to permit 39 and 28-storey towers connected by a seven-storey podium. A Rental Housing Demolition application has been submitted to demolish 61 existing apartment units. The proposed development would have 824 residential units, a total residential gross floor area of 58,686 square metres and 371 vehicular parking spaces.

Density: 11.3 times the area of the lot.

Dwelling Units: The proposed 824 dwelling units, includes 46 bachelor (6%), 480 one-bedroom (58%), 213 two-bedroom (26%), and 85 three-bedroom (10%) units.

Access, Parking and Loading: Vehicular access and loading is proposed from a private driveway from Swift Drive at the west end of the site. Primary pedestrian access will be from the north side of the podium and secondary access from Eglinton Avenue East.

The proposed development contemplates 371 vehicle parking spaces in three levels of underground parking accessed from the north (rear) of the proposed building. Of the 371 parking spaces provided, 41 are for visitors and 12 are proposed to be accessible. The proposal includes 83 short-term and 742 long-term bicycle parking spaces. One Type 'G' and 1 Type 'C' loading spaces are also proposed.

Additional Information

See Attachments 5a and 5b of this report for a three-dimensional representation of the project in context, a site plan of the proposal (see Attachment 6), and the Application Data Sheet (see Attachment 7), respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

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

Reason for the Application

The application proposes to amend Zoning By-laws 7625 and 569-2013 to permit 39 and 28-storey towers connect by a seven-storey podium with a density of 11.31 times the lot area. Appropriate development standards, such as gross floor area, height, setbacks, step-backs, indoor and outdoor amenity space, and parking rates would be established through a site specific zoning by-law exception, should the proposal be recommended for approval.

Site Plan Control

A Site Plan Control application file number 21 251396 NNY 16 SA has been submitted and will be processed concurrently with the Zoning By-law Amendment application.

Rental Housing Demolition

A Rental Housing Demolition application (21 251400 NNY 00 RH) has been submitted to permit the demolition of 61 rental units and will be processed concurrently with the Zoning By-law Amendment application.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

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

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of a Zoning By-law amendment to permit the proposed 39 and 28-storey towers connect by a seven-storey podium with a density of 11.31 times the lot area in an existing context of four-storey apartment buildings;
- The overall fit of the proposed buildings with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties;
- If the application is premature in light of the City's ongoing Municipal Comprehensive review, as this site is located in an area identified as a Major Transit Station Area (Sloan) that is currently being studied;
- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Apartment Neighbourhood policies and Urban Structure in the Official Plan;
- Consistency with the Tall Building Design Guidelines.
- The appropriate provision of vehicular parking spaces and traffic impact;
- The provision of a Transportation Demand Management ("**TDM**") Plan with appropriate measures to reduce single occupancy automobile vehicle trips, to support the proposed parking reduction, and address the site related vehicular traffic issues;
- Creation of well-proportioned and articulated streetscapes on Eglinton Avenue East and Swift Drive;
- The shadow and wind impacts on adjacent properties and the public realm;
- The streetwall heights, and step-back of the upper floors, and setback from the property lines;
- The appropriateness of the proposed 800 square metre floor plates;
- The provision of indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines

- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- Infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The need for on-site parkland dedication;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Other Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

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

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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E-mail: derrick.wong@toronto.ca

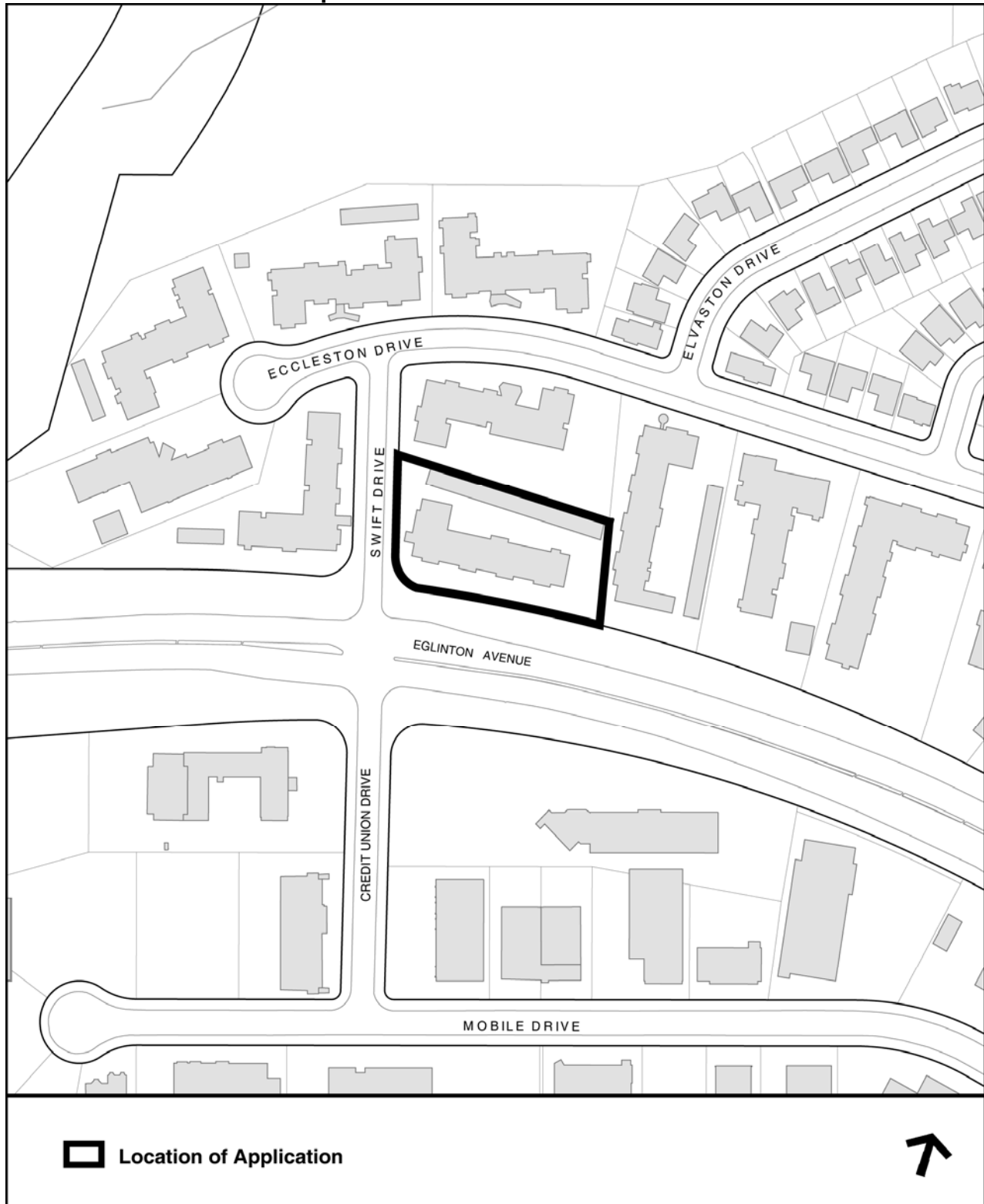
SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Drawings
Attachment 1: Location Map
Attachment 2: Official Plan Map
Attachment 3: Zoning By-law 7625
Attachment 4: Zoning By-law 569-2013
Attachment 5a: 3D Model of Proposal in Context
Attachment 5b: 3D Model of Proposal in Context
Attachment 6: Site Plan
Attachment 7: Application Data Sheet

Attachment 1: Location Map



Attachment 2: Official Plan Map



Official Plan Land Use Map #20

3 Swift Drive

File # 21 251397 NNY 16 0Z



Location of Application



Neighbourhoods



Apartment Neighbourhoods



Natural Areas



Utility Corridors



General Employment Areas

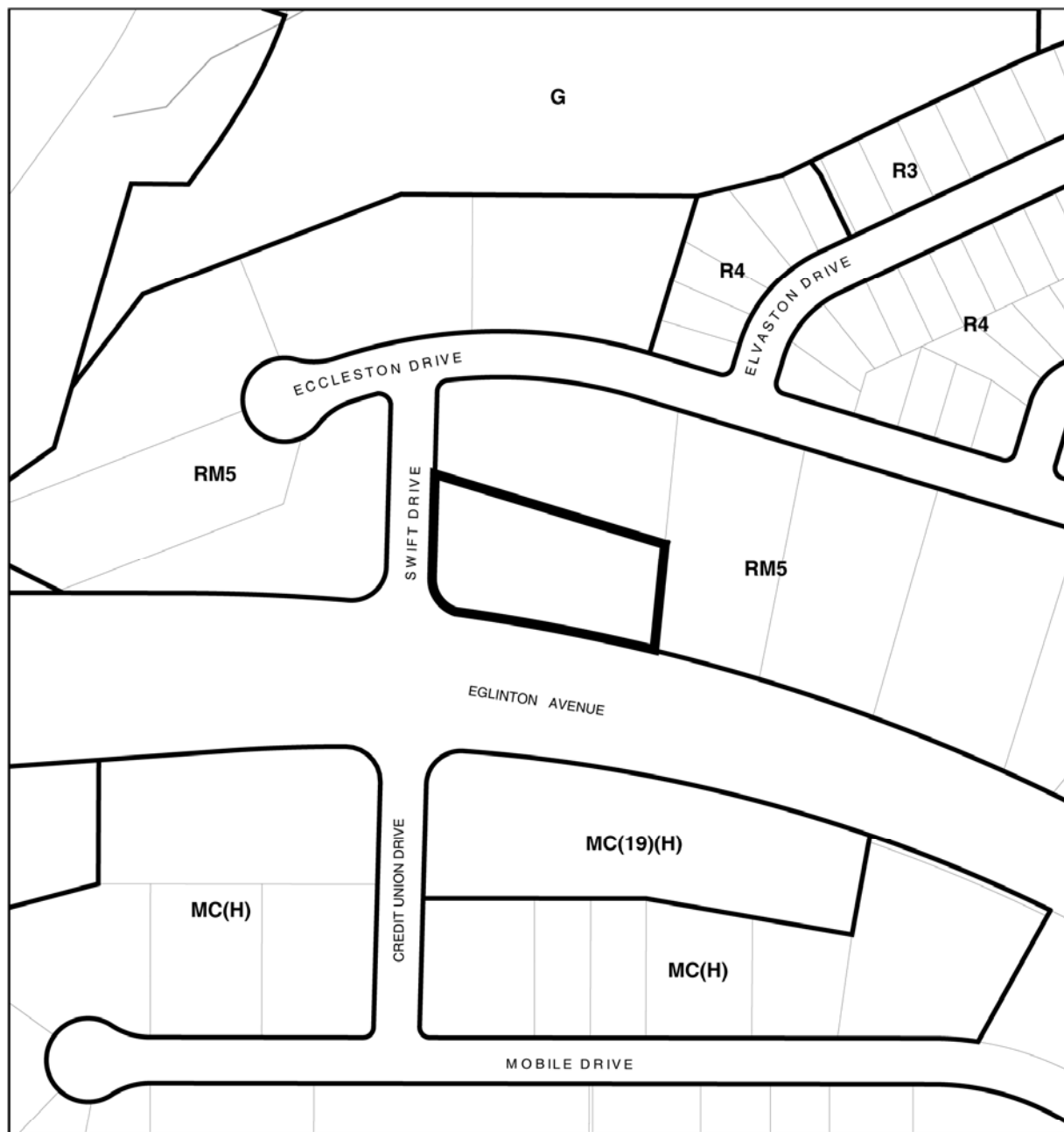


Core Employment Areas



Not to Scale
Extracted: 01/04/2022

Attachment 3: Zoning By-law 7625



Zoning By-law 7625

3 Swift Drive

File # 21 251397 NNY 16 02



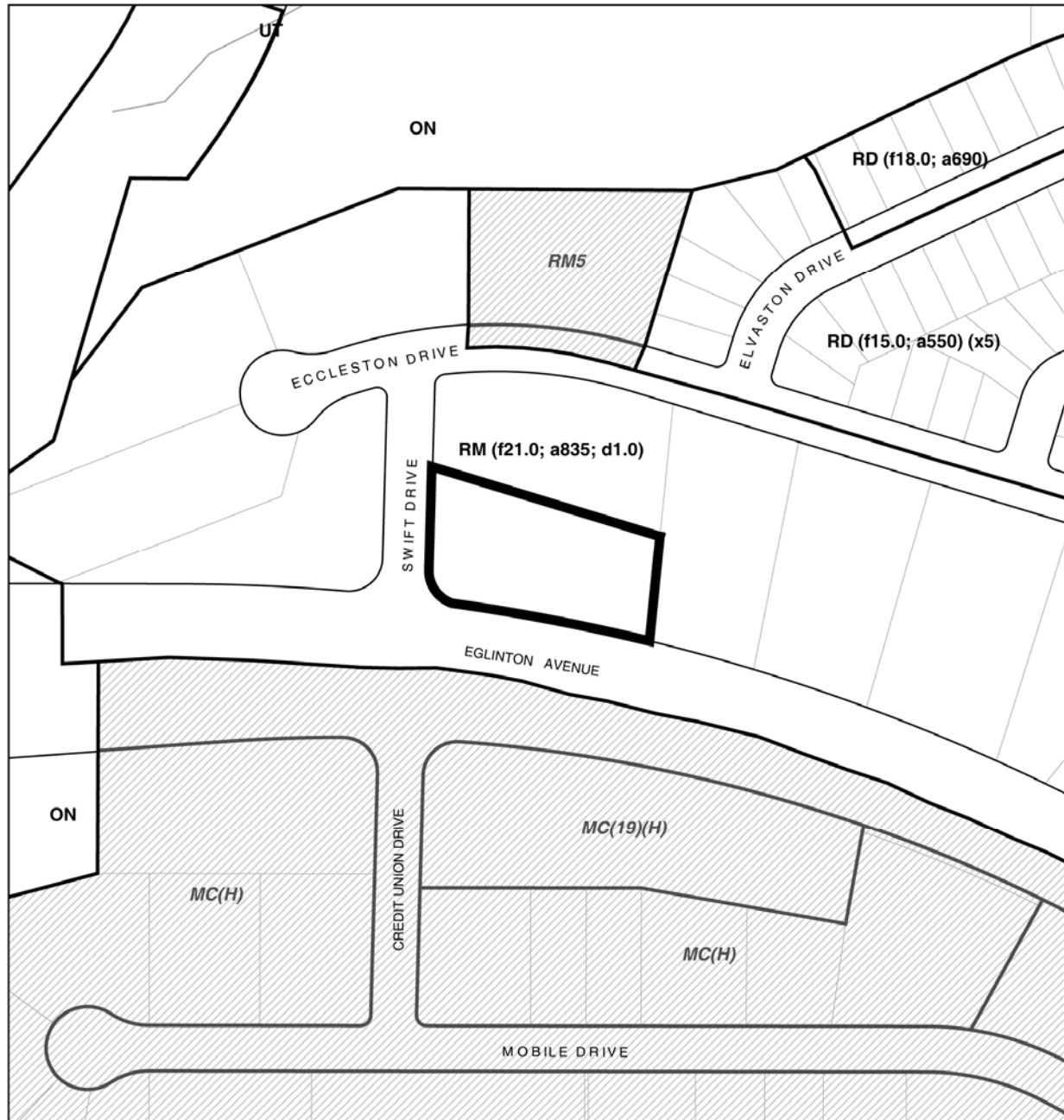
Location of Application

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- MC Industrial-Commercial Zone
- G Greenbelt Zone



Not to Scale
Extracted: 01/04/2022

Attachment 4: Zoning By-law 569-2013



Zoning By-law 569-2013

3 Swift Drive

File # 21 251397 NNY 16 02



Location of Application

RD
RM
ON
UT

Residential Detached
Residential Multiple
Open Space Natural
Utility and Transportation



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

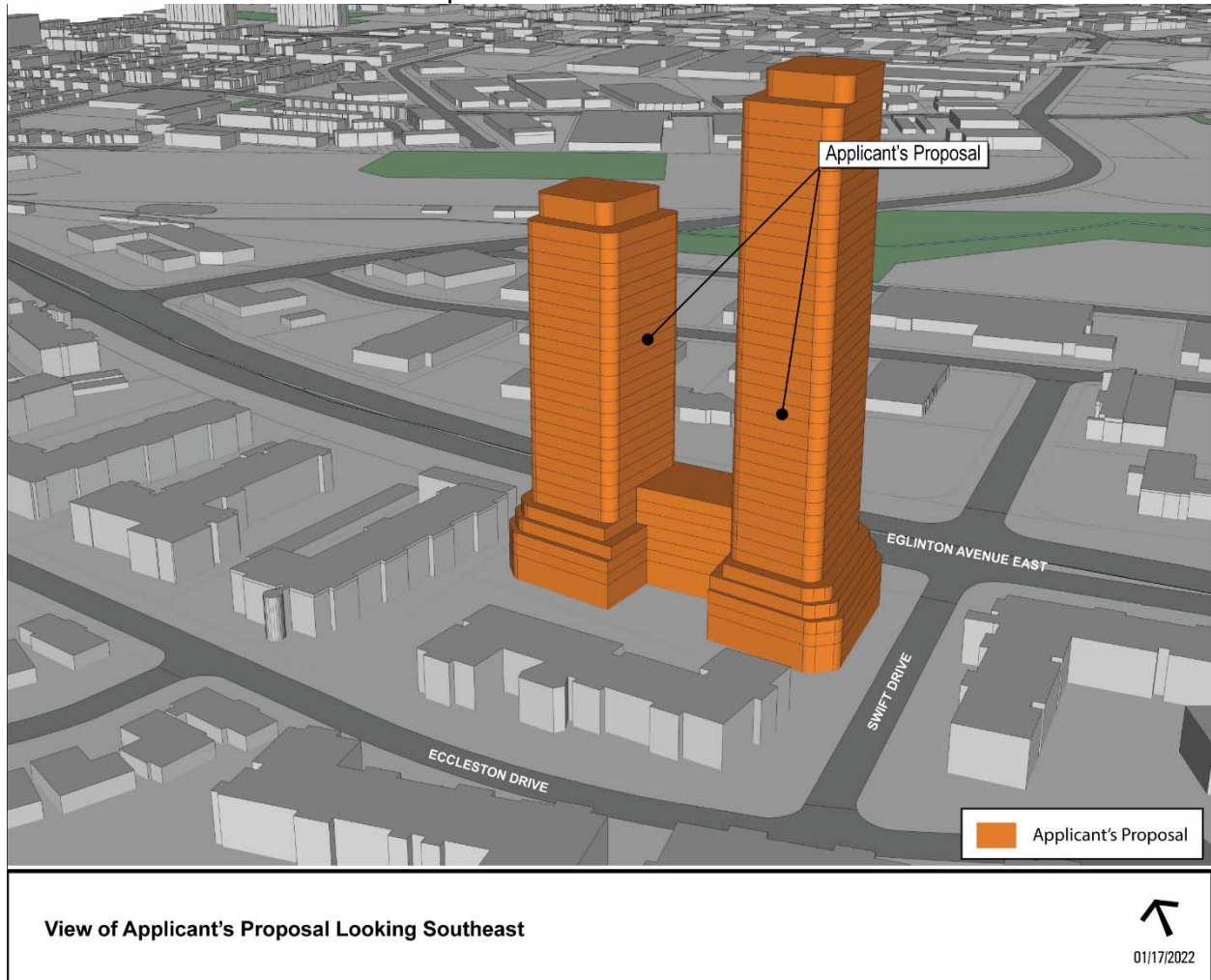
RM5
MC

Multiple-Family Dwellings Fifth Density Zone
Industrial-Commercial Zone

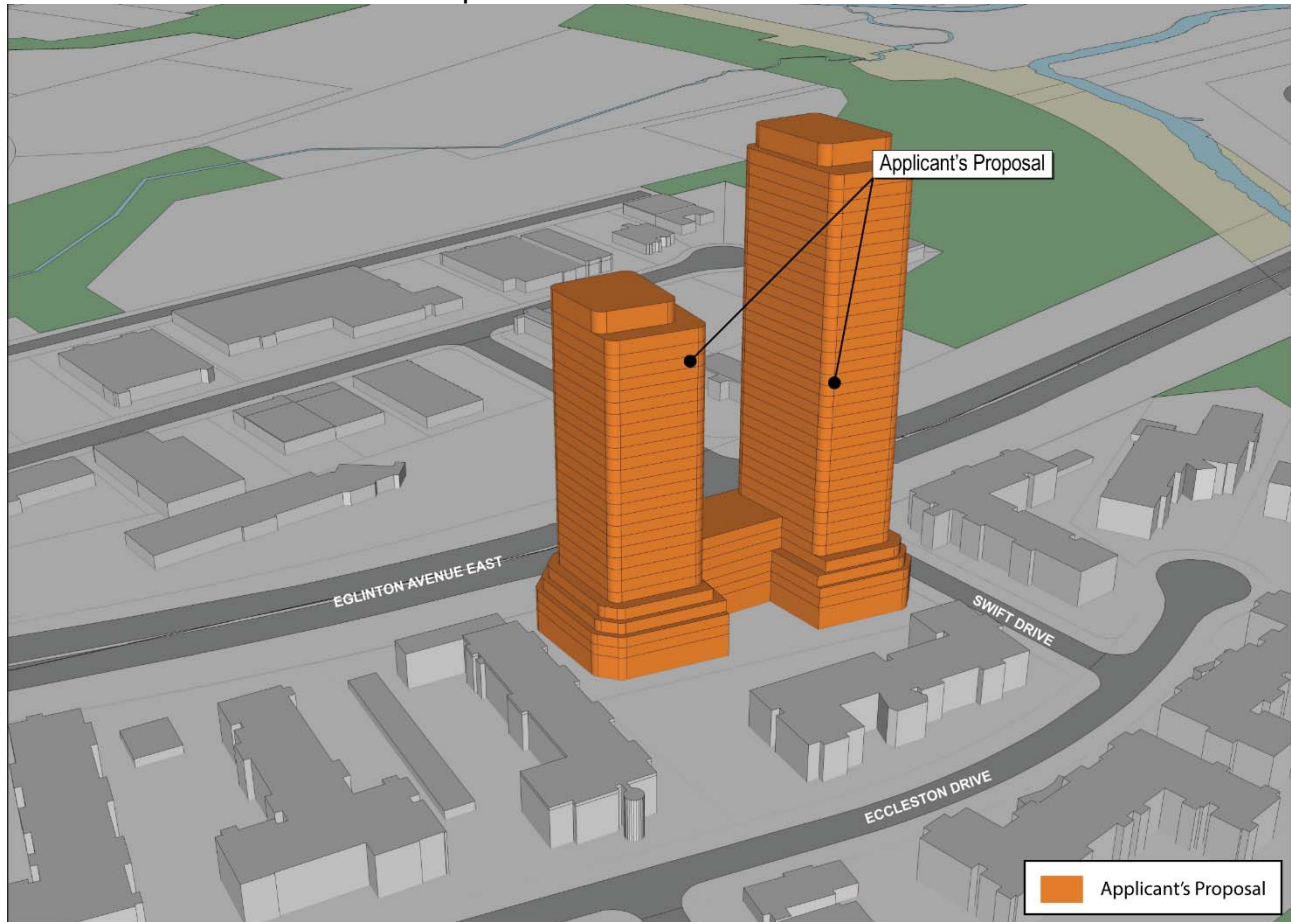


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Attachment 5a: 3D Model of Proposal in Context



Attachment 5b: 3D Model of Proposal in Context

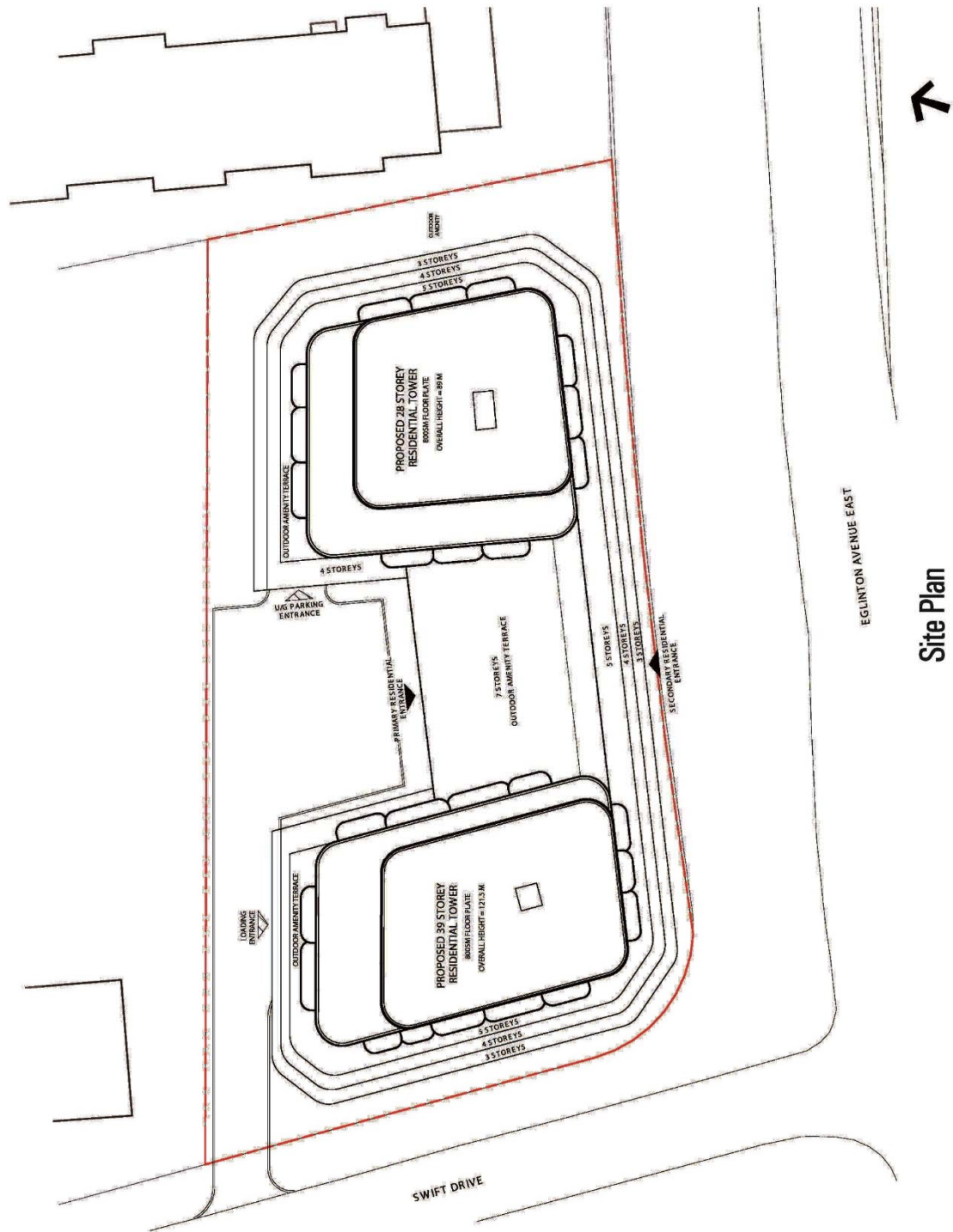


View of Applicant's Proposal Looking Southwest



01/17/2022

Attachment 6: Site Plan



Attachment 7: Application Data Sheet

Municipal Address: 3 SWIFT DRIVE Date Received: December 24, 2021
 Application Number: 21 251397 NNY 16 OZ
 and 21 251400 NNY 00
 RH
 Application Type: Rezoning and Rental Housing Demolition
 Project Description: Zoning By-law Amendment Application for a 39 and 28-storey residential towers connected by a seven storey podium having a gross floor area of 58,686 square metres. Proposed are 824 residential units, of which, 61 are rental replacement units.

Applicant	Agent	Architect	Owner
Republic Developments 2 St. Clair Ave. E, TO M4T 2T5	IBI Group 7th Fl-55 St. Clair Ave. West, TO M4V 2Y7	IBI Group Architects Inc. 55 St. Clair Ave E, TO M4V 2Y7	2724471 ONTARIO INC. 5830 Campus Road, Suite 100, Mississauga, ON L4V 1G2

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	RM (f21.0; a835; d1.0)	Heritage Designation:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 5,189 Frontage (m): 105 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,456		3,128	3,128
Residential GFA (sq m):	5,824		59,437	59,437
Non-Residential GFA (sq m):				
Total GFA (sq m):	5,824		59,437	59,437
Height - Storeys:	4		39	39
Height - Metres:			121	121

Lot Coverage Ratio (%):	60.29	Floor Space Index:	11.46
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	58,686	751
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	61		61	61
Freehold:				
Condominium:			763	763
Other:				
Total Units:	61		824	824

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		46	480	213	85
Total Units:		46	480	213	85

Parking and Loading

Parking Spaces:	371	Bicycle Parking Spaces:	825	Loading Docks:	2
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