

Preliminary Report - 30 Gilder Drive – Zoning Amendment Application

Date: December 7, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

Planning Application Number: 21 186964 ESC 21 OZ

Notice of Complete Application Issued: September 28, 2021

Current Use(s) on Site: A single 14 storey residential building with associated surface parking on the north and east sides of the subject lands as well as 1 level of underground parking

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the planning application located at 30 Gilder Drive. The Zoning By-Law Amendment application is to permit a 25 storey, 263 unit residential building with a gross floor area of 18,782.8m² (202,177 ft²). Approximately 58 on these units are proposed to be affordable. The proposal contemplates the retention of the existing 14-storey residential building on site and will result in a total FSI across the whole site of 3.02 times. The proposed development contemplates 97 new underground parking spaces and 5 new surface parking spaces as well as 198 new bicycle 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 at 30 Gilder Drive 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.

ISSUE BACKGROUND

Pre-Application Consultation

City staff had informal discussions in the fall of 2020 and provided high level feedback on potential development scenarios. Of note, based on a 558 unit development concept scheme, a pre-application consultation meeting was held with City staff on October 23, 2020. During the pre-application discussions the preliminary issues to be resolved included:

- Conformity with relevant official plan policies;
- The appropriateness of the proposed building height scale and transition to neighbouring properties;
- The proposed building fit with the existing and planned context;
- The appropriateness of the site organization and building massing;
- The setbacks and stepbacks of new building(s) from the retained 14-storey building;
- The adequacy of proposed indoor and outdoor amenity space;
- The siting and orientation of the building; and
- The adequacy of pedestrian connections and routes.

Application Description

This application proposes a 25 storey (77.5 metre), approximately 18,783 square metre (202,177 square foot) residential building consisting of 263 new dwelling units resulting in 20% site coverage and a total Floor Space Index (FSI) of 3.02. The proposed unit mix consists of 51% (135) one bedroom units, 38% (99) two bedroom units, and 11% (29) three bedroom units. Of note, 58 units are proposed to be 'affordable housing' units. In addition, the development will intensify the existing residential land use as it includes the retention of the existing 14 storey, 192 unit, rental building on site.

The proposed maximum podium height is 6 storeys and the minimum building setbacks proposed are 11 metres (36 feet) from Gilder Drive, 61 metres (200 feet), from the north property line, 6 metres from west property line and 1.85 metres to the existing building. Of note, the minimum tower separation distance proposed is approximately 25 metres. A series of stepbacks of varying depths are proposed ranging from 1.5 metres to 5 metres are proposed at various locations.

The applicant proposes 97 underground vehicular parking spaces as well as 5 new surface spaces associated with the new building. The provision of new and reorganization of existing parking spaces will result in 272 total spaces on site. A total of 198 bike parking spaces comprised of 180 resident spaces and 18 visitors spaces are proposed. All bike parking spaces have been internalized on the 1st level and P1 levels with the exception of the visitor spaces. The proposal includes the retention of the existing vehicular access as well as the creation of a new access. A Type G loading space would be provided for the new building and another Type G loading space for the retained building.

A total of 544.1 square metres (5,857 square feet) of indoor amenity space contiguous to a 816 square metres of outdoor amenity space at the northwest end of the subject lands is proposed. The amenity space is intended to be shared between the new and existing residents.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 3: Location Map, Attachment 4: Site Plan

See Attachment 1 and 2 of this report, for a three dimensional representation of the project in context.

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).

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 current application is located on lands designated *Apartment Neighbourhoods* on Land Use Map 20. See Attachment 5: Official Plan Map

Zoning By-laws

The property is subject to two Zoning By-laws, namely, the City of Toronto Zoning By-law No. 569-2013, as amended and Eglinton Community Zoning By-law No. 10048, as amended. See Attachment 6: Existing Zoning By-law Map.

The subject lands are zoned Residential Apartment Commercial (RAC) Zone in the City Wide Zoning By-law No. 569-2013, as amended. Permitted Uses include dwelling units within an apartment building, fire hall and park as well as medical offices, libraries and group homes which meet certain prescribed conditions. The lands are also subject to Exception RAC 31 containing regulations relating to setbacks, minimum parking rates amenity space.

The lands are zoned Apartment Residential (A) Zone in the Eglinton Community Zoning By-law 10048, as amended. Permitted uses within the Eglinton Community Zoning by-law include land uses such as Apartment Buildings, Day Nurseries and Group Homes. The lands are subject to performance standards regulating matters such as setbacks, minimum unit size and required minimum landscaping.

The City's Zoning By-law 569-2013 may be found here: <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:

- City Wide Tall Building Design Guidelines
- Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Guidelines for the Design and Management of Bicycle Parking Facilities
- Toronto Greet Standards (TGS) Version 3.0
- Bird-Friendly Design Guidelines
- Complete Streets Guidelines

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted, however the submission materials indicate an application will be submitted in the future to facilitate development of the lands.

COMMENTS

Reasons for the Application

Although residential land use is currently permitted on site, the Zoning By-law Amendment application is necessary to establish appropriate performance standards to regulate the proposed development.

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 are evaluating this application against the PPS and Growth Plan (2020) as amended to establish the application's consistency with the PPS and conformity with the Growth Plan (2020).

Official Plan Conformity

The application is being reviewed by staff to determine conformity with all relevant Official Plan policies including *Healthy Neighbourhood* policies in Chapter 2, Built Form, Public Realm, Parkland and Housing policies in Chapter 3 and *Apartment Neighbourhood* policies in Chapter 4.

Built Form, Planned and Built Context, Scale and Transition

The appropriateness of the development is being evaluated by assessing all relevant Provincial and Official Plan policies and the City Wide Tall Buildings Guidelines. Provincial policies in the "PPS" (Section 1.7.1) indicate that built form is to be well designed. In particular, *Apartment Neighbourhoods* policies (Section 4.2.3) and Built Form policies (Section 3.1.2. and 3.1.3 and public realm policies Section 3.1.1 contain direction relevant to the review of this application. Staff have identified the following issues to be resolved:

- The appropriateness of the proposed site organization including loading and unloading and site service areas, access and parking configuration and locations.
- The adequacy of improvements to site conditions including ensuring the infill development is compatible with the scale, including height and massing of the existing apartment buildings and on buildings adjacent to the site
- The provision of adequate sunlight 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; and
- The appropriateness of the location and adequacy of amenity spaces.

Additional built form issues may be identified through the review of the application.

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 proposal contemplates the injury or removal of 27 by-law protected private trees and the preservation of all trees protected by the street tree by-law.

The applicant has submitted an Arborist Report and a Tree Preservation Plan which has been reviewed by relevant staff. At the time of writing this report, though relevant Urban Forestry staff indicate there is no opposition to development of the site, staff request revisions to the proposed concept which address applicable TGS matters and better addresses relevant official plan directives.

Housing

The Toronto Official Plan contains City Council's policies and objectives for the physical development and redevelopment of the City. Policy 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 policy 3.2.1 also notes 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.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Policy 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.

The applicant intends of utilizing the City's Open Door Affordable Housing program, (<https://www.toronto.ca/community-people/community-partners/affordable-housing-partners/open-door-affordable-housing-program/>), which provides incentives for the creation of new affordable housing beyond the requirements in the Official Plan.

A Housing Issues Report is required for Zoning By-law Amendments that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. A Housing Issues Report has been submitted in support of the Planning application. Based on the submissions, the proposed new units are rental in tenure and are comprised of 29 - 3 bedroom units (11%) and (99) 2 bedroom units (38%). Of note, the applicant seeks to provide 58 purpose-built affordable rental housing units as noted earlier in this report.

Staff will evaluate opportunities with the applicant to maximize the number purpose-built affordable units and of large-sized units suitable for a broad range of households as part of the proposed development.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has

archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

The subject lands are within an area of Archaeological potential. The applicant has submitted a Stage 1 Archaeological Resource Assessment in support of the development application. The report and relevant submission materials are being reviewed by City staff.

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.

The applicant has provided a CS&F Study which evaluates the impact of the proposed development and identifies local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

Staff are undertaking review of the CS&F Study that was submitted in order to determine whether any capital improvements or expansion of facilities opportunities are required and will follow up on Study deficiencies in order to identify other issues that need to be addressed.

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.

Despite the recent introduction of a new legislative framework for the imposition of a community benefits charge, Section 37.1 of the *Planning Act* provides that Section 37, as previously enacted, continues to apply until the earlier of September 18, 2022 or the day the municipality passes a community benefits charge by-law.

Staff are reviewing the proposal to determine if Section 37 will be used to secure community benefits as may be required in relation to the proposed development.

Infrastructure/Servicing Capacity

The applicant has submitted a Geotechnical Study and Hydrogeological Review, A Phase 1 and Phase 2 Environmental Site Assessment, Stormwater Management Report and Servicing Report in support of the planning application. The submissions are intended to not only evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses but to also identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

Staff are reviewing the application submissions to determine if there is sufficient infrastructure capacity to accommodate the proposed development.

The applicant has submitted a Transportation Impact Study (TIS) in support of the development application. The purpose of the study is to not only evaluate the effects of the development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

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.

City staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

Jeffery Sinclair, Planner, Community Planning, Scarborough District, Tel. No. 416-396-7685, E-mail: Jeffery.Sinclair@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

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

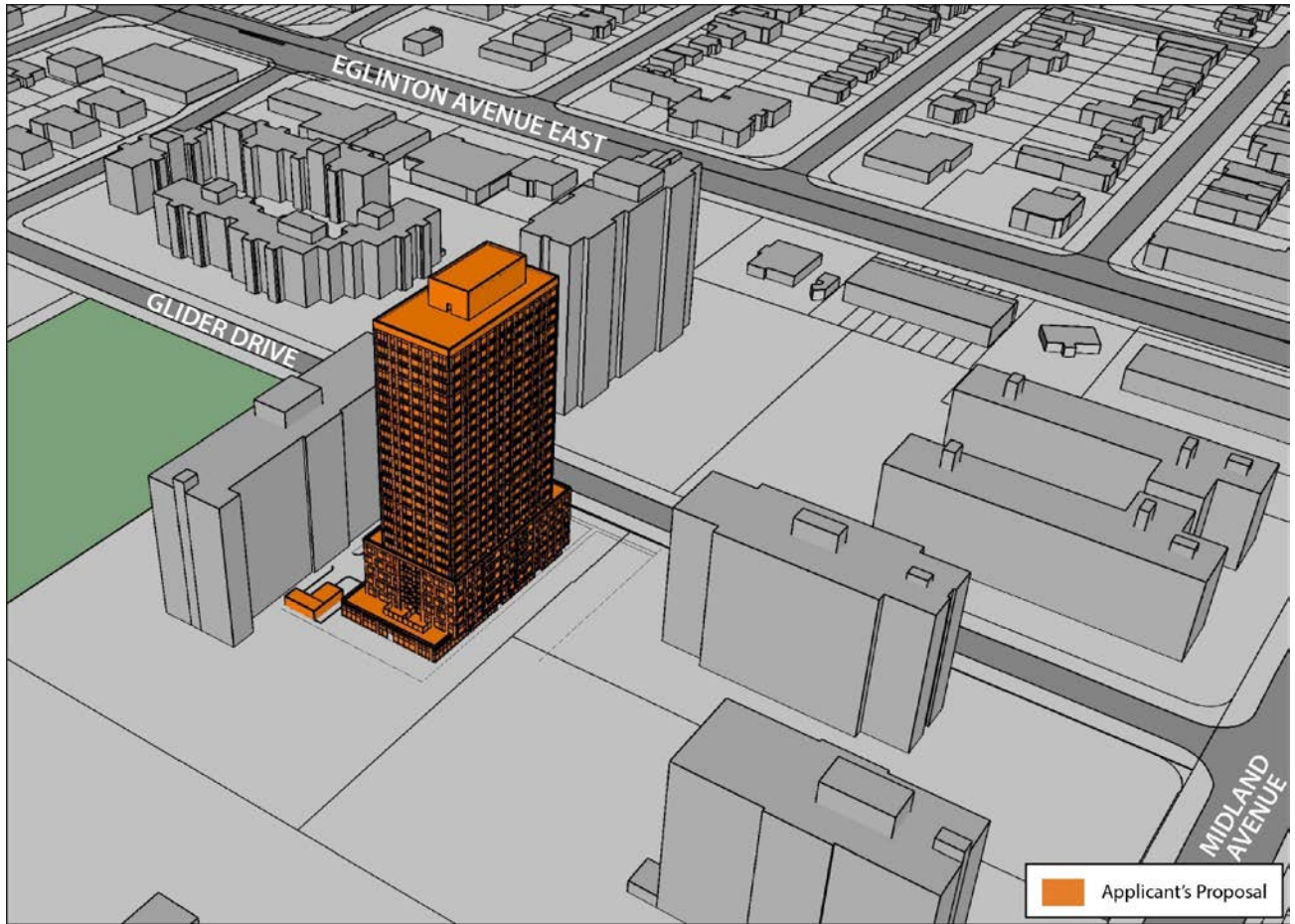
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Zoning Map

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



View of Applicant's Proposal Looking Southeast

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11/26/2021

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

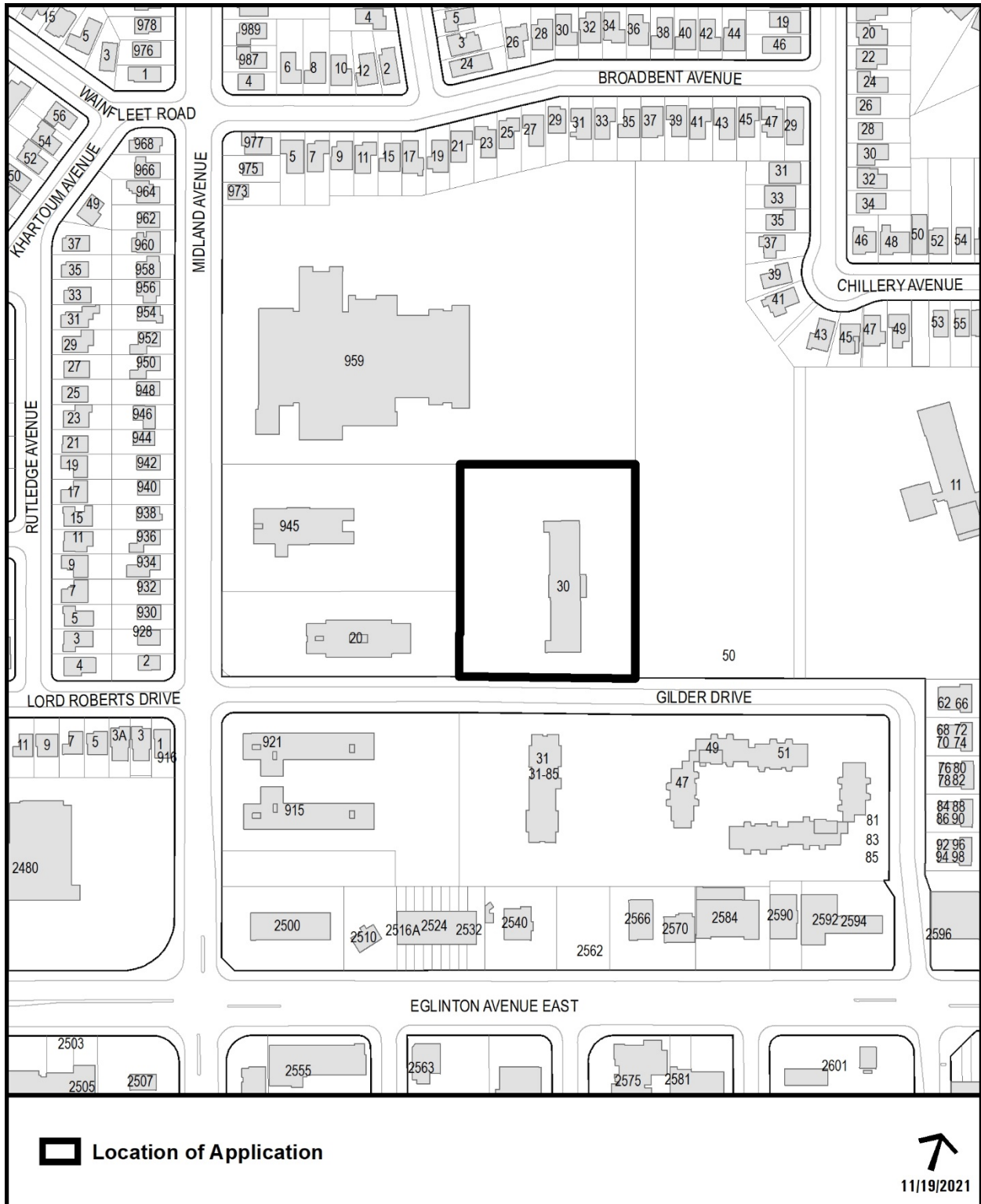


Applicant's Proposal

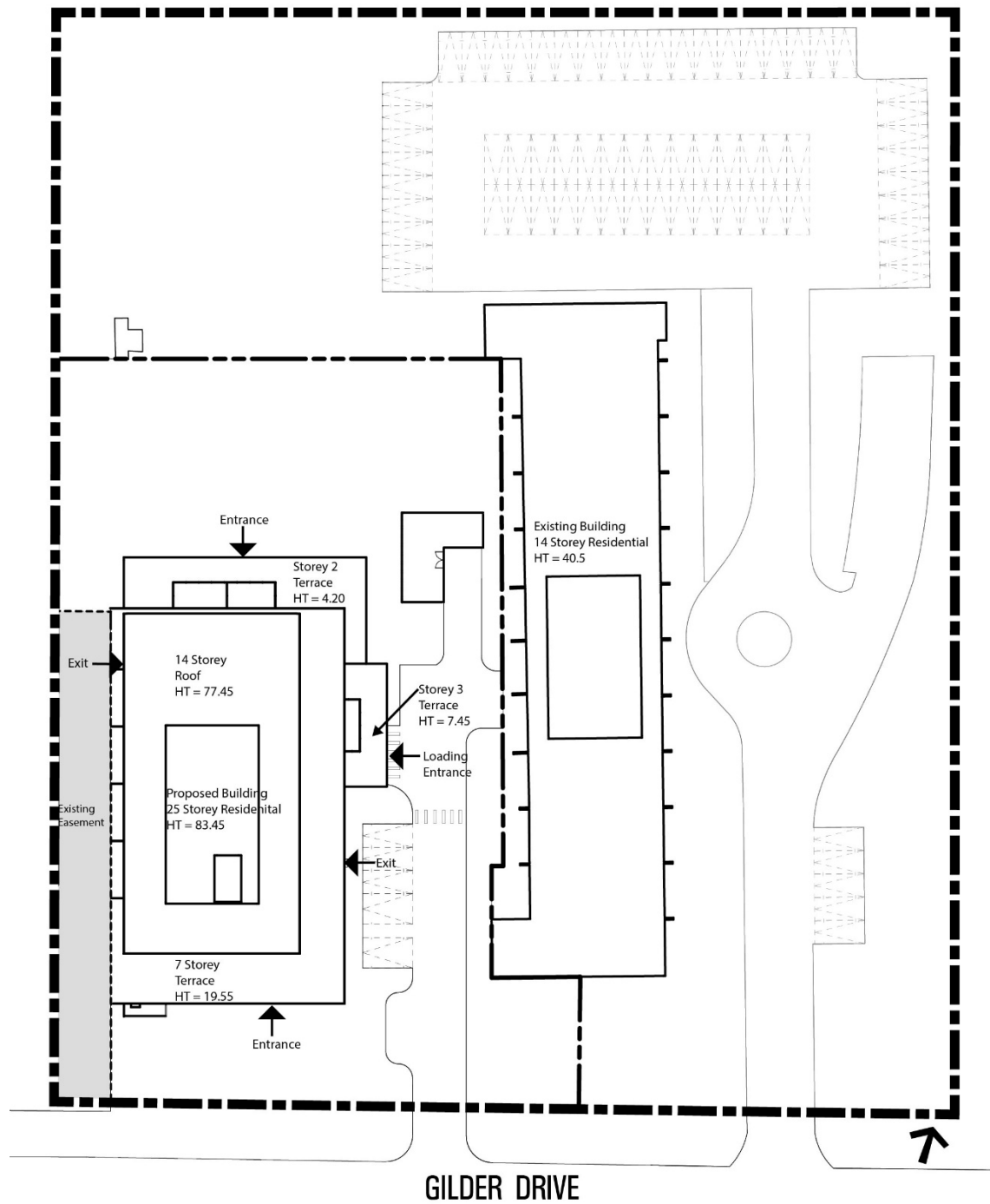
View of Applicant's Proposal Looking Southwest

11/26/2021

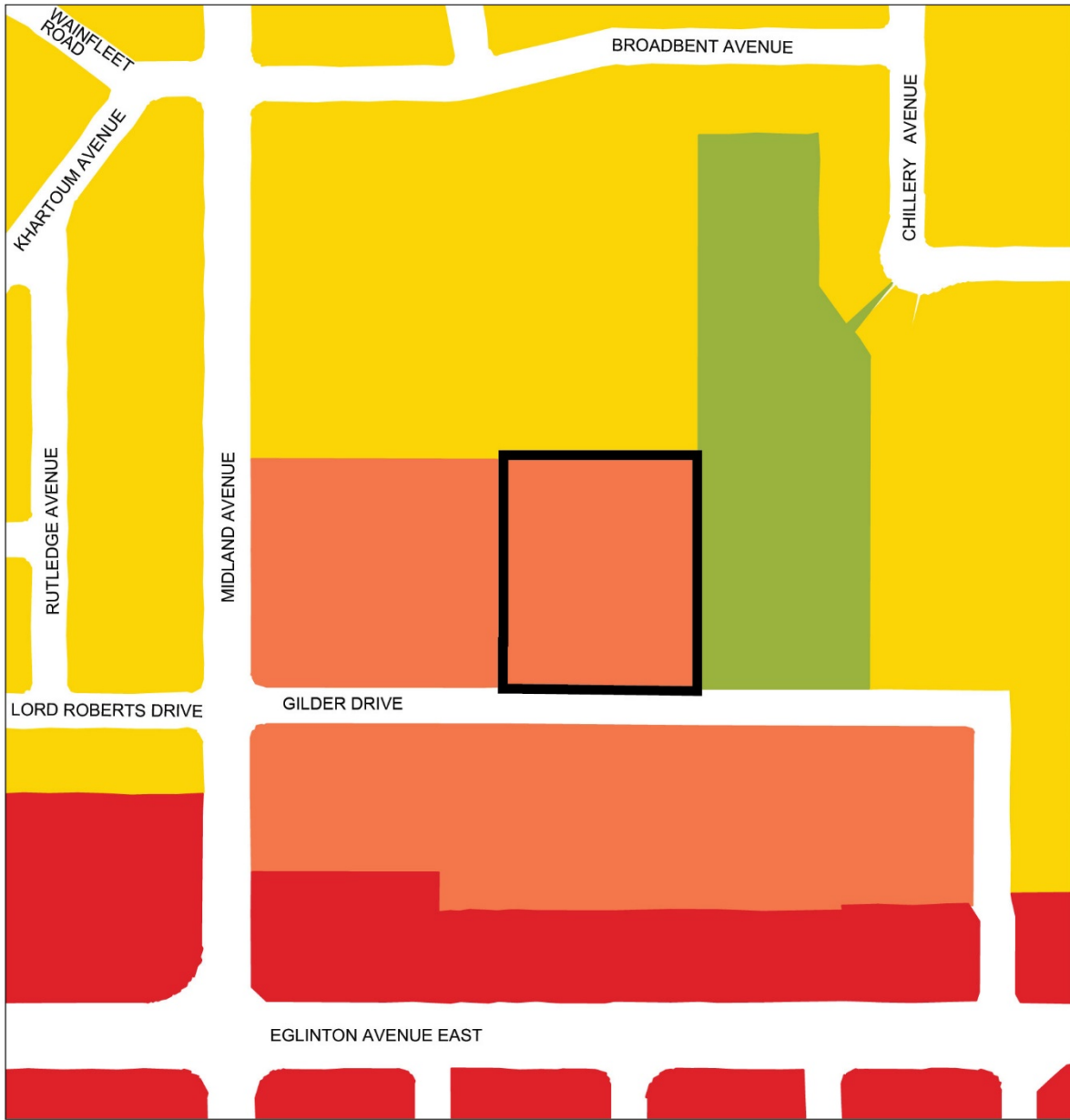
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



30 Gilder Drive

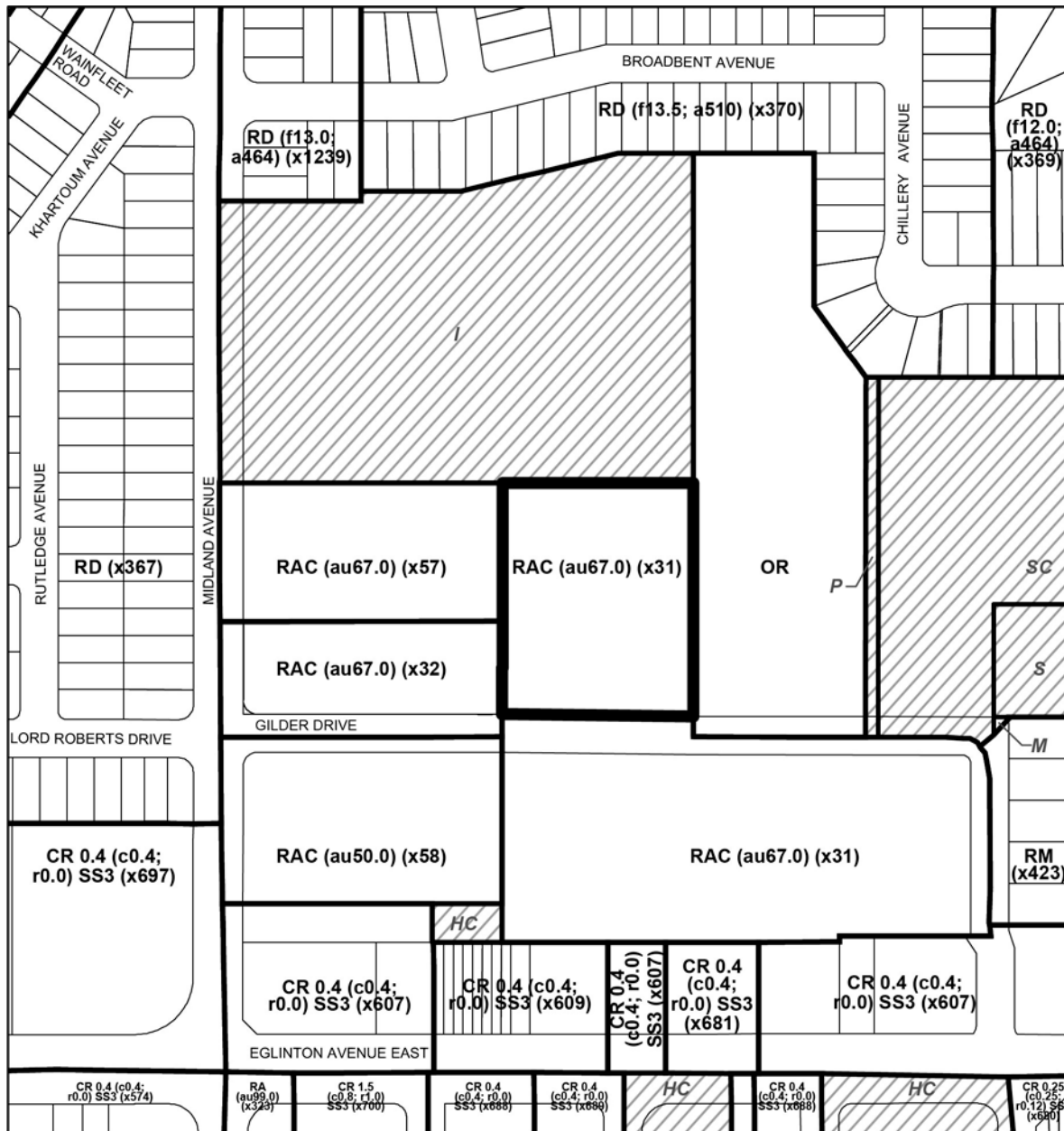
Official Plan Land Use Map 20

File # 21 186964 ESC 21 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks


 Not to Scale
 11/22/2021

Attachment 6: Zoning Map



Zoning By-law 569-2013

30 Gilder Drive

File # 21 186964 ESC 21 OZ

- | | |
|---------------------------------------------|--------------------------------------------------------------------|
| Location of Application | See Former City of Scarborough Eglinton Community By-law No. 10048 |
| RD Residential Detached | S Single-Family Residential |
| RM Residential Multiple | M Multiple-Family Residential |
| RA Residential Apartment | HC Highway Commercial |
| RAC Residential Apartment Commercial | I Institutional Uses |
| CR Commercial Residential | SC School |
| OR Open Space Recreation | P Park |

Not to Scale
Extracted: 11/19/2021