

5, 7, 9, 11, 15 and 19 Cosburn Avenue and 8, 10, 12, 14, 16, 30, 32, 34, 36, 38 and 40 Gowan Avenue - Zoning By-law Amendment and Rental Housing Demolition Applications - Request for Direction Report

Date: March 31, 2022

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 14 - Toronto-Danforth

Planning Application Number: 20 232879 STE 14 OZ

Related Applications: 20 232889 STE 14 RH

SUMMARY

On December 22, 2020, a Zoning By-Law Amendment was submitted for the property at 5, 7, 9, 11, 15 and 19 Cosburn Avenue and 8, 10, 12, 14, 16, 30, 32, 34, 36, 38 and 40 Gowan Avenue (the "Site") to permit the construction of a residential building facing both Gowan and Cosburn Avenues. The proposed new building steps up to a height of 15 storeys (48.5 metres, excluding mechanical penthouse) consisting of 25,950 square metres of residential gross floor area (GFA). A total of 316 residential units are proposed with a density of 5.74 times the area of the lot. An on-site parkland dedication of approximately 450 square metres is proposed at the north west corner of the Site, with a 3 metre wide pedestrian connection proposed to extend from the proposed public park to Gowan Avenue. The application was deemed complete on January 18, 2021.

On December 22, 2020 the City received an application for Rental Housing Demolition Application under Chapter 667 of the Municipal Code to permit the demolition of six rental housing units on the site.

On November 15, 2021, the applicant filed an appeal with the Ontario Land Tribunal ("OLT") for the Zoning By-law amendment application due to Council not making a decision within the 90-day time frame in the Planning Act.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form, and continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Zoning By-law Amendment appeal for the lands at 5, 7, 9, 11, 15 and 19 Cosburn Avenue and 8, 10, 12, 14, 16, 30, 32, 34, 36, 38 and 40 Gowan Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

a) the draft Zoning By-law Amendments are in a form satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning;

b) the owner has addressed the major outstanding issues raised by Engineering and Construction Services as they relate to the Zoning By-law Amendment application, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

c) the owner has addressed all outstanding issues raised by Parks, Forestry and Recreation as they relate to the Zoning By-law Amendment application, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;

d) the owner has addressed all outstanding issues raised by Urban Forestry, Tree Protection and Plan Review as they relate to the Zoning By-law Amendment application, to the satisfaction of the Supervisor, Tree Protection and Plan Review; General Manager, Parks, Forestry and Recreation and the City Solicitor;

e) the owner has submitted a rental replacement plan that addresses the full replacement of the existing rental housing units by bedroom type and size with similar rents, and a tenant relocation and assistance plan, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor; and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement the decision;

f) community benefits and other matters in support of the development are secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor as applicable.

3. City Council has approved the Rental Housing Demolition Application 20 232889 STE 14 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of the 6 existing rental dwelling units at 8 Gowan Avenue, 10 Gowan Avenue, 17 Cosburn Avenue, and 19 Cosburn Avenue and the owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.

4. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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

A preliminary report was adopted by Toronto and East York Community Council on April 21, 2021 authorizing staff to conduct a community consultation meeting. The decision of Toronto and East York Community Council can be found here:

[Agenda Item History - 2021.TE24.36 \(toronto.ca\)](#)

SITE AND SURROUNDING AREA

Site Description and Dimensions: The Site is located between Broadview Avenue and Logan Avenue with frontages along Cosburn and Gowan Avenues. The irregular shaped site is approximately 4,517 square metres (.45 hectares) in size.

Existing Uses on Site: Low rise and semi-detached residential buildings. There are six residential rental dwelling units on site, including 2 one-bedroom units, 2 two-bedroom units, and 2 three-bedroom units. Currently two units are occupied by tenants, and four units are vacant.

Surrounding uses include: North of the Site on the other side of Cosburn Avenue are low rise single and semi-detached residential buildings as well as a three storey residential apartment building. East of the Site at 25 Cosburn Avenue is a tower in the park style residential apartment building 22 storeys in height. South of the Site on the other side of Gowan Avenue are low rise single detached residential buildings. West of the Site along Cosburn Avenue is a low rise residential building and a two storey residential apartment building known as Cosburn Manor which fronts onto Broadview Avenue. West of the Site along Gowan Avenue there are low rise residential buildings.

Refer to Attachment 1 for the Location Map.

THE APPLICATION

Description

Height: 15 storeys (48.5 excluding mechanical penthouse) with frontages on Cosburn and Gowan Avenues. The building has a base of four storeys on Cosburn and Gowan Avenues, with stepbacks in the building massing to a total height of 15 storeys.

Density (Floor Space Index): 5.74 times the area of the lot.

Unit Count: 316 dwelling units, including 6 rental replacement units (207 one-bedroom (66%), 76 2-bedroom (24%), and 33 3-bedroom (10%)).

Parking: Two levels of underground parking with a total of 192 vehicle parking spaces including 34 visitor spaces and two surface vehicle spaces. A total of 317 bicycle parking spaces are proposed, 257 spaces on the ground floor and 28 spaces on the first underground level.

Parkland: On-site parkland dedication of approximately 450 square metres facing Cosburn Avenue at the north west corner of the Site.

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: [Application Information Centre – City of Toronto](#)

See Attachments: 1-5 of this report for a location map, application data sheet, three dimensional representations of the project in context, and a site plan of the proposal.

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-laws 6752 and 569-2013 to vary performance standards including: building height, density, setbacks, and parking, among other areas of non-compliance.

The Rental Housing Demolition application under Municipal Code Chapter 667 is required as the proposal will include the demolition of 6 existing rental units on the site.

Site Plan Control

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

POLICY CONSIDERATIONS

Official Plan Designation: The site is designated as *Apartment Neighbourhoods* on Map 17 of the Official Plan.

Zoning:**Former Township of East York Zoning By-law 6752**

The Former Township of East York Zoning By-law zones the subject site as R3A (High Density Residential Zone). This zone category permits residential uses in an apartment building with a maximum FSI of 2.0, and a maximum coverage of 75%. The minimum setback requirements are: 6.0 metres front yard; 2.4 metre side yard; and 7.5 metre rear yard.

City-wide Zoning By-law 569-2013:

The subject site is zoned RA (d2.0) (Residential Apartment). This zone category permits residential uses in an apartment building with a maximum permitted density of 2.0 FSI and a maximum permitted height limit of 24 metres.

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/>

Additional Information: on applicable policy documents can be found in Attachment 6.

COMMUNITY CONSULTATION

A virtual Community Consultation meeting was hosted by City Staff on September 23, 2021. Approximately 80 people were in attendance, as well as the Ward Councillor. Following a presentation by City Staff and the Applicant the following issues were raised:

- height and massing of the proposal;
- not enough greenspace provided on site and in the neighbourhood;
- not enough community facilities in the neighbourhood to support intensification;
- impact of the proposed building on views in adjacent buildings;
- shadow impacts on the surrounding neighbours;
- concerns with privacy on the surrounding neighbours;
- impacts of construction;
- can City's guidelines relating to angular plane be relaxed to allow for a more uniform built form and to enable the provision of more affordable housing units in the proposal;
- traffic generated as a result of the proposed development; and
- appropriateness of the proposed parking supply.

COMMENTS

The proposal has been reviewed against the Planning Act, PPS, Growth Plan and Official Plan policies, planning studies and design guidelines.

Planning Act

The review of this application has had regard for the relevant matters of provincial interest set out under Section 2 of the Planning Act.

Provincial Policy Statement (2020)

Planning staff have reviewed the current proposal against the policies of the PPS, as described in the Policy Considerations Section in this report and find the proposal is generally consistent with the PPS. A City Council decision to oppose the current proposal given the non-conformity with the Official Plan as described below is also consistent with the PPS.

Growth Plan (2020)

Planning staff have reviewed the current proposal against the policies of the Growth Plan, as described in the Policy Considerations Section in this report and find the proposal generally conforms with the Growth Plan. A City Council decision to oppose the current proposal given the non-conformity to the Official Plan as described below conforms with the Growth Plan.

Land Use

A residential apartment building and a public park are proposed on the Site. These uses align with the *Apartment Neighbourhood* designation and the Residential Apartment zone for this site.

Built Form

Planning staff have reviewed the proposed built form, including height, massing and transition, against the policies of the Official Plan, the City's Urban Design Guidelines and other relevant guidelines.

Building Site and Organization

The proposed building setbacks are not acceptable and do not achieve compliance with the policies of the Official Plan. The proposed front yard setback along Cosburn Avenue is not consistent with the neighbourhood and neighbouring buildings. The building should be setback to align with neighbouring buildings to create a consistent landscaped setback and generous public realm. The proposed driveway width of 10 metres on the east side of the site should be minimized and the width of the landscape strip east of the driveway increased to accommodate a generous planting area with large canopy trees to better fit with the existing context of the neighbourhood.

The proposed east side yard setback of the building abutting Gowan Avenue appears to be under 1.0 metre from the ground floor to the fourth floor. This is not consistent with the neighbourhood and does not provide an appropriate separation distance to the property to the east.

Height

Staff have no issues with the proposed maximum height of 15 storeys.

Massing

The proposed building massing, including setbacks, stepbacks and floor plate size, is not acceptable and does not achieve compliance with the policies of the Official Plan.

Further setbacks and building setbacks are required to be more consistent with the neighbourhood and provide an adequate separation distance to adjacent properties.

The floorplates of the taller elements of the building appear to be over 1,000 square metres. This is not acceptable as it does not conform to the City's Tall Building Guidelines, which contemplate a maximum 750 square metre floor plate in the tower element of tall buildings.

Wind

The submitted pedestrian level wind assessment concludes that wind conditions will likely be suitable for the intended use in most areas year round. The wind conditions at the north entrance and the level 9 outdoor amenity level are unacceptable and must be improved. A wind tunnel test is required to confirm conditions.

Transportation

Road Widening

There is no additional land required for Cosburn Avenue. The requirement of a 20 metre wide right-of-way has been satisfied.

There is no additional land required for Gowan Avenue.

Traffic Impact

In support of the subject proposal, the applicant's transportation consultant, BA Group, prepared an Urban Transportation Considerations study, dated December 21, 2020. The study concludes that the projected site traffic will have minimal impacts on area intersections, and therefore can be acceptably accommodated on the adjacent road network. Transportation Services staff accept the conclusions of the study.

Parking

City wide Zoning By-law 569-2013 requires a minimum of 362 parking spaces (299 resident spaces and 63 visitor spaces). Proposed is a total of 192 vehicle parking spaces (156 resident spaces, 34 residential visitor spaces, 2 car-share spaces and 4 valet/courier spaces, located within a 2-level underground parking garage).

The Applicant's transportation consultant reviewed the site and transit context, broader transportation policy goals, recent resident and visitor parking supply reduction approval trends in the area and Transportation Demand (TDM) measures in support of the proposed parking rates and supply. Transportation Services Staff have reviewed the documentation provided by the consultant and concur with this conclusion. Staff will continue to work with the applicant to ensure adequate TDM measures are secured through the site plan review process such as an on-site bicycle repair station, bicycle share station, provisions related to car-share uses, alternative transportation memberships, and transit passes.

The applicant is proposing 317 bicycle parking spaces (285 long term and 32 short term) which meets the Zoning By-law 569-2013 requirement which is acceptable. Staff are supportive of the location of the proposed bike parking, with the majority of spaces located in a convenient location on the ground floor with direct access to

outside. The proposal would benefit from additional bike parking located outside along Cosburn Avenue

Loading

Zoning By-law 596-2013 requires a minimum of one Type G loading space, and one Type G loading space is proposed to serve this project, located at-grade. The submission includes turning movement diagrams. A review of these diagrams indicate that trucks will have no turning movement difficulties accessing the loading space. The proposed loading supply is acceptable. Loading has been internalized within the building, minimizing impacts on adjacent properties. Further review of site organization will be conducted through the site plan application process.

Streetscape

Cosburn Avenue

A new sidewalk of 2.1 metres is proposed along the Cosburn Avenue frontage. The proposed front yard setback varies with a pinch point where the width of the boulevard is approximately 4 metres. The proposed front yard setback does not provide for a generous public realm, consistent with the neighbourhood. There should be room for on-street amenities such as bike racks and seating areas.

Gowan Avenue

A new sidewalk of 2.1 metres and tree planting is proposed along the Gowan Avenue frontage. Confirmation of the proposed front yard setback is required. The applicant must revise the streetscape design as per the comments provided in the Memo from Urban Forestry dated April 7, 2021 including the preservation of tree #23 and tree spacing.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the Site. Engineering and Construction Services staff have reviewed the submitted materials and require revisions to the Functional Servicing Report, the Servicing Report Groundwater Summary forms and the submission of a Phase II ESA as recommended in the Phase I ESA by OHE Consultants as outlined in the memorandum from Engineering and Construction Services dated April 1, 2021.

In the event that the OLT allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment.

Indoor/Outdoor Amenity Space

The amount of amenity space proposed is not acceptable. Staff review of the proposal has identified there is 560 square metres of indoor amenity space and 515 square metres of outdoor amenity space proposed. The proposed amenity space should be increased to be closer to the performance standards in Zoning By-law 569-2013 which requires a combined indoor and outdoor amenity space of 4.0 square metres (2 square

metres each of indoor and outdoor amenity space) per unit. The organization and location of amenity areas should reference the [Growing Up Study and Guidelines](#).

Archaeology

The City of Toronto's Archaeological Management Plan identifies lands that have archaeological resource potential, the Site was identified as an area of archaeological potential. A Stage 1 Archaeological Assessment for the Site submitted in support of the application determined there are no further archaeological concerns regarding the Site. Staff concur with this determination.

Unit Mix and Sizes

The proposed mix of units supports 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.

The proportion of total units which are two-bedroom units with sizes equal to or larger than 87 square metres (2.85% of units) and three-bedroom units with sizes equal to or larger than 100 square metres (6.01%) does not support the unit size objectives of the Growing Up Guidelines. The applicant is requested to increase the number of two-bedroom units with sizes equal to or larger than 87 square metres and three-bedroom units with sizes equal to or larger than 100 square metres, to accommodate within new development a broad range of households, including families with children.

Rental Housing and Demolition and Replacement

Planning staff have reviewed the rental demolition application against Official Plan rental housing policies and Chapter 667 of the Municipal Code. The applicant has not yet proposed an acceptable rental housing replacement plan or a tenant relocation and assistance plan.

The proposal is required to include the full replacement of the same number, type, and size of the existing rental housing units, with units with similar rents. As well, a tenant assistance plan to assist tenants who are required to move will be required. As per Chapter 667-14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

Affordable Housing

Official Plan policies state that a full range of housing will be provided and maintained to meet the needs of current and future residents, including affordable housing. The Growth Plan 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 encourage the provision of affordable housing on the Site to support the City's and Growth Plan's housing policy objectives to provide a full range of housing (tenure and affordability) within new developments

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 28 square metres of local parkland per person, which is comparable to the city-wide average of 28 square metres of parkland per person in 2016. Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through an on-site dedication.

At the alternative rate of 0.4 hectares per 300 units specified in [Chapter 415, Article III of the Toronto Municipal Code](#), the parkland dedication requirement is 4,213 m² or 93 % of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 452 square metres.

A public park of approximately 450 square metres is proposed on the north west corner of the Site, fronting onto Cosburn Avenue. Parks, Forestry and Recreation staff would accept these lands as parkland dedication provided that the lands can be conveyed environmentally clean, free and clear of all encumbrances, and meet other applicable conditions that will be determined through further review of the application. Any parkland dedication should be conveyed prior to issuance of the first above-grade building permit for the site, should the proposal be approved by the OLT in some form.

Mid-Block Connection

A 3 metre wide privately-owned publicly accessible walkway connecting the proposed public park with Gowan Avenue is proposed on the west side of the Site. Staff consider the proposed mid-block connection to be a positive element of the proposal. It would provide a connection through the Site from Gowan Avenue to the public park to Cosburn Avenue. Staff recommend that an easement in favour of the City be secured in the Section 37 Agreement and its final design be secured through the Site Plan Control approval process.

Tree Preservation

An Arborist Report and Tree Inventory and Preservation Plan were submitted by the Applicant. Urban Forestry has reviewed the Arborist Report and Tree Preservation Removal Plan and requested revisions and additional information as outlined in the Memorandum from Urban Forestry dated April 7, 2021.

The Applicant proposes to remove seven City-owned trees regulated by the Street Tree By-law and remove 18 privately-owned trees regulated by the Private Tree By-law, and injure four privately-owned boundary/neighbour trees regulated by the Private Tree By-law.

Urban Forestry does not support the proposed removal of one City owned tree (Tree #23) along the Gowan Avenue frontage to allow for the removal of existing pavement, construction of walkways and minor encroachment of the shoring/underground garage. The plans must be revised to preserve this tree.

Toronto Green Standard

The Applicant is required to meet Tier 1 of the TGS that is in effect at the time of site plan application. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. TGS performance measures for the will be further secured through the future site plan approval process.

Toronto District School Board

Toronto Lands Corporation (TLC) has had an opportunity to review the development application for the Site and in consultation with Toronto District School Board (TDSB) staff, TLC has determined that there is insufficient capacity at the local elementary schools to accommodate students anticipated from this development.

This application is located in a community experiencing significant residential intensification and population growth that is presenting accommodation challenges at local schools. The status of local school accommodation should be communicated to new and existing residents to inform them that students from new development will not displace existing students at local schools. TLC and TDSB staff will continue to monitor residential development in this community to understand the cumulative impact on local schools and to determine where prospective students will attend school.

The proposed development is in close proximity to Chester Elementary School and Westwood Middle School, municipally located at 115 Gowan Avenue and 994 Carlaw Avenue respectively. Therefore, TLC requests that the applicant/developer take any and all precautions to ensure that there are no risks to the health and safety of students or staff as a result of construction/demolition activity. TLC will be requiring detailed construction management, hazard/risk assessments, and mitigation plans from the developer.

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.

Section 37 benefits were not discussed in the absence of an agreement on the proposal's density and height. Should this proposal be approved in some form by the OLT, City Planning staff recommends staff be authorized to negotiate an appropriate agreement for Section 37 benefits with the applicant, in consultation with the Ward Councillor.

Further Issues

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputations made by members of the public to Community Council. Planning staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, as well as applicable City guidelines intended to implement Official Plan policies. As currently proposed, the application does not conform to the Official Plan or the Tall Building Guidelines.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 2: Application Data Sheet

Attachment 3: 3D Model of Proposal in Context looking Northwest

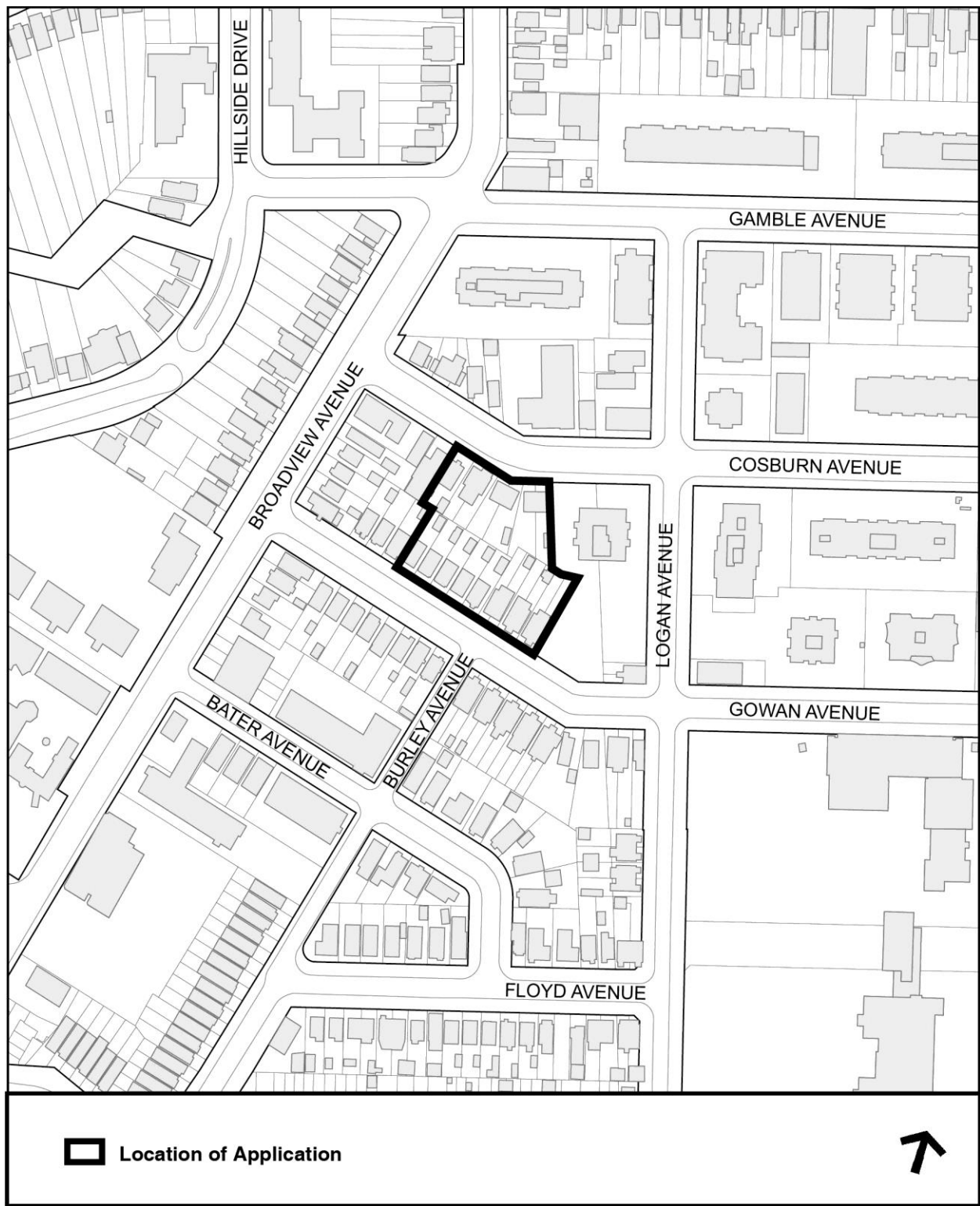
Attachment 4: 3D Model of Proposal in Context looking Southeast

Attachment 5: Site Plan

Attachment 6: Policy Considerations

Attachment 7: Official Plan Land Use Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 5-19 COSBURN AVENUE AND 8-40 GOWAN AVENUE Date Received: December 22, 2020

Application Number: 20 232879 STE 14 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal for a residential apartment building which steps up to a height of 15-storeys (54 metres, including mechanical penthouse), with ground related housing proposed on Gowan Avenue. A gross floor area of 25,950 square metres and 316 residential dwelling units, and 192 vehicle spaces are proposed. An on-site parkland dedication of approximately 450 square metres is proposed.

Applicant
TROLLEYBUS
URBAN
DEVELOPMENT
416-366-0088 x124

Architect
IBI GROUP
416-596-1930

Owner
TROLLEYBUS
URBAN
DEVELOPMENT

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N/A
Zoning:	RA (d2.0)	Heritage Designation:	N
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4,517	Frontage (m):	77	Depth (m):	62
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq. m):	1,140		2,936	2,936
Residential GFA (sq. m):	1,906		25,950	25,950
Non-Residential GFA (sq. m):				
Total GFA (sq. m):	1,906		25,950	25,950
Height - Storeys:	2		15	15
Height - Metres:	6		49	49

Lot Coverage Ratio (%) 72 Floor Space Index: 5.74

Floor Area Breakdown	Above Grade (sq. m)	Below Grade (sq. m)
Residential GFA:	22,192	7,758
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:	15			
Condominium:			316	316
Other:				
Total Units:	18		316	316

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			207	76	33
Total Units:			207	76	33

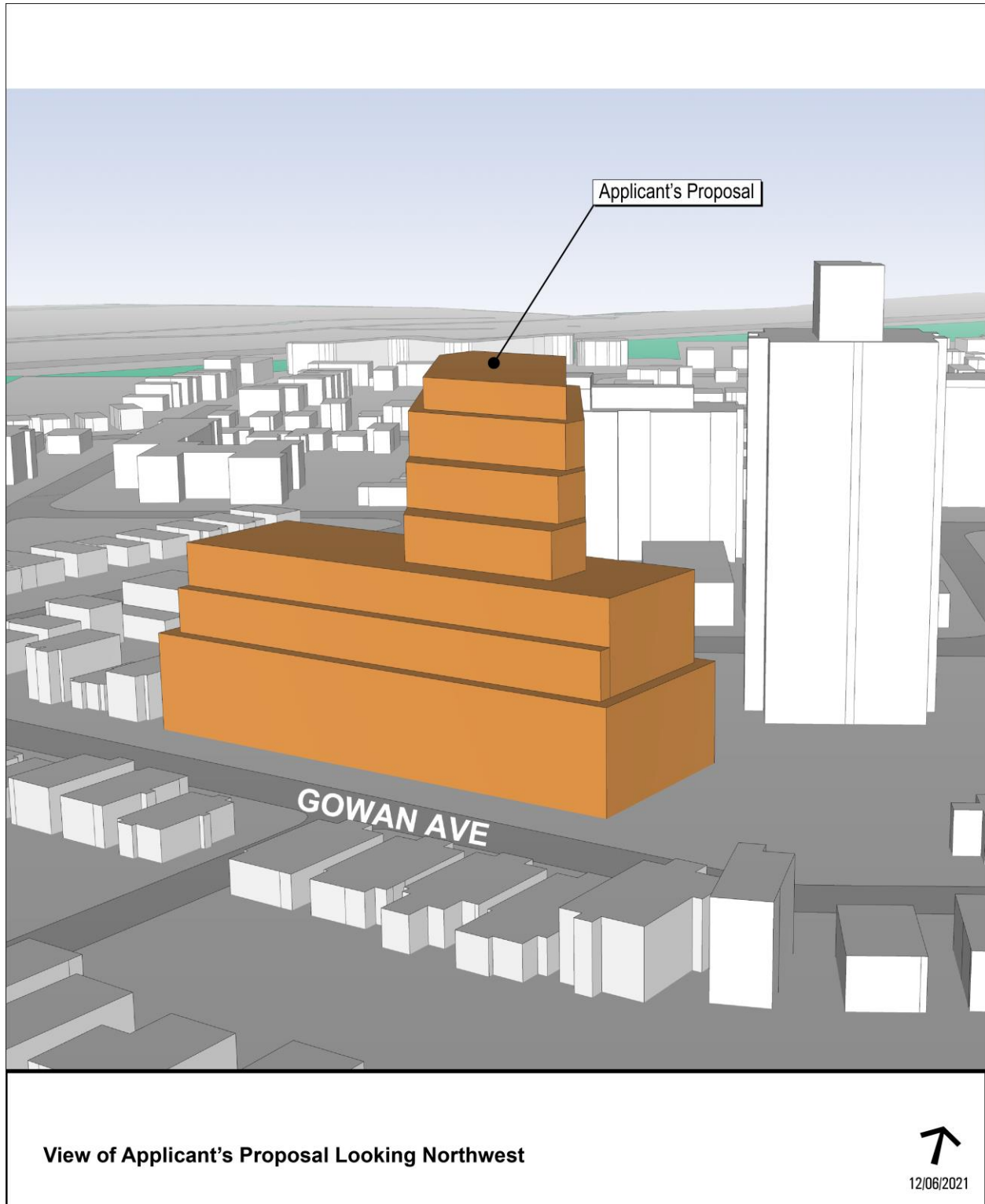
Parking and Loading

Parking Spaces:	192	Bicycle Parking Spaces:	317	Loading Docks:	1
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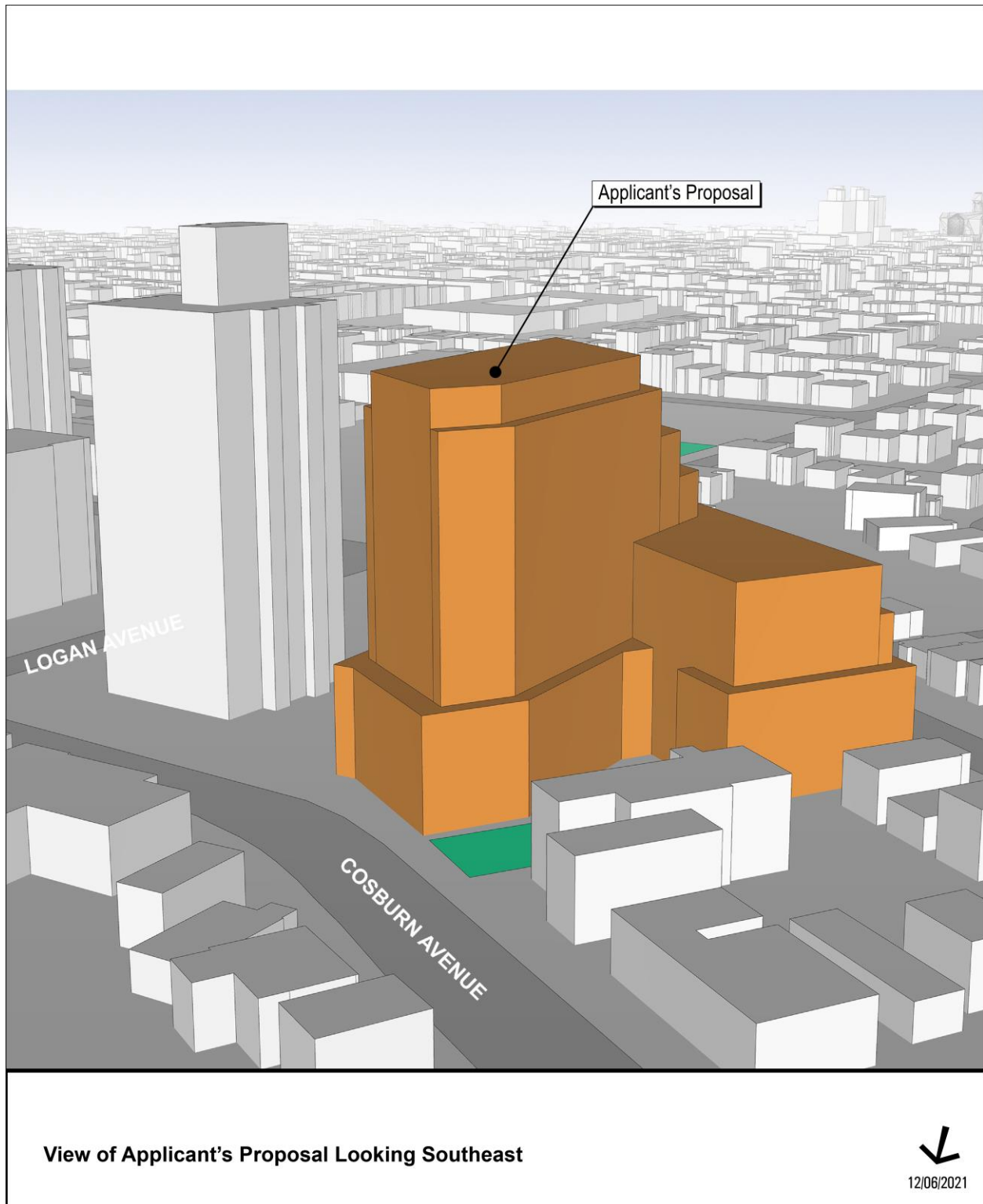
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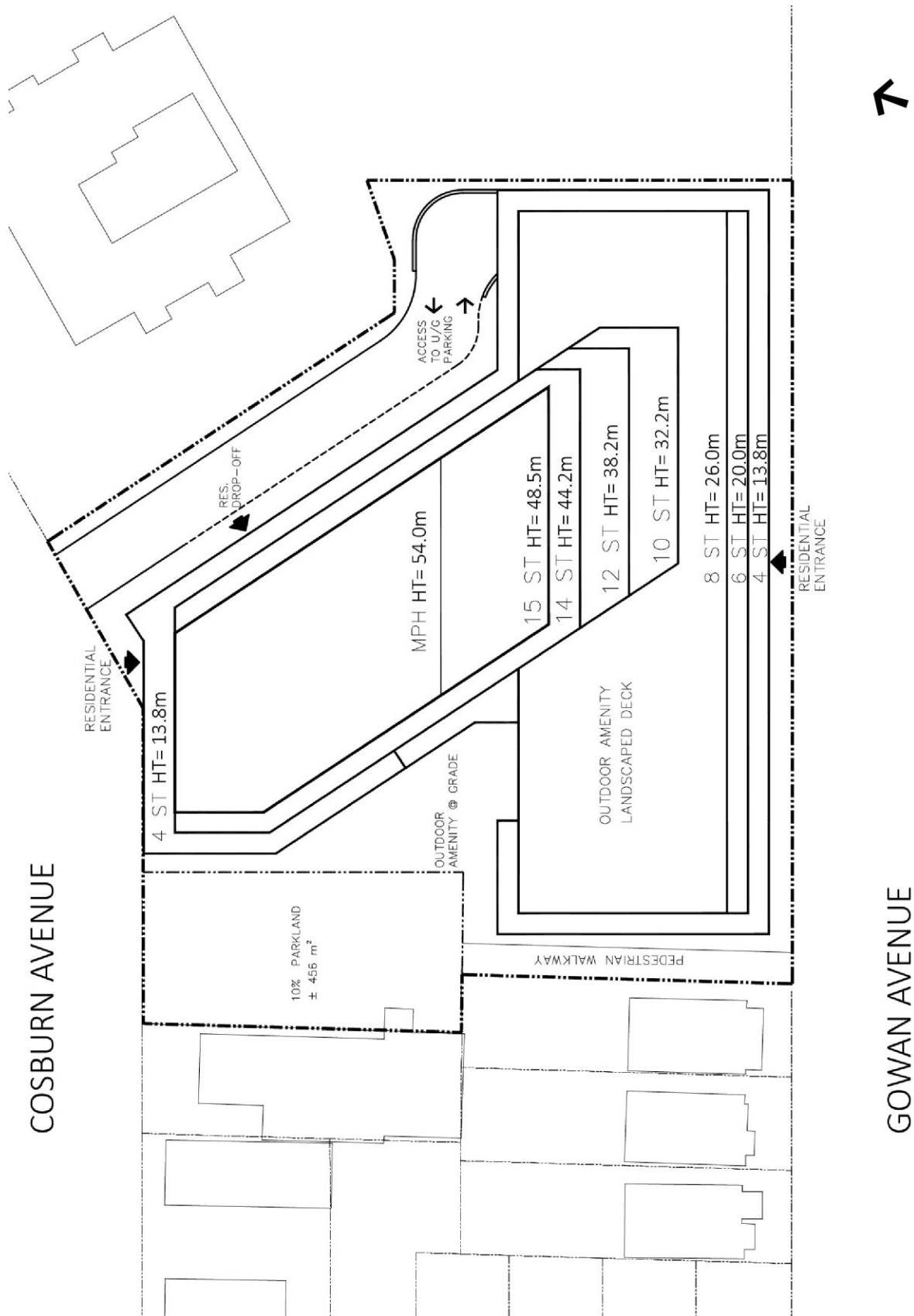
Attachment 3: 3D Model of Proposal in Context looking Northwest



Attachment 4: 3D Model of Proposal in Context looking Southeast



Attachment 5: Site Plan



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 4.7 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 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 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).

Planning for Major Transit Station Areas

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. MTSA's 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 MTSA's plan for the prescribed densities.

Toronto Official Plan

The City of Toronto Official Plan (the "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.

The Official Plan contains policies related to building complete communities, the location of parks and open spaces, housing, community services, transportation, and sustainability. The Official Plan also 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 of community benefits in the form of capital facilities.

The site is designated Apartment Neighbourhoods as shown on Land Use Map 17. See Attachment 7 of this report for the Official Land Use Map.

The Official Plan provides policies related to the provision of a full range of housing in terms of form tenure and affordability across the City and within neighbourhoods and the preservation of affordable rental housing.

Zoning By-laws

Former Township of East York Zoning By-law 6752

The Former Township of East York Zoning By-law zones the subject site as R3A (High Density Residential Zone). This zone category permits residential uses in an apartment building with a maximum FSI of 2.0, and a maximum coverage of 75%. The minimum setback requirements are: 6.0 metres front yard; 2.4 metre side yard; and 7.5 metre rear yard.

Citywide Zoning By-law 569-2013:

The subject site is zoned RA (d2.0) (Residential Apartment). This zone category permits residential uses in an apartment building with a maximum permitted density of 2.0 FSI and a maximum permitted height limit of 24 metres.

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/>

Urban Forestry/Environment

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).

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines.

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planning-development/officialplanguidelines/design-guidelines/>

Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of tall building development Applications. The 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 link to the guidelines may 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 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 link to the guidelines is 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>.

Growing Up Guidelines: Planning for Children in New Vertical Communities

In July 2020, City Council adopted updated Growing Up Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals greater than 20 residential units and future city-wide and area-based planning frameworks. The objective of the Growing Up Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children, at the neighbourhood, building and unit scale.

The link to the Growing Up Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-vertical-communities/>

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 link to the guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/planning-studiesinitiatives/pet-friendly-designguidelines-for-high-density-communities/>

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. Applications must use the documentation required for the version of the Toronto Green Standard in effect at the time of the initial application.

TGS Version 3.0: new applications submitted on or after May 1, 2018. Visit

<https://www.toronto.ca/citygovernment/planning-development/official-planguidelines/toronto-green-standard/tier-1-planning-application-requirements/>

To support the application of the TGS standards related to Bird Collision Deterrence and Light Pollution, the City also relies on the Bird-Friendly Guidelines, through the Bird-Friendly Glass and Best Practices for Effective Lighting documents. The link to these documents may be found here: <https://www.toronto.ca/city-government/planningdevelopment/official-plan-guidelines/design-guidelines/bird-friendly-guidelines/>

Rental Housing Demolition and Conversion By-law

Section 111 of the City of Toronto Act, 2006 authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the Building Code Act.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike Planning Act applications, decisions made by City Council under By-law 885-2007 are not appealable to the Local Planning Appeal Tribunal.

Attachment 7: Official Plan Land Use Map



Official Plan Land Use Map #17

5-19 Cosburn Avenue and 8-40 Gowan Street

File # 20 232879 STE 14 02



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Not to Scale
Extracted: 12/06/2021